



FOR SALE



5710 196TH ST SW, LYNNWOOD | SINGLE TENANT NNN INVESTMENT

Presented by Josh Parnell, Justin Holmes, Justice Knox, & Lucy Malone

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

\$8.3M

SALE PRICE

7%

CAP RATE

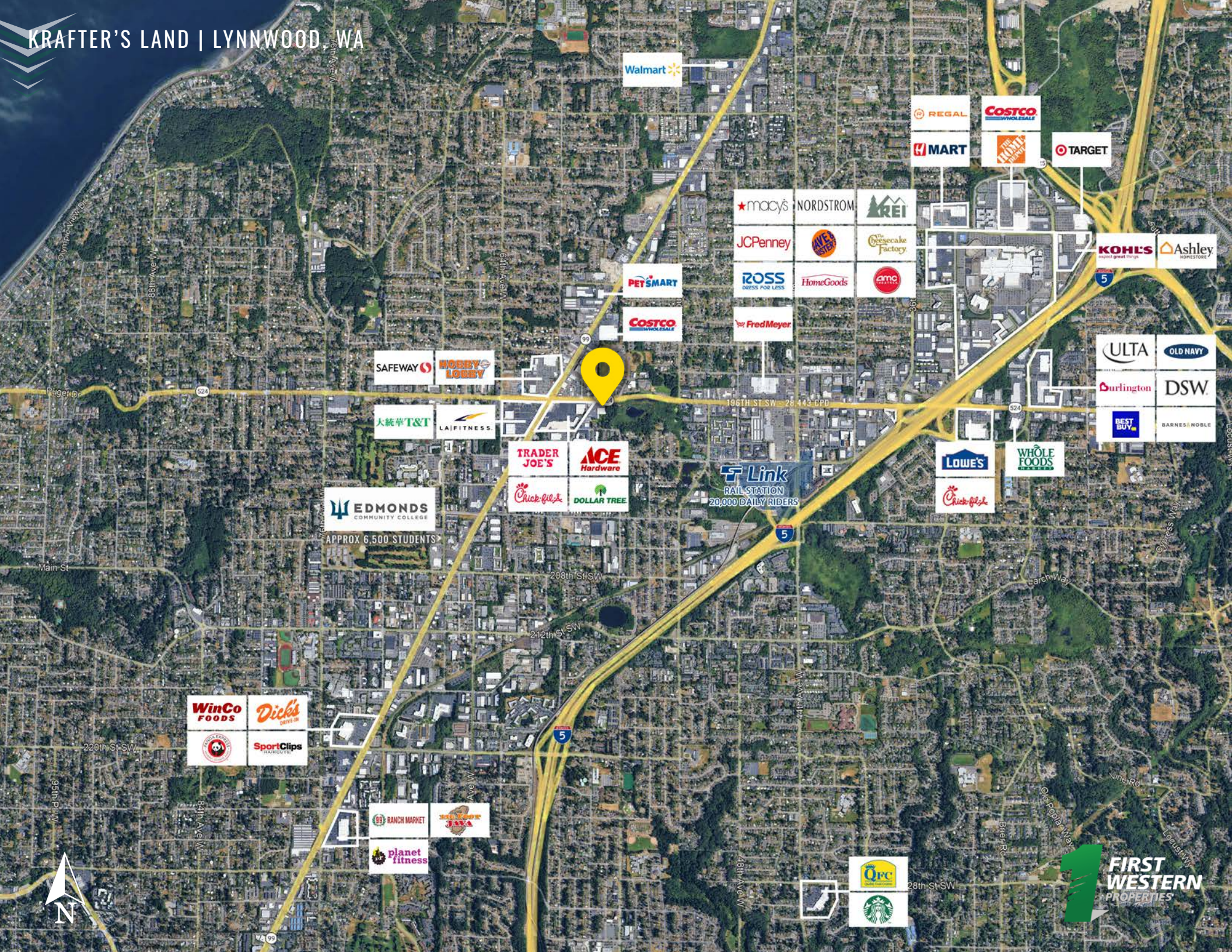
CPI

ANNUAL RENT
INCREASES

PROPERTY DETAILS

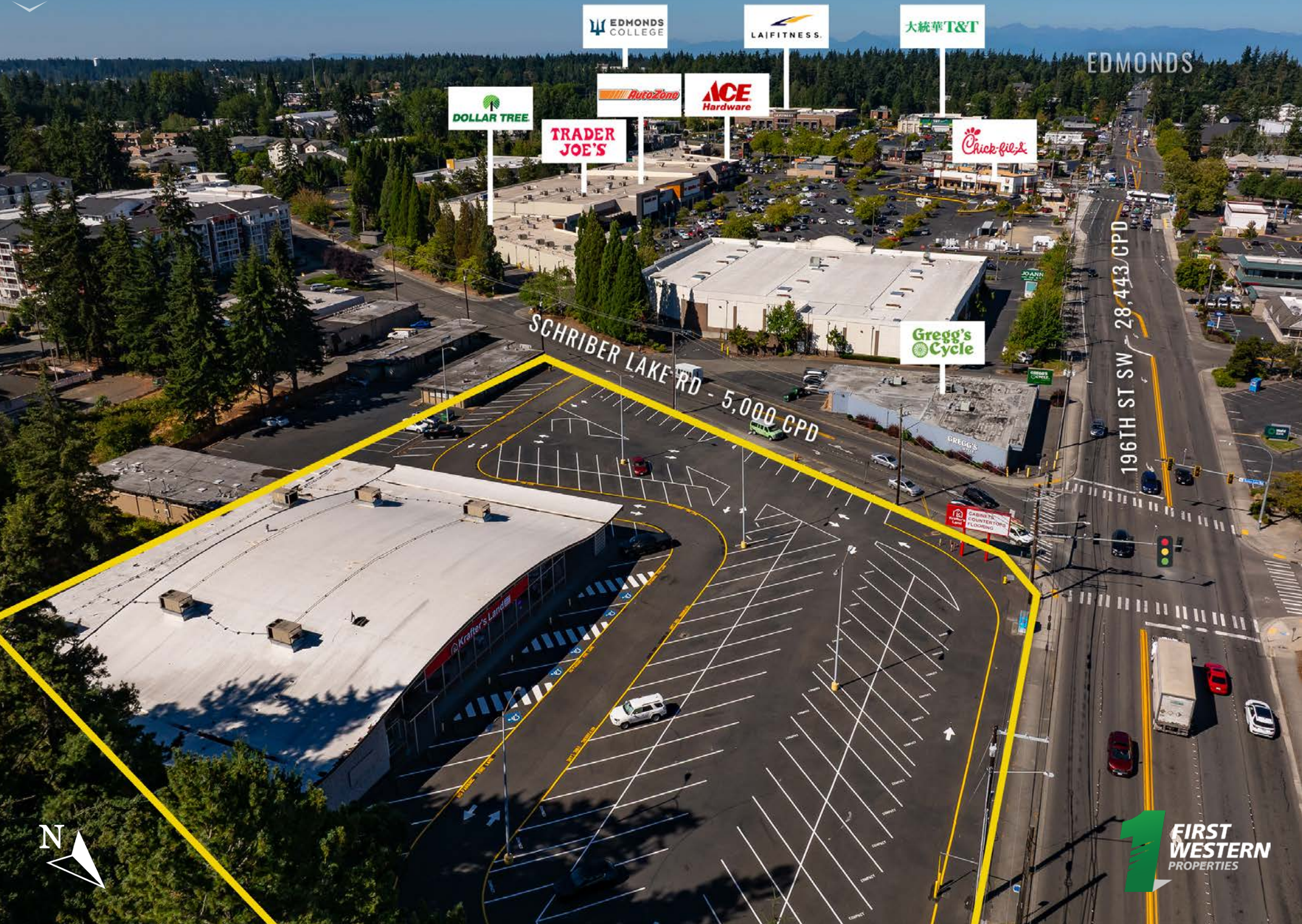
Address	5710 196th Street SW, Lynnwood, WA
Sale Price	\$8,300,000
Price/SF	\$342
Lease Term	Expires 2/28/2033 2 x 5 options at fair market but no less than existing rent paid at the time of the option exercise
Building SF	24,261 SF
Year Built	1967
Lot SF	90,169 SF (2.07 Acres)
Parking Spaces	132 stalls
Parcel No.	005653-000-003-00
Zoning	HMU (Highway Mixed Use) 90 ft height allowance
Access	196th St SW provides connectivity to I-5

KRAFTER'S LAND | LYNNWOOD, WA



APPROX 6,500 STUDENTS





EDMONDS COLLEGE

LAIFITNESS

大統華T&T

DOLLAR TREE

AutoZone

ACE Hardware

TRADER JOE'S

Chick-fil-A

Gregg's Cycle

SCHRIBER LAKE RD - 5,000 CPD

EDMONDS

196TH ST SW - 28,443 CPD



CURRENT RENT ROLL

SUITE	TENANT	SQUARE FT	MONTHLY RENT	RENT/SF	LEASE START	LEASE EXPIRES	NOTES
3106A	Krafter's Land	24,261	\$48,587.33	\$24.03	08/05/2025	02/28/2033	Two - Five Year Options at Fair Market Rent Security Deposit: \$100,000 (\$50K to be reimbursed after 60th month)
*Rent Increases every September by CPI							
		CURRENT OCCUPIED SF	TOTAL MTHLY RENT	AVG RENT/SF	ANNUAL RENT		
	TOTALS	24,261 SF	\$48,587.33	\$24.03/SF	\$583,048		

