Lynnwood Square

19800 44th Avenue W, Lynnwood, WA 98036

Demographics

	1-Mile	3-Mile	5-Mile
Population	19,118	142,641	353,032
Households	8,064	55,727	137,418
Avg HH Income	$100,405	$139,568	$153,621

Source: Esri, 2025

Property Highlights

191,277 Gross Leasable Area

18.00 Total Acres

353,032 *5* Mile Population

- For additional updates and information visit 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.

MerloneGeier Partners

For more info visit:
merlonegeier.com/715

Leasing: Louis Wenger
206-602-3609 - lwenger@merlonegeier.com

Leasing: Heather Beal
415-362-9216 - hbeal@merlonegeier.com

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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

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