

RETAIL

CORNER SPACE AVAILABLE

2,516 SF
AVAILABLE



ENTRANCE



HIGH VISIBILITY
CORNER SPACE



LOCATED ON
BUSY INTERSECTION

MARTHA LAKE PLAZA

1233 164TH ST SW, LYNNWOOD, WA 98037

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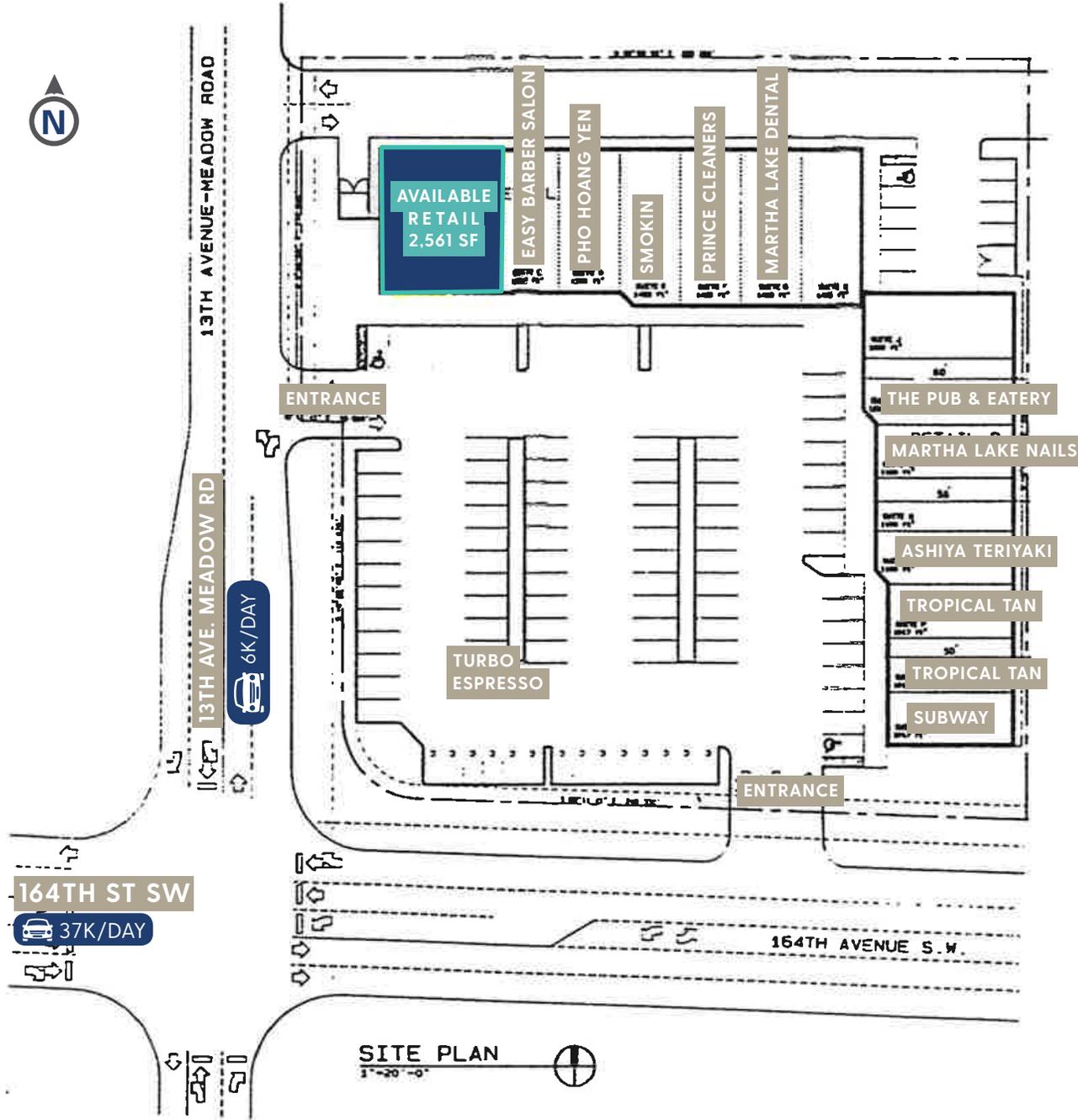
 JSH | PROPERTIES, INC.

