

Retail/Flex Space for Lease

HIGH POINT PLAZA | RETAIL SPACES | HIGH VISIBILITY
14920 HWY 99, LYNNWOOD, WA 98087



Building Highlights

Highway 99 Presence – continuous exposure to thousands of daily drivers

Monument Signage Available – standout visibility directly on Highway 99

Shadow-Anchored by Safeway – strong draw from a major neighborhood retailer

Busy Retail Corridor – ideal for walk-in concepts that rely on steady customer flow

Convenient Access & Parking – easy drive-up circulation with ample on-site stalls

Established Co-Tenancy – join a mix of proven retailers that generate consistent traffic



FOR MORE INFO
CONTACT

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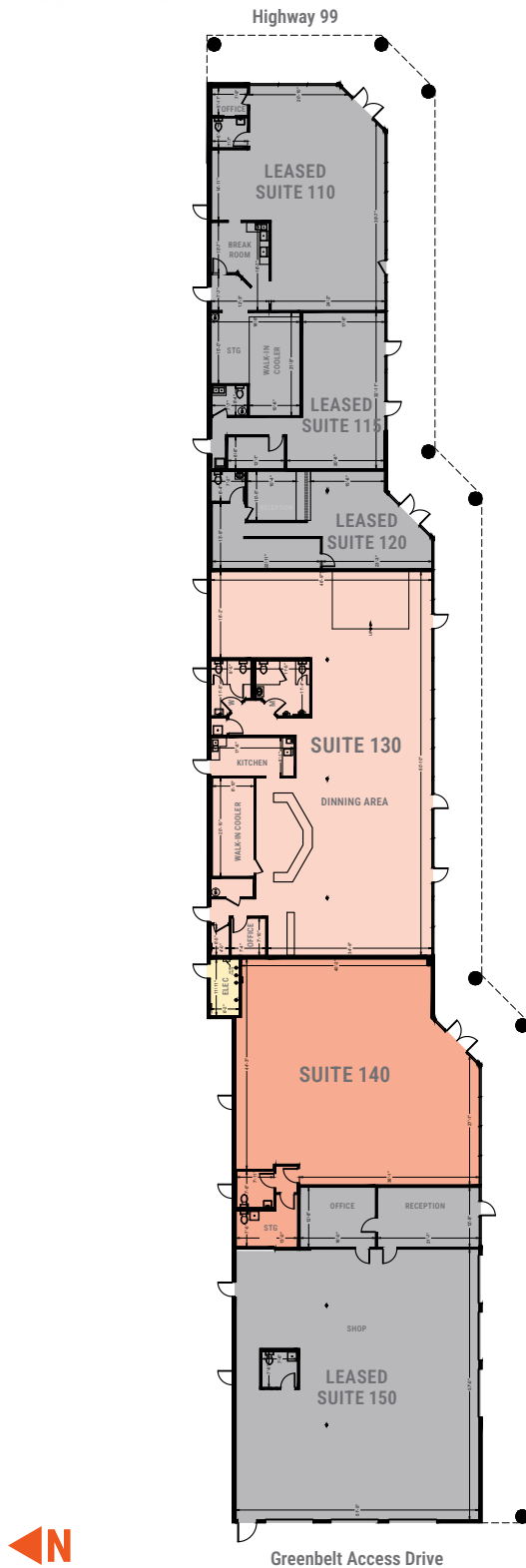
1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com

