



19220 ALDERWOOD MALL PARKWAY | LYNNWOOD, WA



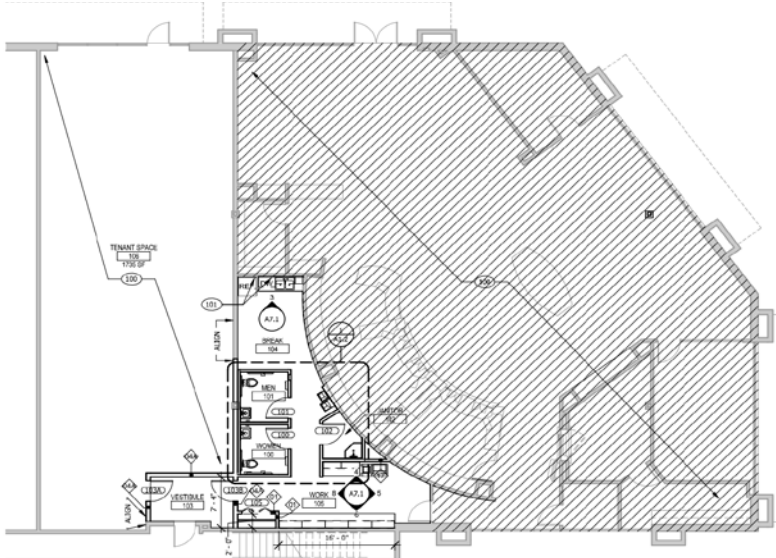
ALDERWOOD PARKWAY END CAP | FOR LEASE

First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

SITE SUMMARY

Located moments from I-5 and I-405, the **Alderwood Parkway Retail Center** offers excellent visibility, strong demographics, and high traffic counts. This is a rare opportunity within a busy center that provides ample parking, including a surface-level lot and an underground parking garage.