VALUATION SUMMARY

Total Base Rent Revenue	\$583,048	
Reimbursed Expenses (PSF):		
CAM*	\$0	\$0
*Tenant Self Maintains		
Property Taxes	\$1.48	\$35,866
Insurance	\$0.29	\$7,038
TOTAL REVENUE	\$625,952	
TOTAL EXPENSE	(\$42,904)	
Vacancy Factor	0.0%	\$0
Capital Reserve	\$0.20	(\$4,852)
NET OPERATING INCOME	\$578,195.76	

LOAN QUOTE FROM



CAP	7.00%
Price	\$8,300,000
LTV	50%
Loan	\$4,150,000
AM	25
Rate	5.95%
Monthly Loan	(\$26,480.51)
Annual Loan	(\$317,766.14)
Cash Flow	\$260,429.62
Down Payment	\$4,150,000
6.28% Cash on Cash Return Yr 1	(1.8) DSCR

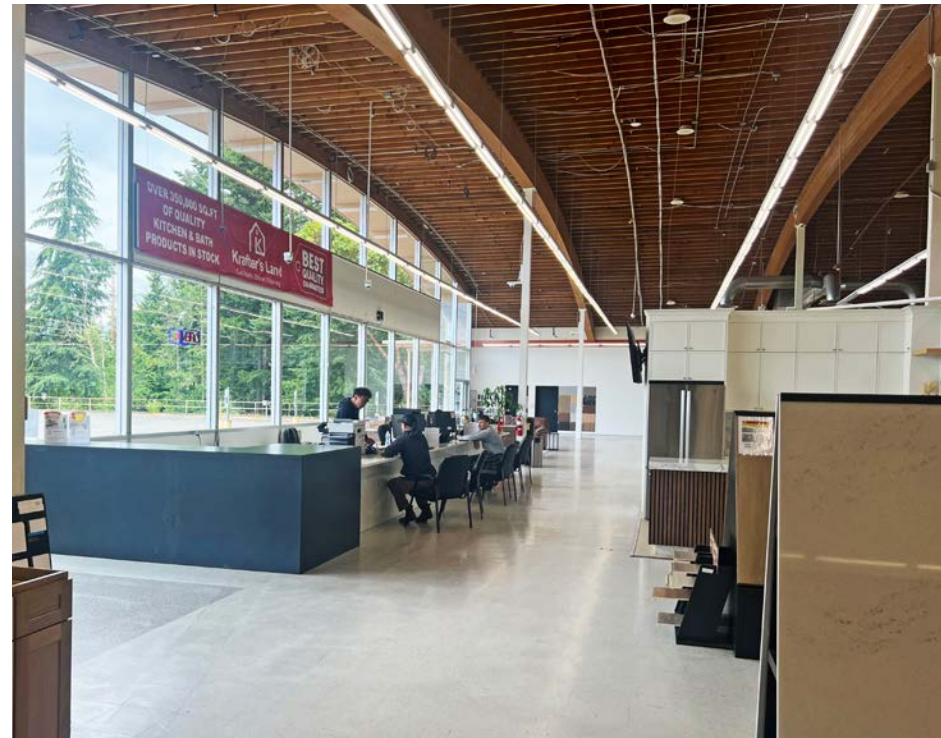


Krafter's Land
Cabinets | Stone | Flooring

KRAFTER'S LAND CABINETRY

Krafter's Land Cabinetry is a rapidly expanding Pacific Northwest cabinetry and home-improvement supplier founded in 2020, with multiple Washington locations. They are a privately held exciting growth company with four regional locations. The Lynnwood store is a strategic location for their company serving the North Puget Sound. The ownership of Krafter's is also a shareholder in their primary cabinet and stone supply company. This affiliation allows them to secure favorable payment terms with these vendors.







