

10,053 SF OFFICE PROPERTY



FOR SALE

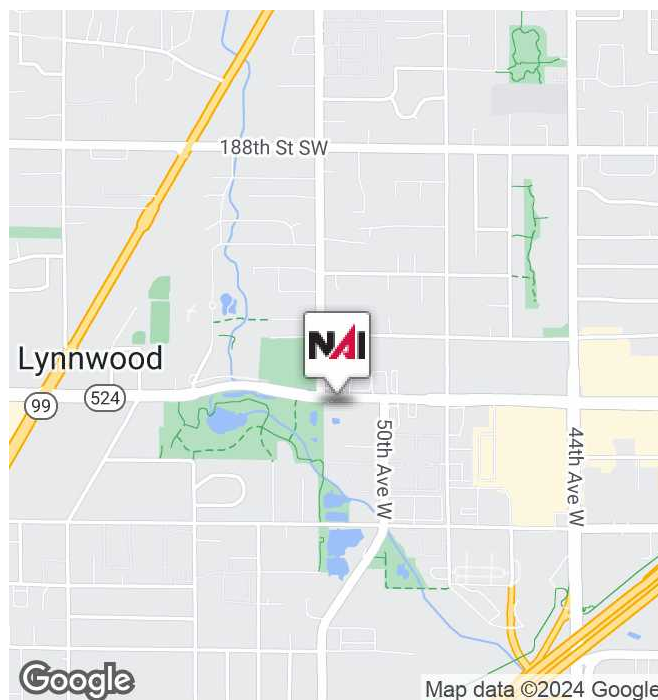


Glen Arbor Office

5110 - 196th St SW, Lynnwood, WA 98036

Property Highlights

- 10,053 SF
- Building in good condition with renovation plans
- Good onsite parking
- Close to Lynnwood City Center and New Transit Center
- Good Walk Score (67) and Transit Score (56)
- Strong 5 year growth projection. Up 8% 2017-2022
- 1 Mile from I-5
- Sale Price: \$2,111,130 (\$210/SF)



