

FOR SALE

19320 33RD AVE WEST

19320 33RD AVE W, LYNNWOOD, WA



ERIK SWANSON
Senior Vice President
206.296.9628
erik.swanson@kidder.com

MIKE KING
Senior Vice President
206.296.9624
mike.king@kidder.com

A 43,504 square foot retail building suitable for an owner/user or investor located on the future light rail line at Alderwood Mall.

BUILDING SF	±43,504 SF
LAND AREA	±58,370 SF / 1.34 Acres
YEAR BUILT	1999
STORIES	3
PARCEL NO.	37260020081
PARKING RATIO	1.0 per 1,000 SF
PARKING STALLS	±43 spaces
ZONING	Commercial Core
FRONTAGE	194 Feet

1999
YEAR BUILT

±43,504 SF
GROSS LEASABLE SF

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



3 MIN

TO FUTURE LIGHT RAIL STATION

3 MIN

TO ALDERWOOD MALL

12 MIN

TO SEATTLE

17,216+ VEHICLES
Average Daily Traffic

82,658+ VEHICLES
Average Daily Traffic

FUTURE LIGHT RAIL STATION
2024 Delivery

19320 33RD AVE WEST

URBAN OUTFITTERS Eddie Bauer JCPenney SEPHORA M&M'S REGAL KOHL'S Target WORLD MARKET

H&M LEGO NORDSTROM REI H MART PLAZA ALDERWOOD CENTER NORTH

lululemon macy's AMC Apple COSTCO

ALDERWOOD MALL

ALDERWOOD PLAZA

PET SMART 85°C Buffalo Wild Wings JR Furniture & Mattress

SAFeway Shari's THE UPS STORE COSTCO BUSINESS CENTER Red Robin HomeGoods Guitar Center

JAMES VILLAGE SHOPPING CENTER

TRADER JOE'S JOANN CVS pharmacy

LYNNWOOD CENTER

Orangetheory FITNESS DOLLAR TREE Fred Meyer DANIA Lowe's

LYNNWOOD CROSSROADS LAIFITNESS MOD Starbucks WHOLE FOODS MARKET

FUTURE LIGHT RAIL STATION 2024 Delivery

19320 33RD AVE WEST

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ALDERWOOD PARKWAY PLAZA

BEST BUY BARNES & NOBLE petco ULTA OLD NAVY

Staples Rack ETHAN ALLEN DSW JARED