19220 ALDERWOOD MALL PARKWAY | LYNNWOOD, WA

ALDERWOOD PARKWAY

END CAP | FOR LEASE

FIRST WESTERN PROPERTIES

First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

SITE SUMMARY

Located moments from I-5 and I-405, the **Alderwood Parkway Retail Center** offers excellent visibility, strong demographics, and high traffic counts. This is a rare opportunity within a busy center that provides ample parking, including a surface-level lot and an underground parking garage.

Suite 110	Size: 4,800 SF Available: Now
Suite 180	Size: 15,794 SF Available: Now
Suite 150	Size: 3,640 SF Available: 09/01/2026
Rate	Contact Broker for Details
NNN's	$5.60 PSF
Parking	Surface-level & Garage
Signage	Monument & Building

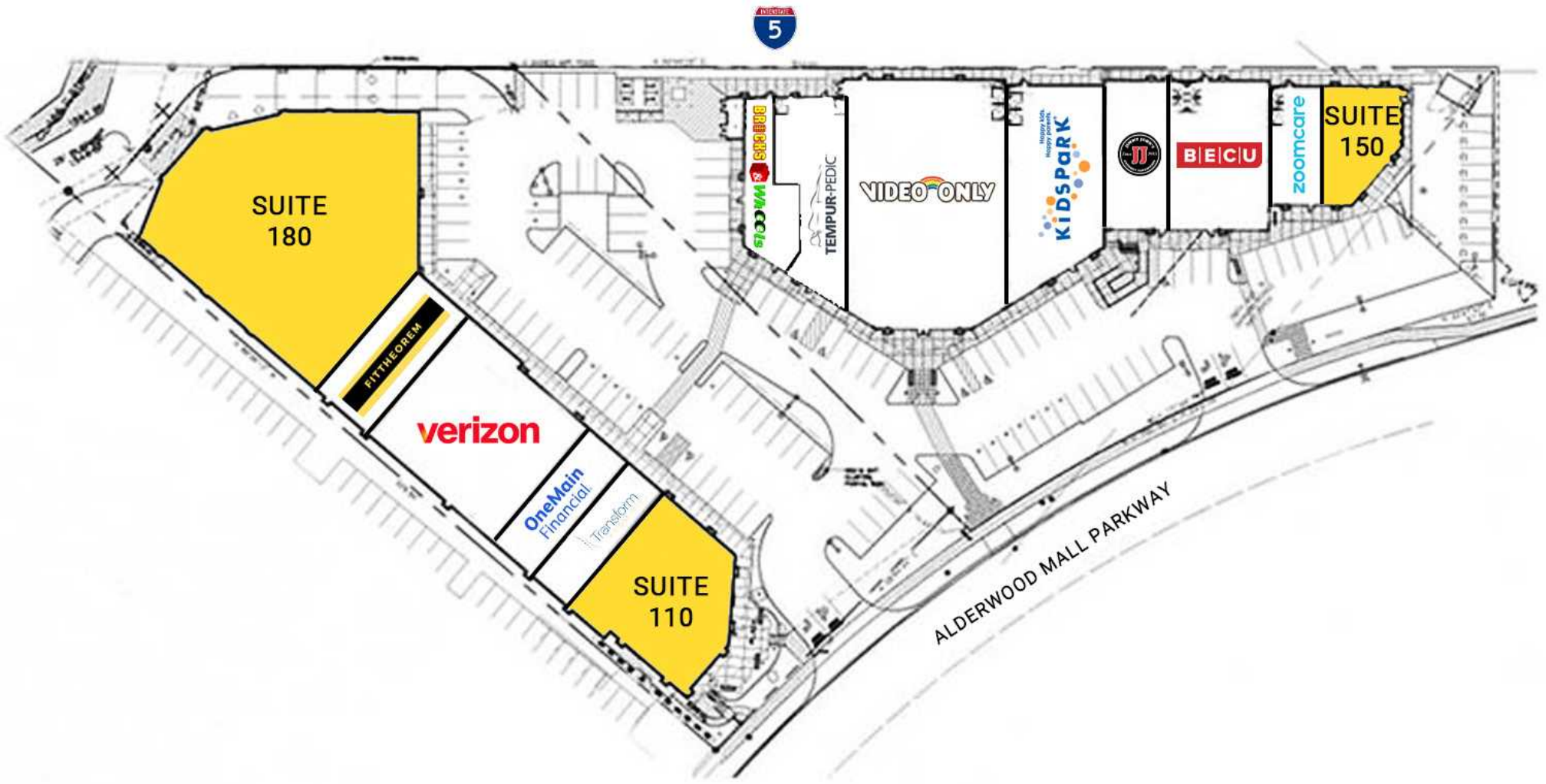
SIGNAGE: 3,640 SF

SIGNAGE: 4,800 SF

SIGNAGE: 15,794 SF

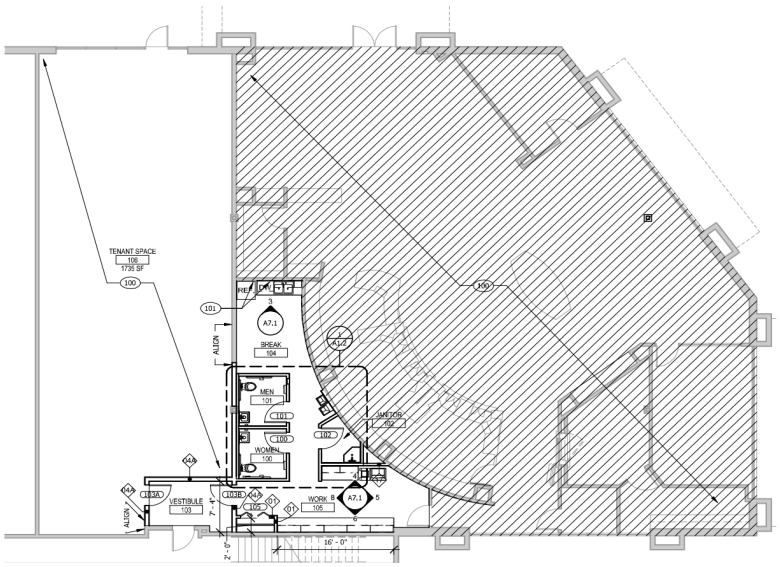
FIRST WESTERN PROPERTIES

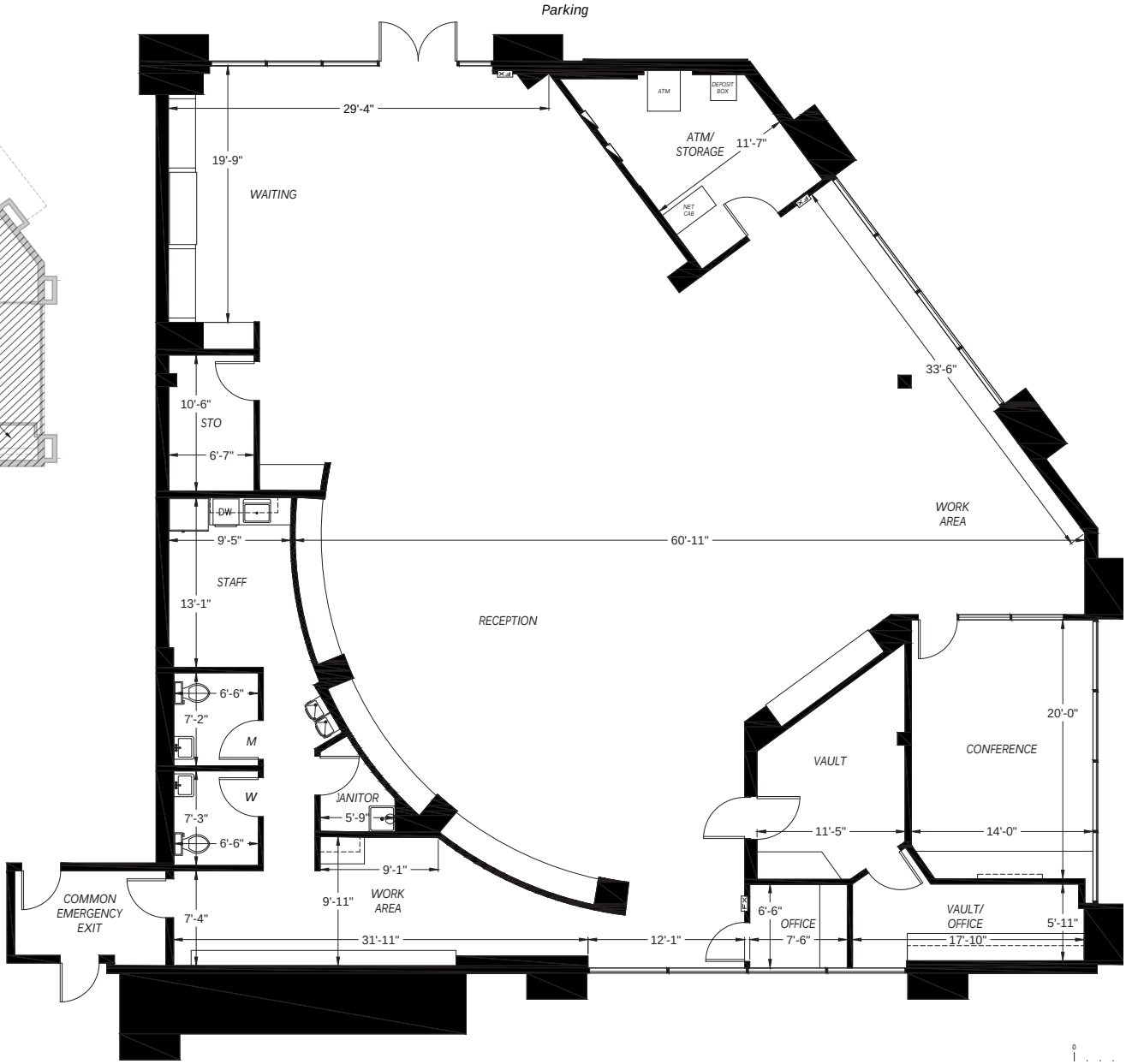
SITE PLAN



FIRST WESTERN PROPERTIES

