

17214 Highway 99

RETAIL FOR LEASE

Lynnwood, WA 98037

THE OPPORTUNITY

Rare opportunity to have prime visibility on Highway 99 in Lynnwood, in an area of strong retailers, high end car dealerships, dense residential demographics and high traffic counts. Close to well-known/well-traveled intersection of Highway 99 and 168th, which has direct access to I-5 and Mill Creek. Ample parking, trade dress opportunity, high ceilings and a loading dock.

HIGHLIGHTS



\$86,000+ Average Household Income



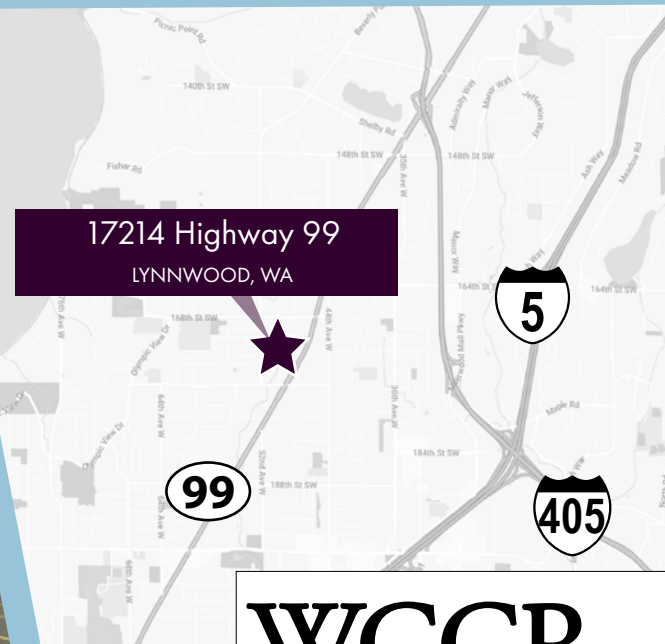
Highly Visible Location with over 33,000+ vehicles per day



Surrounded by National Retailers



Located in a rapidly growing area with 122,000+ people located within a 3-Mile Radius



Tiffini Connell
Keenan Van Gaver

(206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

Retail
Commercial
Specialists

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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AERIAL PHOTO



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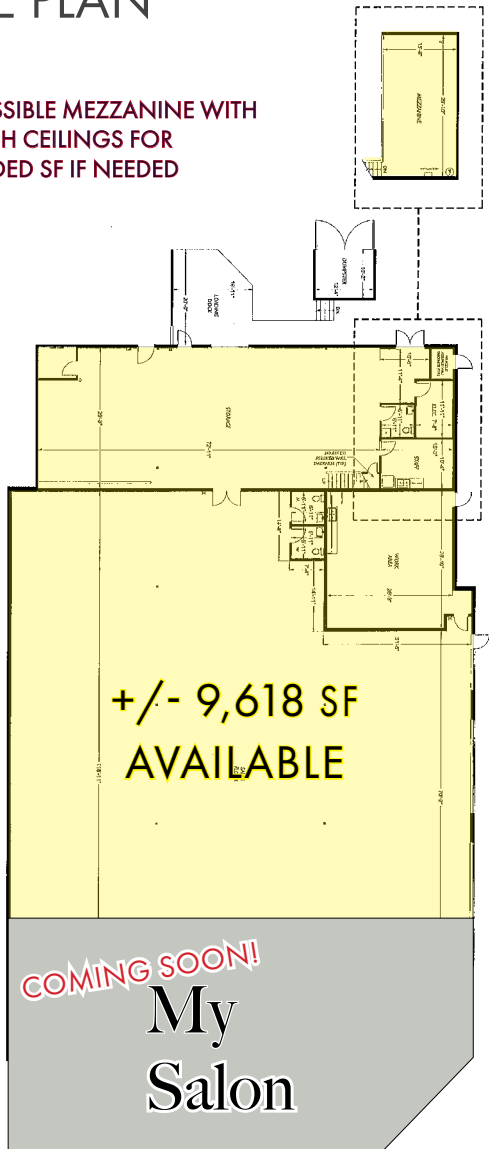
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SITE PLAN

POSSIBLE MEZZANINE WITH
HIGH CEILINGS FOR
ADDED SF IF NEEDED



DEMOGRAPHICS

► TOTAL POPULATION

1-Mile: 22,274

3-Mile: 122,932

5-Mile: 289,841

► AVERAGE HOUSEHOLD INCOME

5-minute Drive Time: \$76,309

10-minute Drive Time: \$86,351

15-minute Drive Time: \$90,866



HIGHWAY 99



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