

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
Office
Investment



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 | SPACE | | SF |
|-------|-----------------------|-----------|-------|-------------------------|----------------|
| A1 | LA Fitness | 50,000 SF | D11 | Harbour Dental | 1,495 SF |
| B4 | Mukilteo Chiropractic | 1,386 SF | N/A | Wells Fargo ATM | N/A |
| B8 | Dollar Tree | 14,449 SF | PAD | G & M Specialties, Inc. | 4,000-6,808 SF |
| D1 | DaVita | 6,950 SF | B1 | AVAILABLE | 2,425 SF |
| D3 | Julie Hair | 1,080 SF | B3 | PENDING | 1,278 SF |
| D4 | Teriyaki Wok | 1,080 SF | B5 | AVAILABLE | 1,400 SF |
| D6 | Subway | 993 SF | B6 | AVAILABLE | 1,495 SF |
| D8 | LaborWorks | 2,480 SF | B7 | AVAILABLE | 1,482 SF |
| D10 | Edward Jones | 1,200 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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