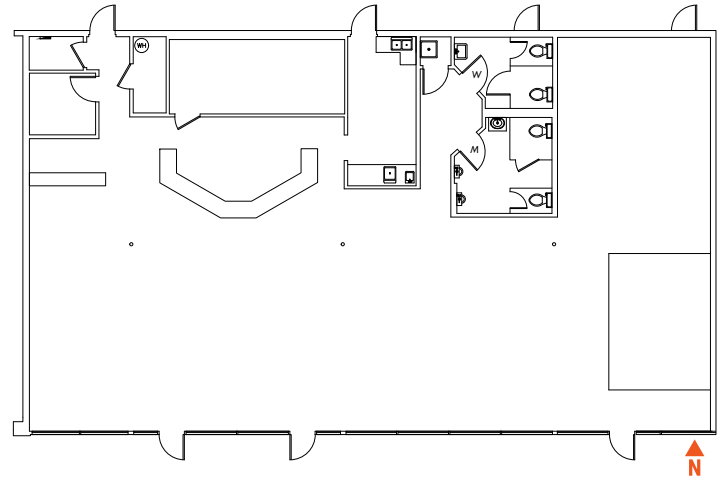
ORION
COMMERCIAL PARTNERS

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Space Highlights



SUITE: 130

AVAILABLE SPACE: 3,910 RSF

Lease Rate: \$20.00-22.00/SF/YR + NNN

Estimated NNN: \$12.65/SF/YR

Former restaurant/bar layout

Existing kitchen, walk-in cooler & open dining area

Private office

Dedicated reception area

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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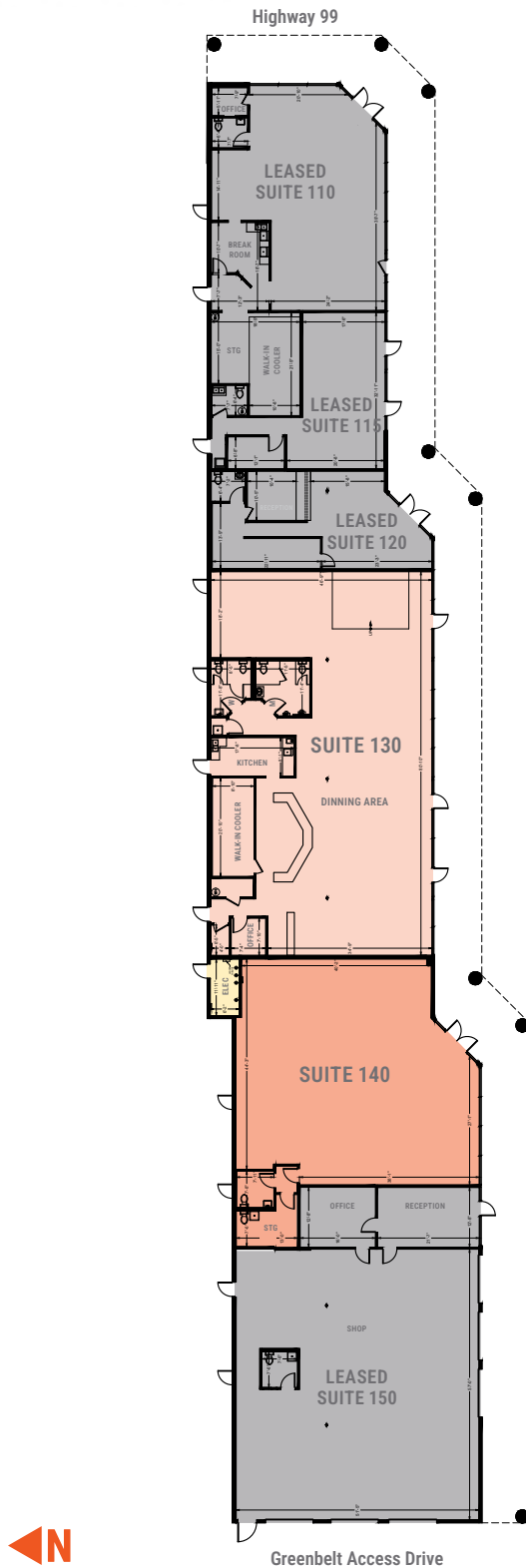
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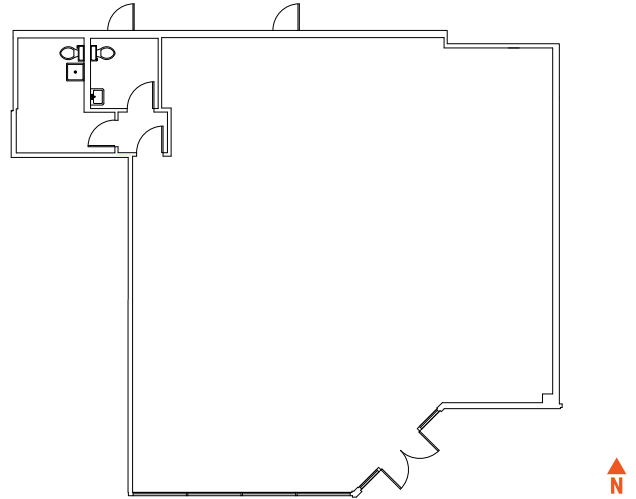
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Space Highlights



SUITE: 140

AVAILABLE SPACE: 2,531 RSF

Lease Rate: \$20.00-22.00/SF/YR + NNN

Estimated NNN: \$12.65/SF/YR

Open retail layout suitable for a variety of retail or service users

Private restroom

Excellent storefront exposure

Direct customer entrance

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About Lynnwood Neighborhood

Lynnwood is a major commercial center in south Snohomish County, known for its regional shopping, business activity, and exceptional accessibility. A key transportation hub, it offers direct access to Interstate 5, Interstate 405, State Route 99, and Link light rail service to Seattle, while connecting businesses and residents to surrounding communities.

Because of its central location, strong transportation network, and proximity to Seattle and Bellevue, Lynnwood appeals to businesses and residents seeking convenience, regional connectivity, and access to major employment and retail destinations.

DEMOGRAPHICS RADIUS	1 MILE	3 MILES	5 MILES
2025 POPULATION	26,277	141,556	329,848
2030 Population Projection	27,455	147,686	343,838
Avg Household Income	\$125,273	\$127,553	\$118,122
Median Household Income	\$104,344	\$103,329	\$103,211
Median Age	37.6	38.6	38.8

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