

# Lynnwood Square

19800 44th Avenue W, Lynnwood, WA 98036



## Property Highlights

198,577 Gross Leasable Area

18.00 Total Acres

329,490 5 Mile Population

- High visibility along 196th Street SW, a major thoroughfare connecting the center to Interstate 5.
- Close proximity to Alderwood Mall, a 1.3 million square foot shopping center; anchored by AMC Theatre, Nordstrom, Macy's, Sears and JCPenney.
- Population within a 5-mile radius in excess of 329,000 with an average household income of \$110,000.
- 196th Street SW has 31,000+ vehicles per day.
- 44th Avenue W has 28,000+ vehicles per day.

## Demographics

	1-Mile	3-Mile	5-Mile
Population	16,623	136,481	329,490
Households	6,792	52,712	129,207
Avg HH Income	\$77,201	\$100,719	\$110,914

Source: Esri, 2019

MerloneGeier  
Partners

For more info visit:  
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## Current Tenants

1	Elks Lodge	6,275 SF	35	R C & Company	1,200 SF
5	Grocery Outlet	20,536 SF	36	La Vie Nails & Spa	1,144 SF
8	Mongolian Grill	2,000 SF	37	Lynnwood Alterations	572 SF
15	Best Buy	46,755 SF	38	Wild Wasabi Japanese Cuis...	2,206 SF
25	McDonald's	2,900 SF	43	Pub 44	4,454 SF
26	Neoasis Interiors	5,740 SF	50	Taco Time	2,256 SF
30	Cafe Kleo	1,430 SF	101	Harbor Buffet	10,000 SF
31	Driving School	1,430 SF	105	Rodda Paint	6,000 SF
32	Speedy Sign Center	1,430 SF	115	Liquor & Wine	5,305 SF
33	H&R Block	1,430 SF	118	Cost Less Warehouse	5,400 SF
34	Northern Lights	1,571 SF	120	J.D.'s Market	5,600 SF

## Available/Coming Soon

7	Available	5,000 SF
10	Available	6,900 SF
20	Available	23,943 SF
40	Available	5,000 SF
41	Available	4,600 SF
108	Available	10,200 SF
125	Available	7,300 SF