SCHRIBER LAKE RD - 5,000 CPD

196TH ST SW - 28,443 CPD



PARCEL NO.
005653-000-003-00



LOT SIZE
2.07 Acres
BUILDING SIZE
24,261 SF



PROPERTY TAXES
2026 - \$35,866

[CLICK HERE TO VIEW
CITY OF LYNNWOOD
HMU ZONING](#)




Interstate 5 Access
157,673 CPD


Fred Meyer


Link
Rail Station
20,000 Daily Riders

LESS THAN A MILE FROM SITE


BANK OF AMERICA


WaFd Bank


Gregg's
Cycle

SCHRIBER LAKE RD - 5,000 CPD

196TH ST SW - 28,443 CPD

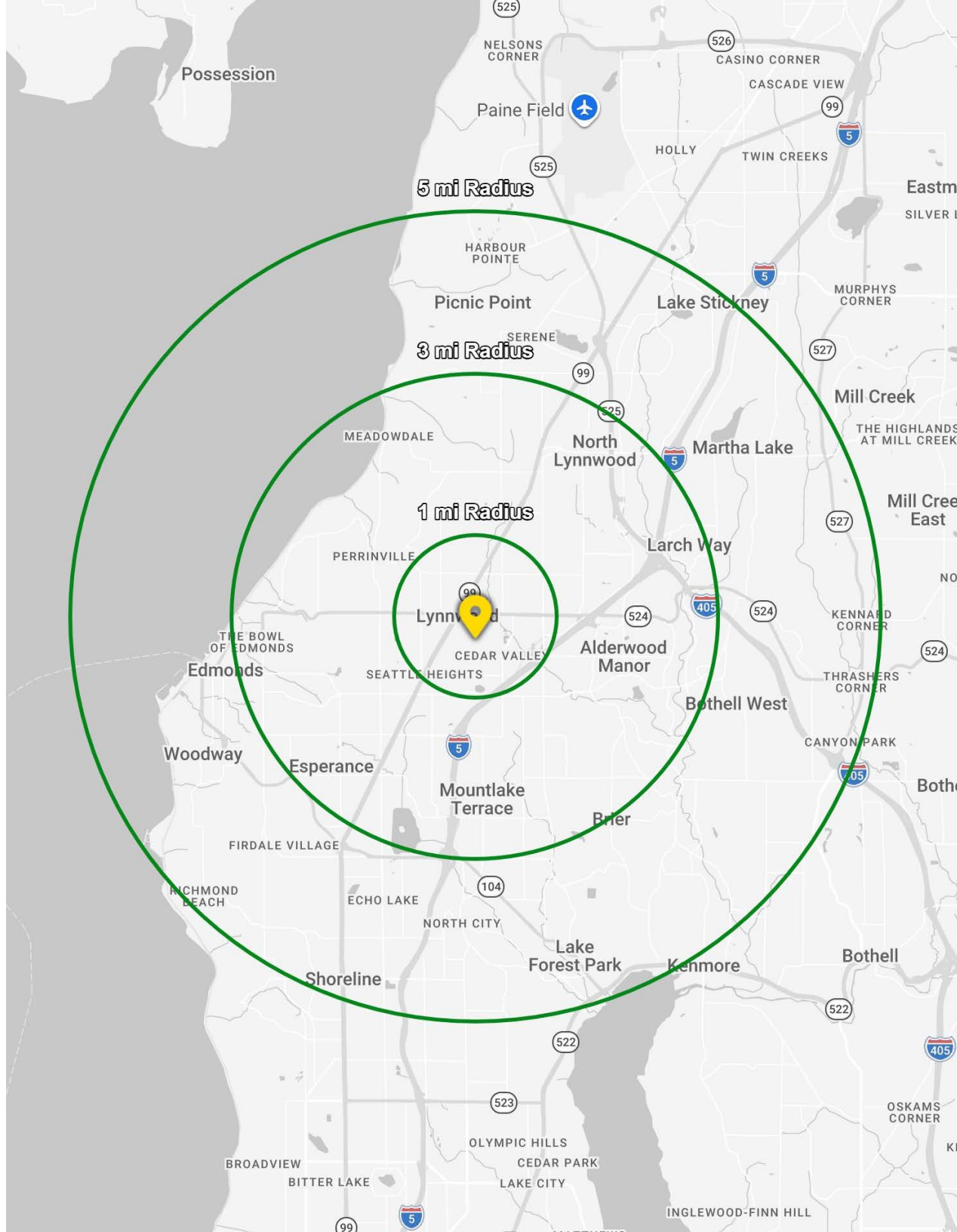


TRADE AREA DESCRIPTION

The trade area is a dynamic and rapidly growing commercial hub. Situated near the bustling Alderwood Mall and major retailers, the area benefits from strong consumer traffic and excellent visibility. With easy access to I-5 and Highway 99, it attracts shoppers and commuters from Lynnwood, Edmonds, and nearby communities. The trade area is home to a diverse mix of retail, dining, and service businesses, making it a prime location for companies looking to tap into a well-established and vibrant market.

TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	18,056	136,813	321,949
Daytime Population	16,827	94,809	194,059
Avg HH Income	\$97,466	\$159,813	\$171,019
No. of Total HH	8,141	57,382	130,043
Labor Force	14,844	113,365	264,638
College Education +	3,881	45,263	116,118



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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