FLOOR PLAN: 4,800 SF



SIGNAGE: 4,800 SF



Former Bank Suite 110

Size: 4,800 SF
 Available: April 2026
 Rate: \$40 PSF, NNN

La-Z-Boy Suite 180

Size: 15,794 SF
 Available: June 2026
 Rate: Call for Rates

NNN's

\$5.60 PSF

Parking

Surface-level & Garage

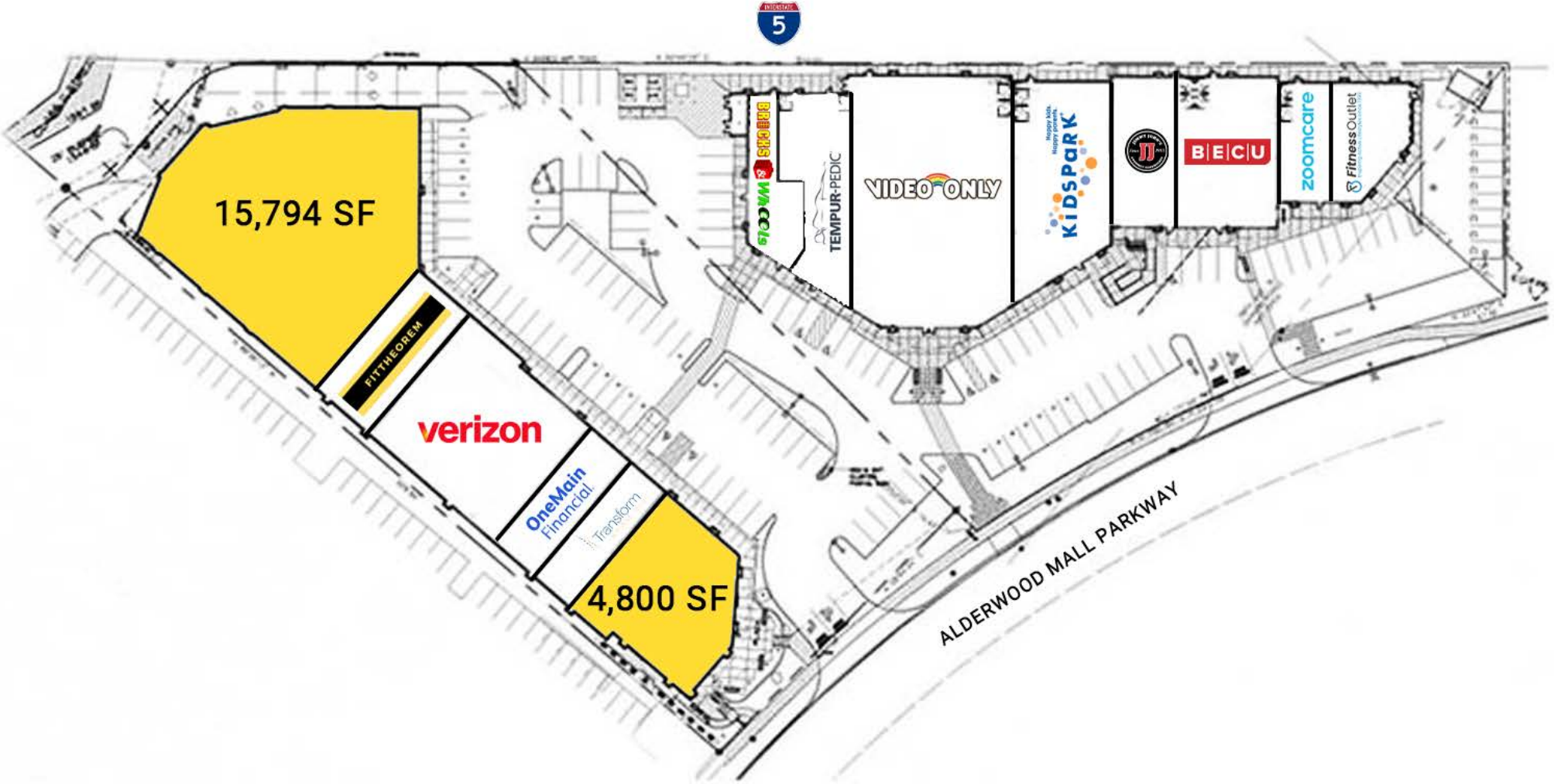
Signage

Monument & Building

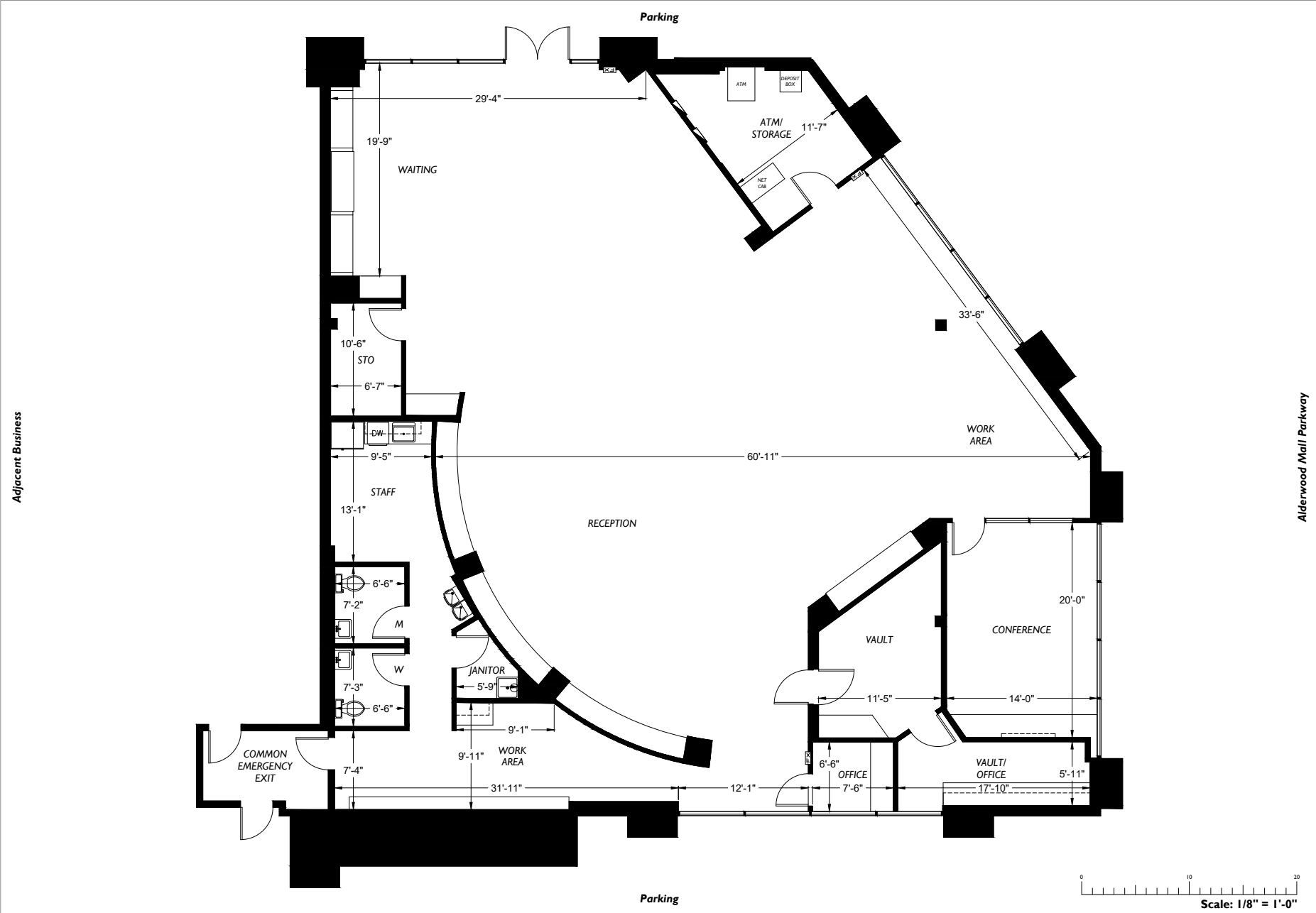
SIGNAGE: 15,794 SF



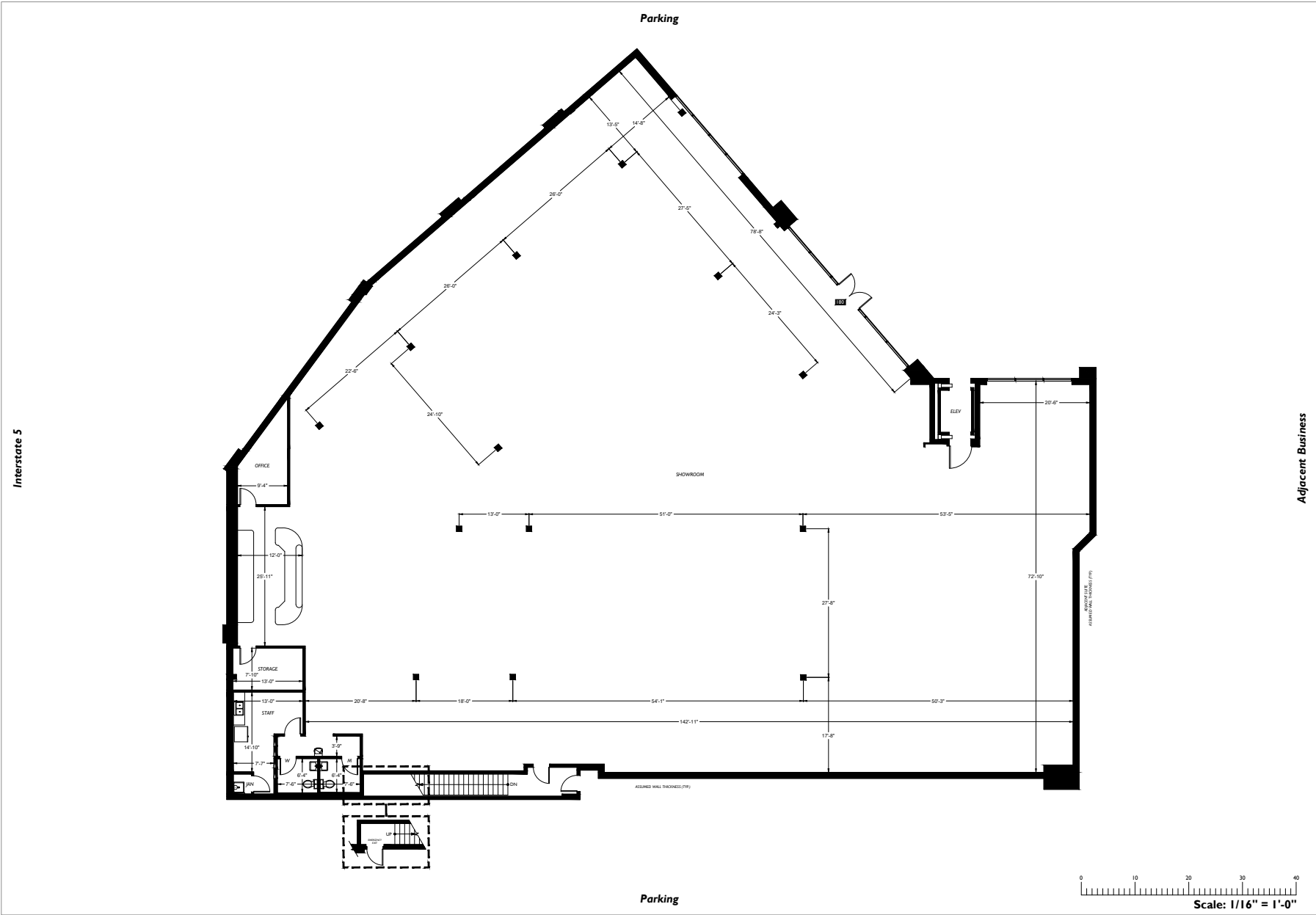
SITE PLAN



