

Mukilteo Speedway Center

RETAIL FOR LEASE

13624 HWY 99, Lynnwood WA 98037



THE OPPORTUNITY

Situated at the prime intersection of Highway 99 and Mukilteo Speedway in Lynnwood, Washington, the Mukilteo Speedway Center is a prime destination for community retail, serving a diverse and fast-growing trade area with well-established neighborhoods and strong demographics. This newly remodeled and re-tenanted center is anchored by a NEW 50,000 SF LA Fitness, bringing in 1,200 check-ins per day to the site. The site also boasts a daily traffic count of over 85,000 vehicles per day, great co-tenants and highly visible shop space.

BRIDGE33

WCCR
West Coast Commercial Realty
Retail
Commercial
Specialists



Jonathan Willett

(206) 283-5212

www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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Mukilteo Speedway
VACANT LEASED



SPACE		SF
A1	LA Fitness	50,000 SF
B4	Mukilteo Chiropractic	1,386 SF
B8	Dollar Tree	14,449 SF
D1	DaVita	6,950 SF
D3	Julie Hair	1,080 SF
D4	Teriyaki Wok	1,080 SF
D6	Subway	993 SF
D8	LaborWorks	2,480 SF
D10	Edward Jones	1,200 SF

SPACE		SF
D11	Harbour Dental	1,495 SF
N/A	Wells Fargo ATM	N/A
PAD	G & M Specialties, Inc.	4,000-6,808 SF
B1	AVAILABLE	2,425 SF
B3	AVAILABLE	1,278 SF
B5	AVAILABLE	1,400 SF
B6	AVAILABLE	1,495 SF
B7	AVAILABLE	1,482 SF
D5	AVAILABLE	1,080 SF

 **85,000**
cars per day
at Highway 99,
Mukilteo Speedway
and Lincoln Way

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DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 18,248
3-Mile: 140,290
5-Mile: 306,174

AVERAGE HOUSEHOLD INCOME

1-Mile: \$82,612
3-Mile: \$93,849
5-Mile: \$99,081



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