7325 166TH AVENUE NE, SUITE F260 | REDMOND, WA 98052
206.859.4500 | WWW.JSHPROPERTIES.COM

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SITE PLAN

| SPACE AVAILABLE | RSF | LEASE RATE | NNN |
|-----------------|----------|------------|-----------|
| CORNER SPACE | 2,561 SF | \$30.00/SF | \$6.60/SF |



HIGHLIGHTS

- High visibility corner space at west entrance
- Center located on a busy intersection
- 37k daily vehicle traffic on 164th St SW
- Right next to I-5 freeway on-ramp
- Prime signage on monument available
- Two roll-up doors at the back of the space



THE AREA



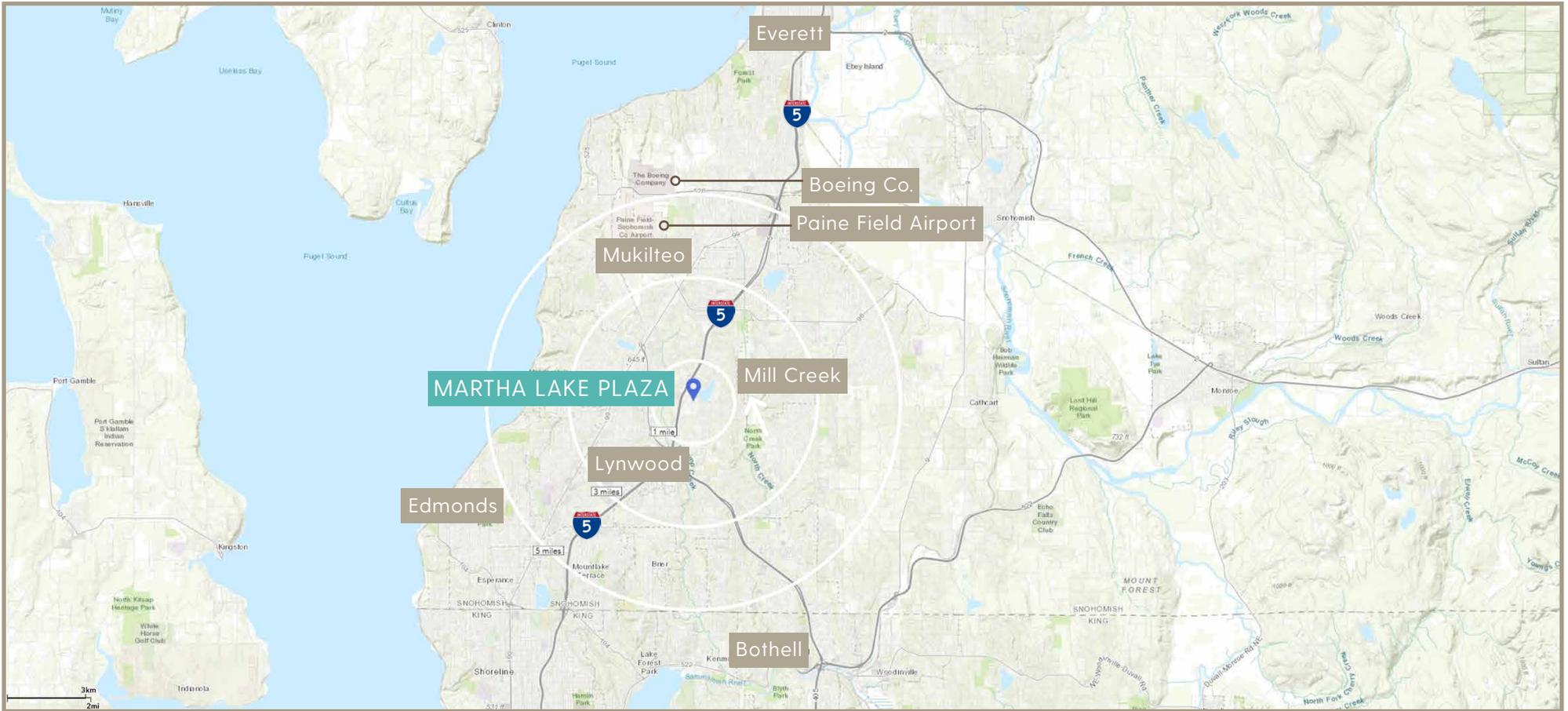
2019 DEMOGRAPHICS

| | 0-1 MILE | 1-3 MILE | 3-5 MILE |
|------------------------------|-----------|-----------|-----------|
| Population | 17,665 | 158,184 | 360,222 |
| Daytime Population | 12,458 | 120,973 | 330,002 |
| Households | 6,368 | 59,749 | 135,382 |
| Avg. Household Income | \$108,100 | \$101,421 | \$106,600 |

Located near Martha Lake, a popular, 6-acre park within the heart of a fast-growing urban area. The park includes a fishing dock, boardwalks through wetlands and three reservable picnic shelters. An elaborate playground is located near the parking area.

source: <https://snohomishcountywa.gov/Facilities/Facility/Details/Martha-Lake-88>

THE REGION



Lynnwood is a city in Snohomish County, a part of the Seattle metropolitan area, and is located 16 miles north of Seattle and 13 miles south of Everett, near the junction of Interstate 5 and Interstate 405. It is the fourth-largest city in Snohomish County, with a population of 35,836 in the 2010 U.S. census.

Lynnwood is considered suburban in nature and acts as a bedroom community for job centers in Seattle, Everett and Bellevue. It has one of the largest concentrations of retailers in the region, anchored by the Alderwood Mall and businesses along major streets. The city also has a community college, a convention center, and a major transit center, located in the developing city center.

Source: https://en.wikipedia.org/wiki/Lynnwood,_Washington