

19510 58TH AVENUE W | LYNNWOOD

TRANSIT ORIENTED DEVELOPMENT SITE



THE OFFERING

Lee & Associates, as exclusive advisor, is pleased to present the opportunity to acquire 19510 58th Avenue W (the "Project"), a 32,670 SF land acquisition opportunity in the heart of Lynnwood. The site, zoned Highway 99 Mixed-Use (HMU), offers significant potential with a maximum buildable height of up to 90' or 6-stories. This property is conveniently located off of the NE corner of Highway 99 and 196th St SW, one of the primary retail intersections in the area. It is just a 5-minute drive to both the newly opened Lynnwood City Center Station and Edmonds College.

Lynnwood has emerged as a highly attractive destination for tenants, families, and businesses, thanks to its favorable tax structure, educated workforce, and regional connectivity. With one of the region's largest concentrations of retailers, the city is poised for continued growth. The completion of substantial private developments and significant public infrastructure projects, such as the Lynnwood City Center Station, will further revitalize the area. These advancements will solidify Lynnwood's status as the premier live-work-play destination in the Northend.

19510 58th Avenue W is a prime site in a transit-oriented development area near the new transit stations and within close proximity of Alderwood Mall and Lynnwood's retail core.

SALE PRICE | \$2.7M

SITE DETAIL

ADDRESS:	19510 58th Avenue W Lynnwood, WA 98036
PARCEL:	00585300002503
LAND AREA:	32,670 SF / 0.75 AC
ZONING:	Highway 99 Mixed Use (HMU)
RESIDENTIAL HEIGHT LIMIT:	90' / 6 Stories
FAR:	3.0
PRICE / LAND:	\$82
PRICE / FAR:	\$27
PRICE / UNIT:	\$19,565

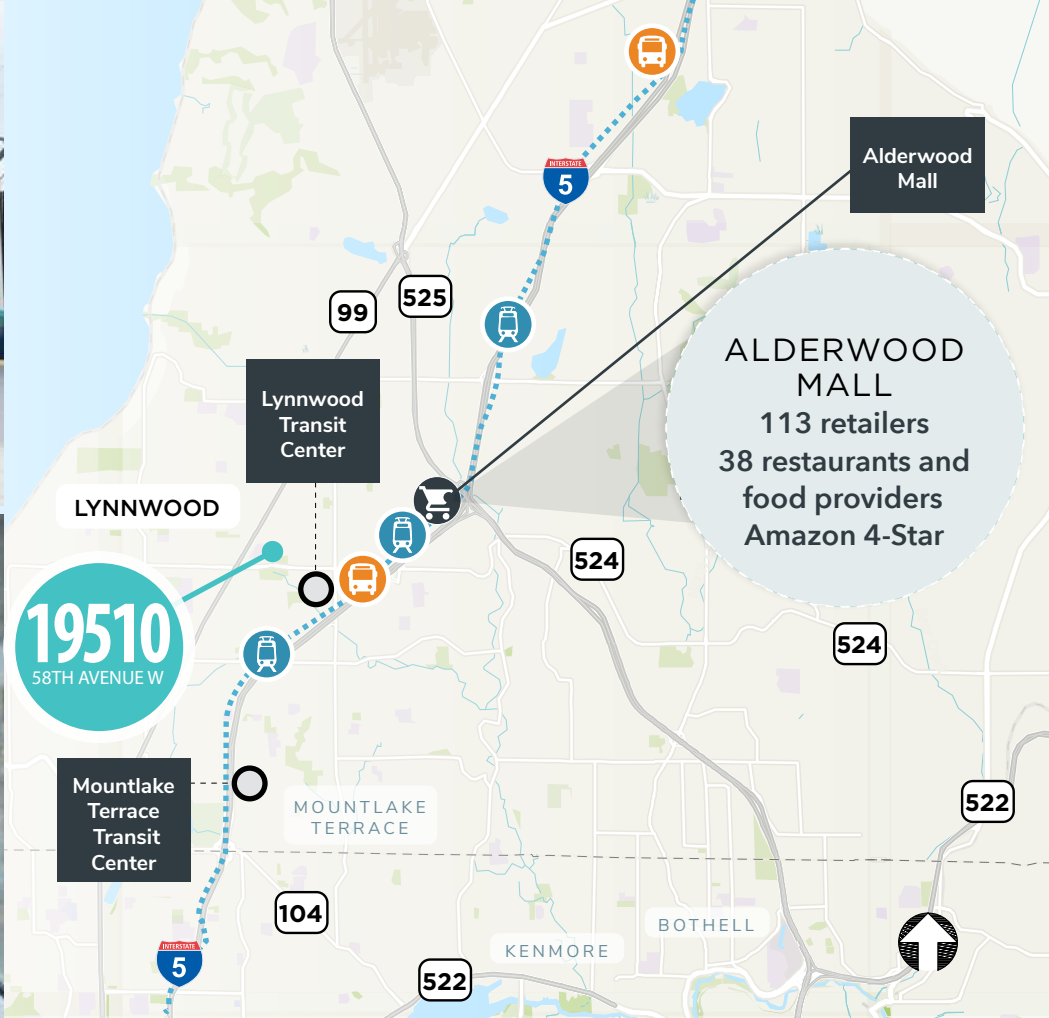
SITE CAN ACCOMMODATE OVER 135 UNITS



INVESTMENT HIGHLIGHTS

- » *Direct access to SR-99, SR-524 and SR-526, with close proximity to I-5 and I-405.*
- » *Situated within close proximity of Alderwood Mall at the heart of Lynnwood's retail core.*
- » *Lynnwood's central location is a major advantage for commute conscience tenants looking to enter Seattle or the Eastside.*
- » *Access to virtually limitless dining and shopping options, as well as a wide array of service amenities and financial institutions.*
- » *Demand in Lynnwood will continue to rise, as relatively cheap rents and easy access to job centers in the south attract more people to live near the new transit line.*
- » *Transit-oriented development (TOD) sites near the new stations are particularly primed for growth, becoming hotspots for multifamily and mixed-use projects. The Puget Sound Regional Council forecasts that the region's population will increase by nearly 35%, reaching 5.8 million by 2050. The council predicts that approximately 65% of this population growth in Snohomish County will occur near "high-capacity transit" areas.*





ALDERWOOD MALL
 113 retailers
 38 restaurants and food providers
 Amazon 4-Star

19510
 58TH AVENUE W

PROJECT | LOCATION

19510 58th Avenue W is comprised of one parcel totaling 32,670 square feet, or 0.75 acres, zoned Highway 99 Mixed Use (HMU). Situated north of 196th St SW and east of Highway 99, it is identified as Assessor's Parcel Number (APN) 005853-000-025-03. The project offers the opportunity to develop a high-density, mixed-use property that can include residential units, retail space, and office space. With a maximum buildable height of up to 90 feet or 6 stories, developers can maximize the site's potential to meet the increasing demand for urban living and working spaces.

This prime location, with its excellent access to major roads and public transportation, including the upcoming Lynnwood City Center Station, positions it as an ideal investment for those looking to contribute to and benefit from Lynnwood's growth and transformation into a vibrant live-work-play destination.



19510
 58TH AVENUE W

FOR MORE INFORMATION CONTACT:

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