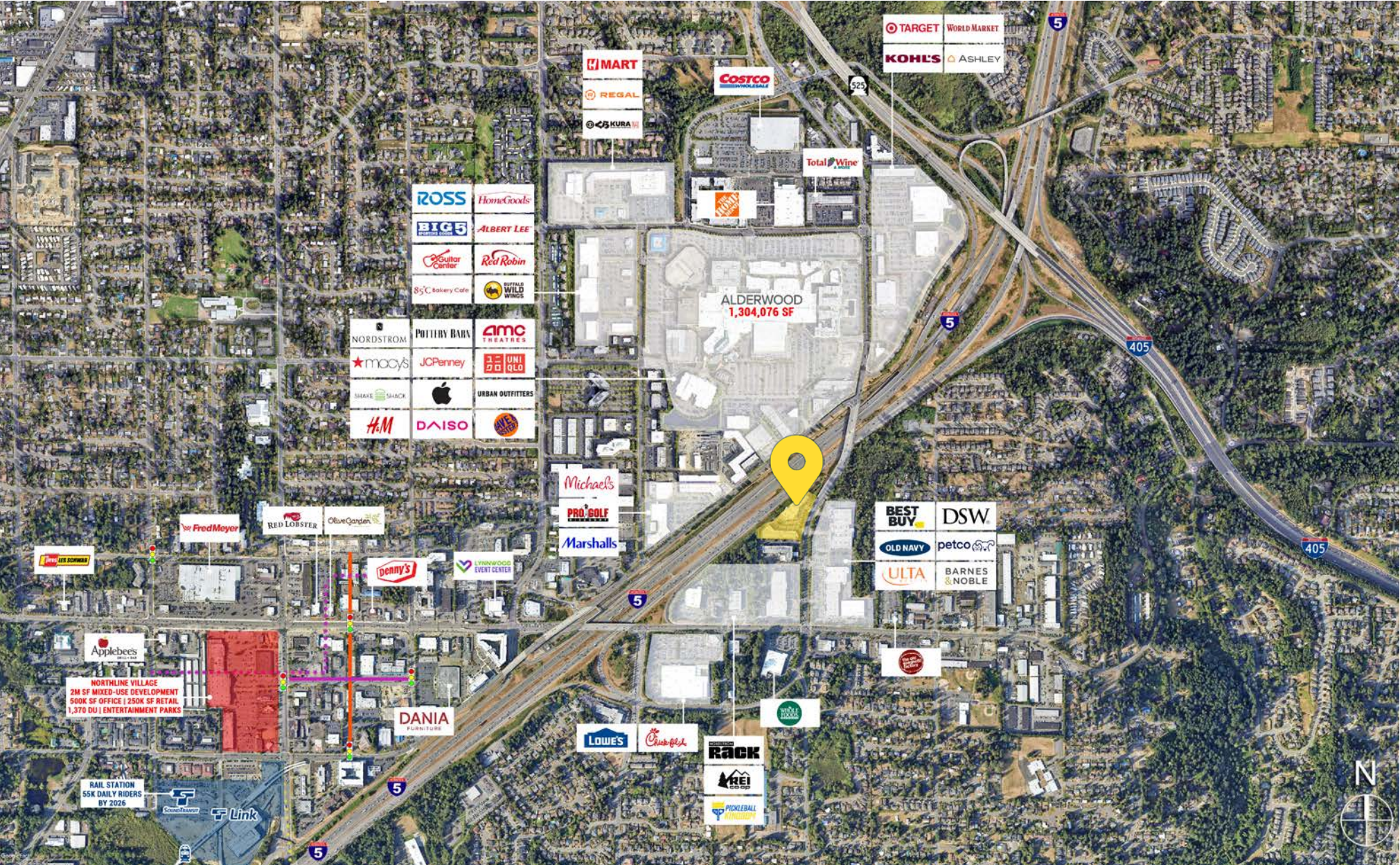
FLOOR PLAN - SUITE 110 - 4,800 SF



FLOOR PLAN - SUITE 180 - 15,794 SF

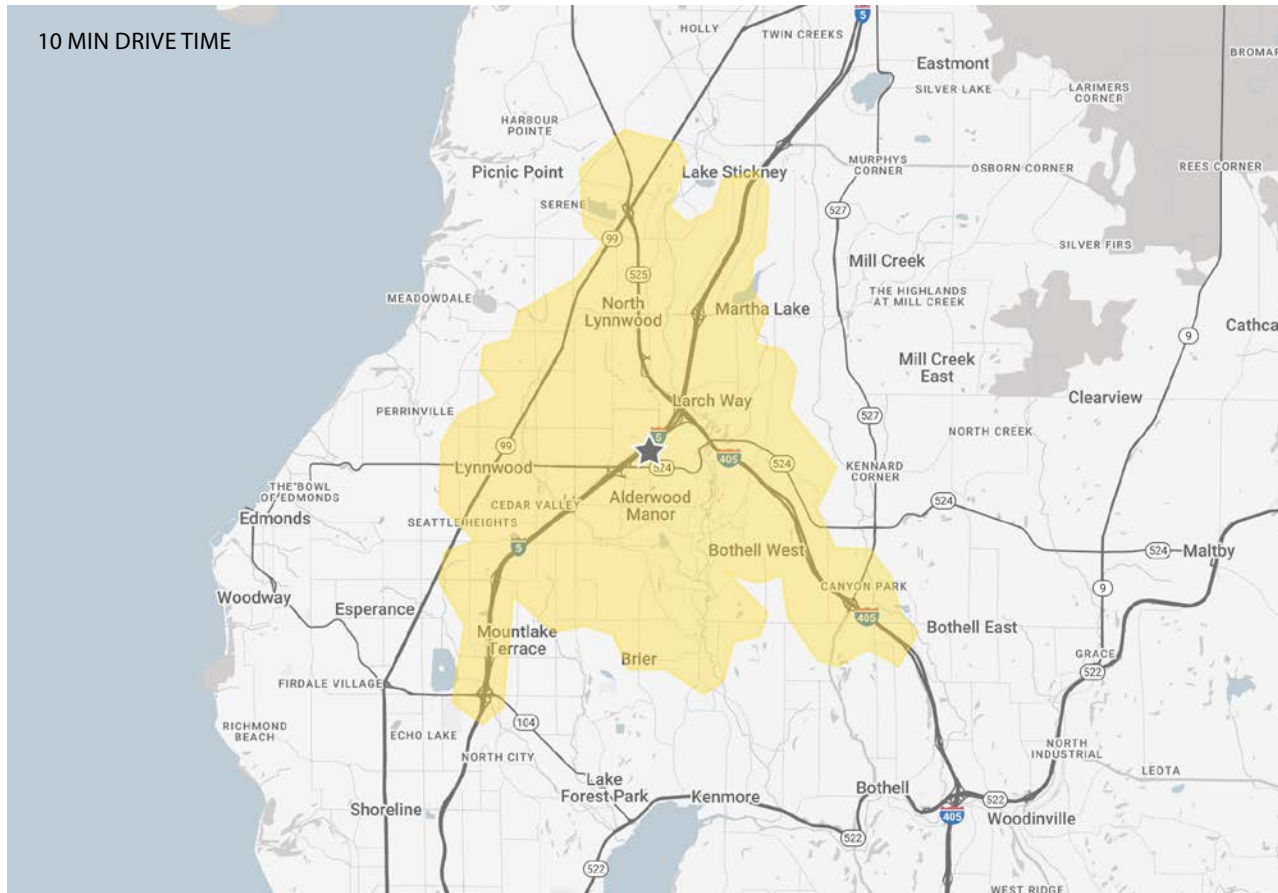


LOCATION AERIAL




DEMOGRAPHICS

Lynnwood, Washington, stands as a pivotal economic engine within Snohomish County. While it ranks as the fourth largest city by population, its strategic significance is primarily defined by its role as the region's preeminent commercial center. The economic landscape of Lynnwood is characterized by a vibrant and expansive business community. With a robust ecosystem supporting over 2,500 distinct businesses, the city generates a palpable energy. This commercial dynamism is underscored by a dramatic increase in its daytime population, which swells to over 150,000 individuals, comprising a diverse influx of dedicated workers, active consumers, and ambitious students. This substantial daily influx fuels the local economy and underscores Lynnwood's magnetic appeal as a hub for commerce and activity.




142,295
 POPULATION
 10 MIN DT



55,823
 NO OF HOUSEHOLDS
 10 MIN DT


\$142,840
 AVERAGE HH INCOME
 10 MIN DT


\$724,715
 MEDIAN PROPERTY VALUE
 10 MIN DT


36.3
 YEARS OLD
 MEDIAN AGE


\$3.63B
 TOTAL NON-RETAIL
 EXPENDITURE


87,337
 DAYTIME ADJ. POPULATION
 10 MIN DT


16,247
 ALDERWOOD MALL PKWY
 ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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