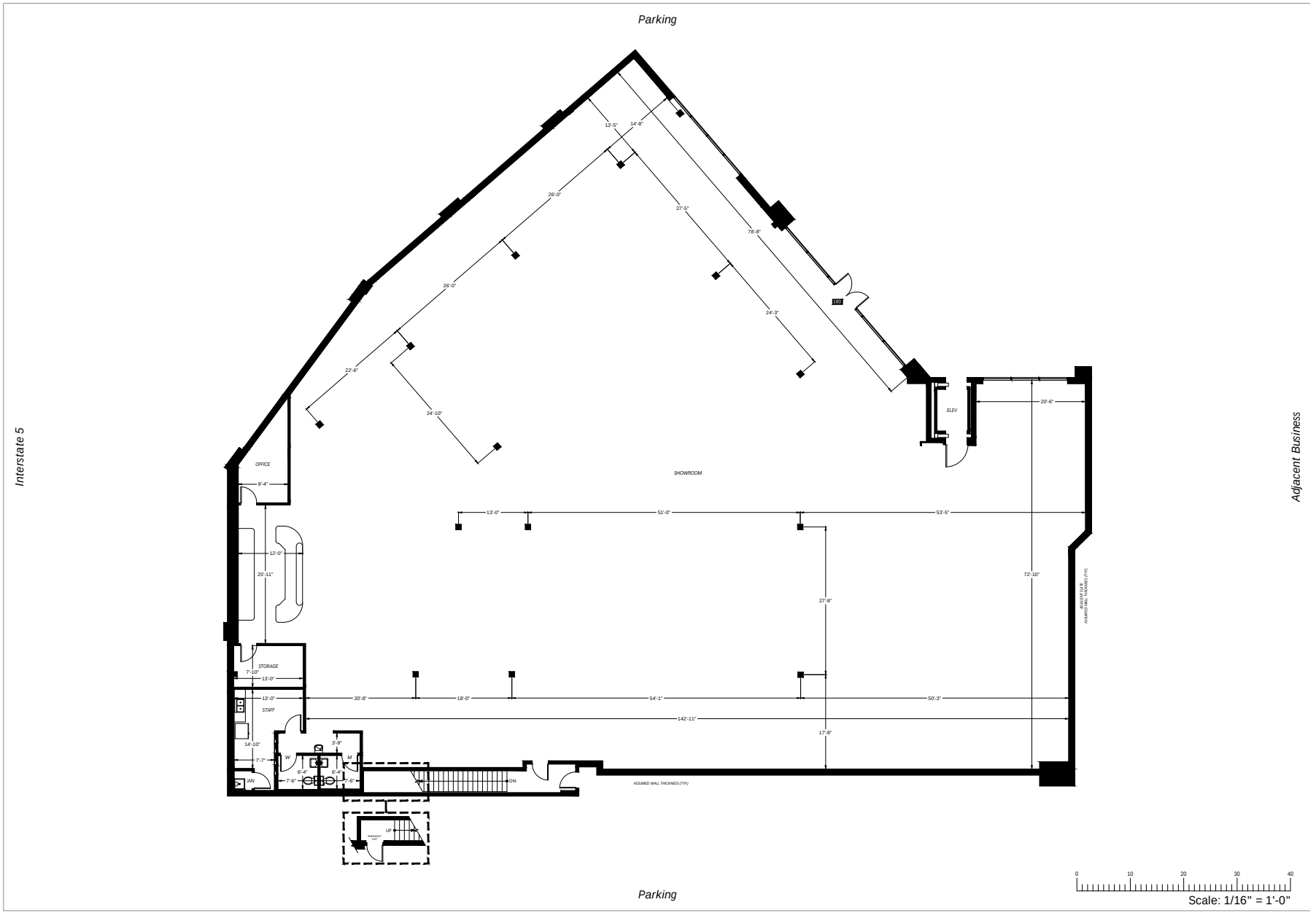
FLOOR PLAN - SUITE 110 - 4,800 SF





FIRST WESTERN PROPERTIES

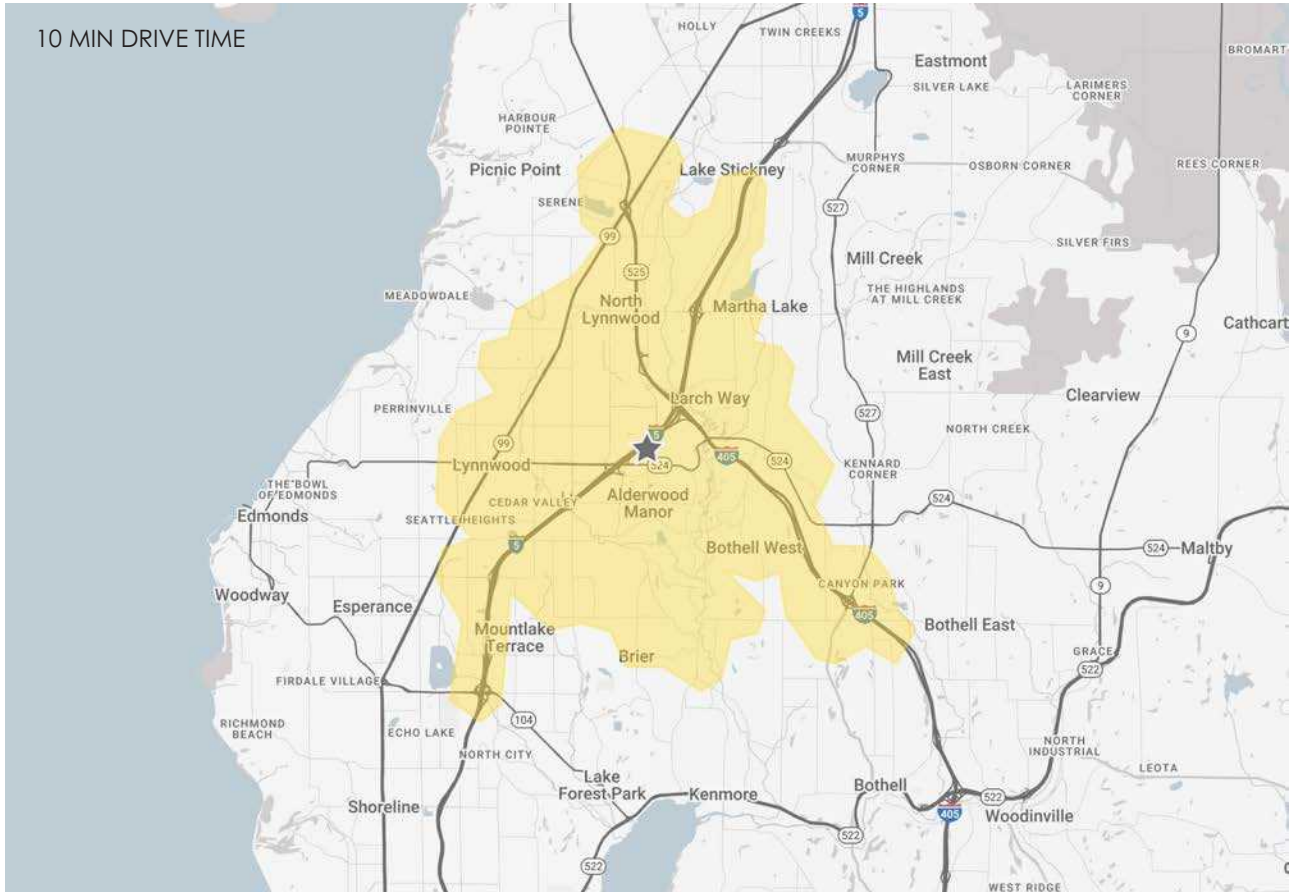
FLOOR PLAN - SUITE 180 - 15,794 SF



LOCATION AERIAL

DEMOGRAPHICS

Lynnwood, Washington, stands as a pivotal economic engine within Snohomish County. While it ranks as the fourth largest city by population, its strategic significance is primarily defined by its role as the region's preeminent commercial center. The economic landscape of Lynnwood is characterized by a vibrant and expansive business community. With a robust ecosystem supporting over 2,500 distinct businesses, the city generates a palpable energy. This commercial dynamism is underscored by a dramatic increase in its daytime population, which swells to over 150,000 individuals, comprising a diverse influx of dedicated workers, active consumers, and ambitious students. This substantial daily influx fuels the local economy and underscores Lynnwood's magnetic appeal as a hub for commerce and activity.



144,589
POPULATION
10 MIN DT

58,048
NO OF HOUSEHOLDS
10 MIN DT

$152,256
AVERAGE HH INCOME
10 MIN DT

$764,162
MEDIAN PROPERTY VALUE
10 MIN DT

36.3
YEARS OLD
MEDIAN AGE

$3.42B
TOTAL NON-RETAIL
EXPENDITURE

97,986
DAYTIME ADJ. POPULATION
10 MIN DT

15,278
ALDERWOOD MALL PKWY
ADT

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RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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