

Alderwood Corner

RETAIL FOR LEASE

18415 33rd Avenue W, Lynnwood WA 98037



THE OPPORTUNITY

Rare small space available — former sandwich shop +/- 731 SF with some FFE!

Inline retail space available — +/- 1,360 SF

Dynamic retail site adjacent to the main north entrance to the Alderwood Regional Mall at the busy intersection of 33rd Ave West and 184th. Upscale, fast-growing demographic. Surrounded by strong retail on all sides, including H Mart, Costco, Nordstrom, Ross, Guitar Center, Big 5 and dozens of others. Excellent location in the middle of this core retail area—one of the busiest retail locations in the state with strong regular and trade area demographics.



Tiffini Connell

(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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DEMOGRAPHICS

► AVERAGE HOUSEHOLD INCOME

1-Mile: \$92,487
3-Mile: \$94,232
5-Mile: \$103,507

► TOTAL POPULATION

1-Mile: 10,410
3-Mile: 140,144
5-Mile: 328,328

► TOTAL DAYTIME EMPLOYEES

1-Mile: 12,626
OVER 26,000 EMPLOYEES WITHIN 2 MILES
3-Mile: 41,317
5-Mile: 99,889

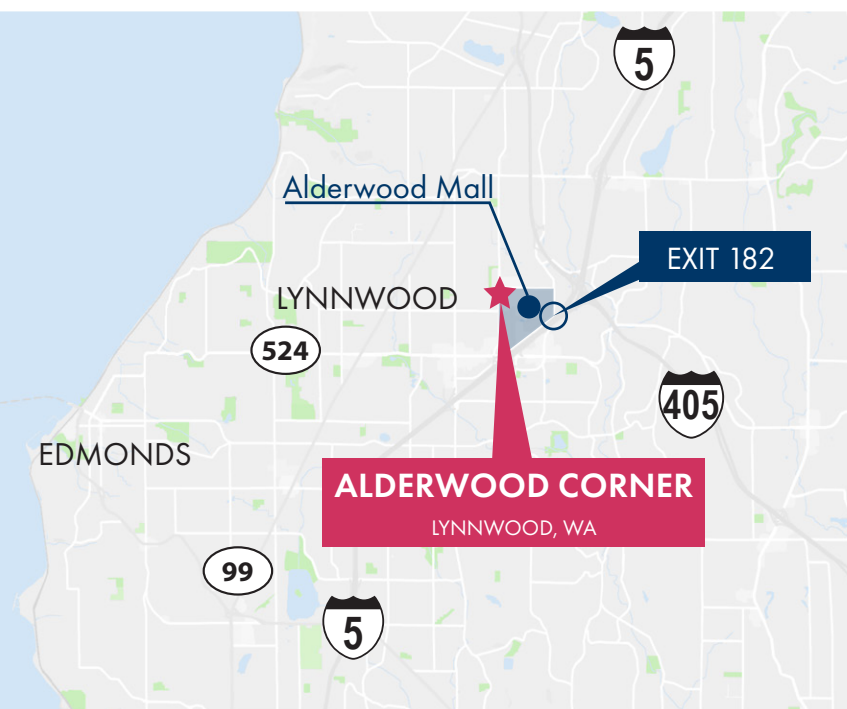
► TRADE AREA

(15 Min Drive Time from Site)
Population: 381,761
Average HH Income: \$99,114



21.33%

**HUGE 10 YEAR HOUSING GROWTH
WITHIN 1 MILE**



TRAFFIC COUNTS

42,000+ ADV
at the intersection of 196th St & I-5 (just south of center)

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SITE PLAN



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