<https://www.nai-pp.com>

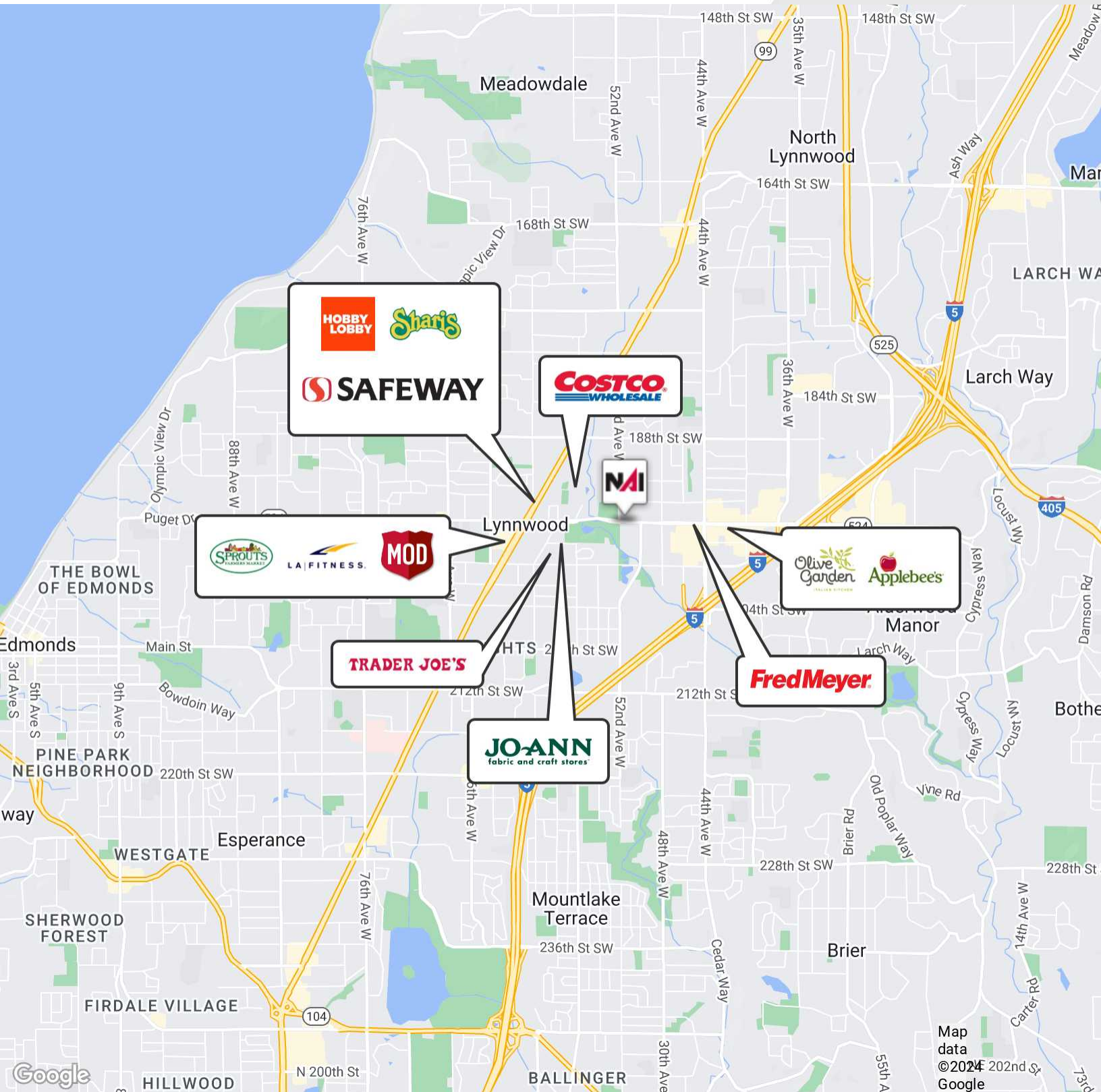
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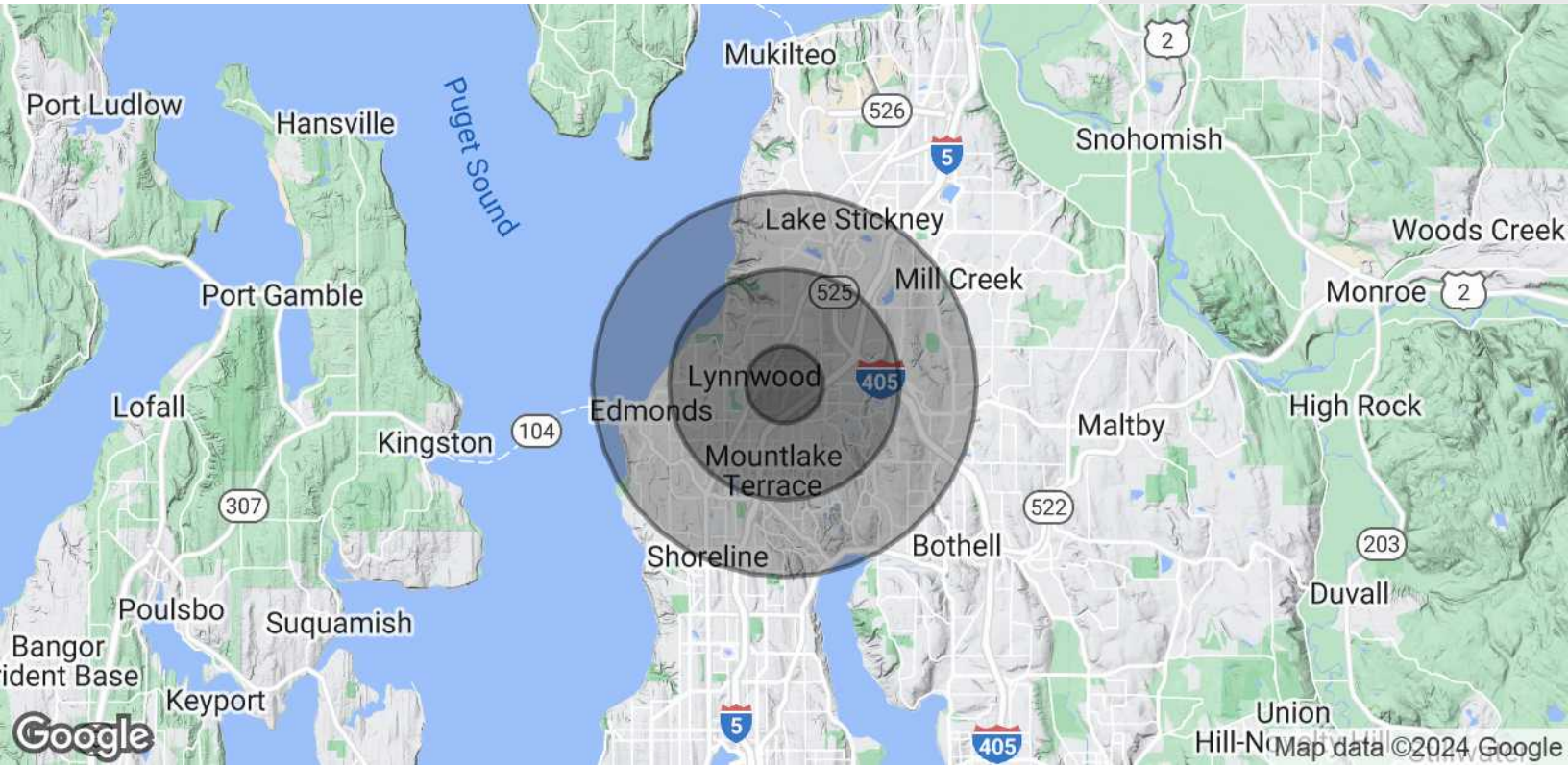
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 18,199 | 131,558 | 310,749 |
| Average Age | 39.5 | 39.9 | 40.0 |
| Average Age (Male) | 37.9 | 39.1 | 38.9 |
| Average Age (Female) | 41.0 | 40.8 | 40.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 7,330 | 51,799 | 123,175 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$71,648 | \$104,144 | \$110,192 |
| Average House Value | \$319,975 | \$438,225 | \$485,358 |

2020 American Community Survey (ACS)



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