

# Lynnwood Square

19800 44th Avenue W, Lynnwood, WA 98036



## Property Highlights

191,277 Gross Leasable Area

18.00 Total Acres

346,809 5 Mile Population

- For additional updates and information visit [www.NorthlineVillage.com](http://www.NorthlineVillage.com).
- Property to be redeveloped into urban, mixed-use village consisting of nearly 1,600 new apartments, up to 350,000 square feet of new class A office/medical space, and over 80,000 square feet of new retail and restaurant space.
- Lynnwood Link light rail station opening directly across 200th Street SW in Q4 2024.
- Please visit [this link](#) for the Northline Village Marketing Packet.

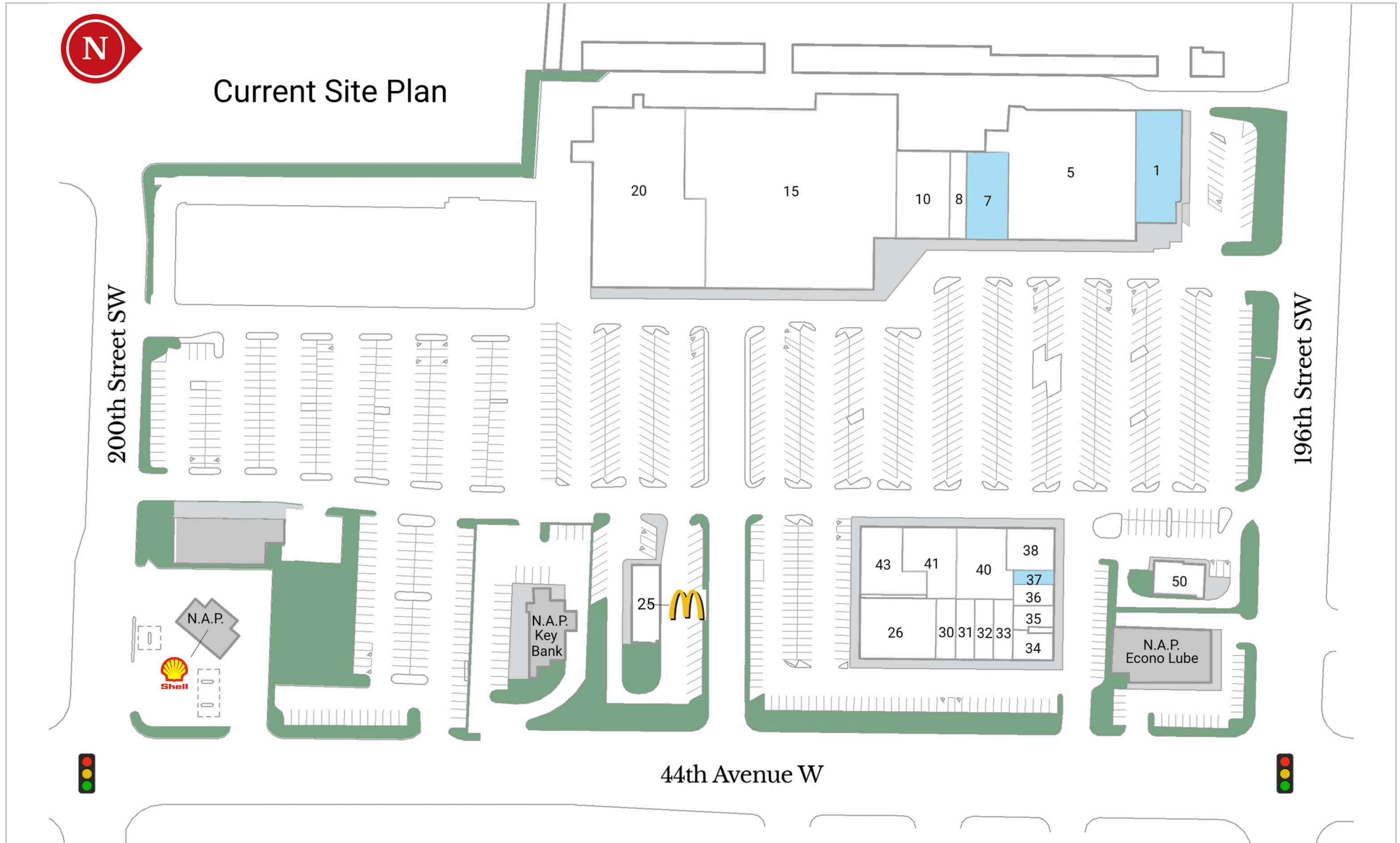
## Demographics

	1-Mile	3-Mile	5-Mile
Population	19,565	141,255	346,809
Households	8,341	55,242	135,567
Avg HH Income	\$97,844	\$132,189	\$143,771

Source: Esri, 2024

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## Current Tenants

5	Cheaper By The Day	20,536 SF	33	H&R Block	1,430 SF
8	G&E Family Event Hall	2,000 SF	34	Northern Lights	1,571 SF
10	G&E Family Event Hall	6,900 SF	35	Northern Lights	1,200 SF
15	Discount Deals Liquidatio...	46,755 SF	36	La Vie Nails & Spa	1,144 SF
20	Spirit Halloween	23,943 SF	38	Wild Wasabi Japanese Cuis...	2,206 SF
25	McDonald's	2,900 SF	40	Emanuel Storage	5,000 SF
26	Seattle Tae Kwon Do	5,740 SF	41	Ferel Cat Project	4,600 SF
30	Cafe Kleo	1,430 SF	43	Pub 44	4,454 SF
31	Driving School	1,430 SF	50	Taco Time	2,256 SF
32	Angels Home Training	1,430 SF			

## Available/Coming Soon

1	Available	6,275 SF
7	Available	5,000 SF
37	Available	572 SF