

Lynnwood Toys R Us

18601 Alderwood Mall Pky, Lynnwood, WA



FOR LEASE

43,105 SF of Freestanding Building across from
Alderwood Mall in Lynnwood, WA

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Mathews

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Features

AVAILABLE 43,105 SF

AREA 163,671 SF (3.6 AC)

PRICE / SF \$22.00 / SF

SIGNAGE Building and monument signage available

AMENITIES Regional mall, restaurants, Target, Kohl's, New Costco (2017) and Dave and Busters coming soon

PARKING 247 total

YEAR BUILT 1981



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The subject property is located on Alderwood Mall Pkwy in Lynnwood. Fantastic regional location with easy access to I-5 and I-405 freeways. Across from Alderwood Mall and within blocks of the new Costco, Target, and Kohls.

LOCATION HIGHLIGHTS

Planned regional center. Very generous zoning classification with most retail/office uses allowed.

Excellent access with multiple access points off Alderwood Mall Blvd and adjoining properties.



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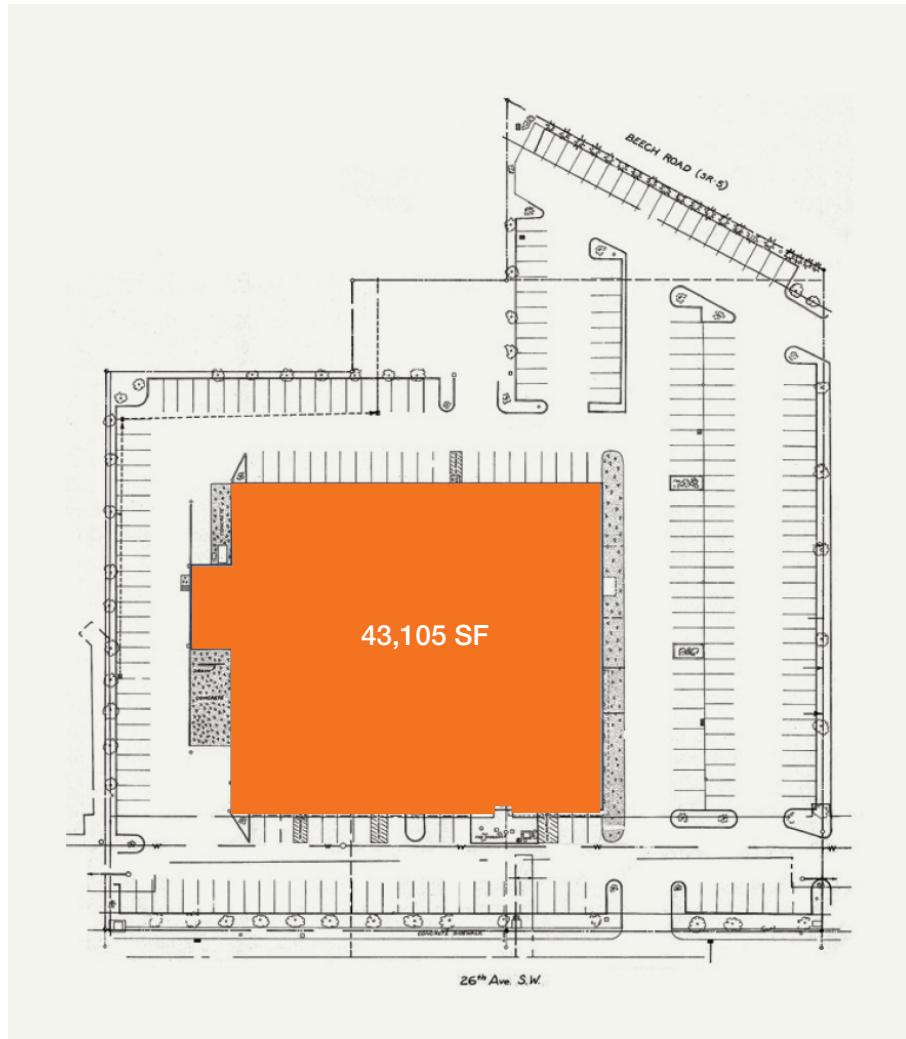
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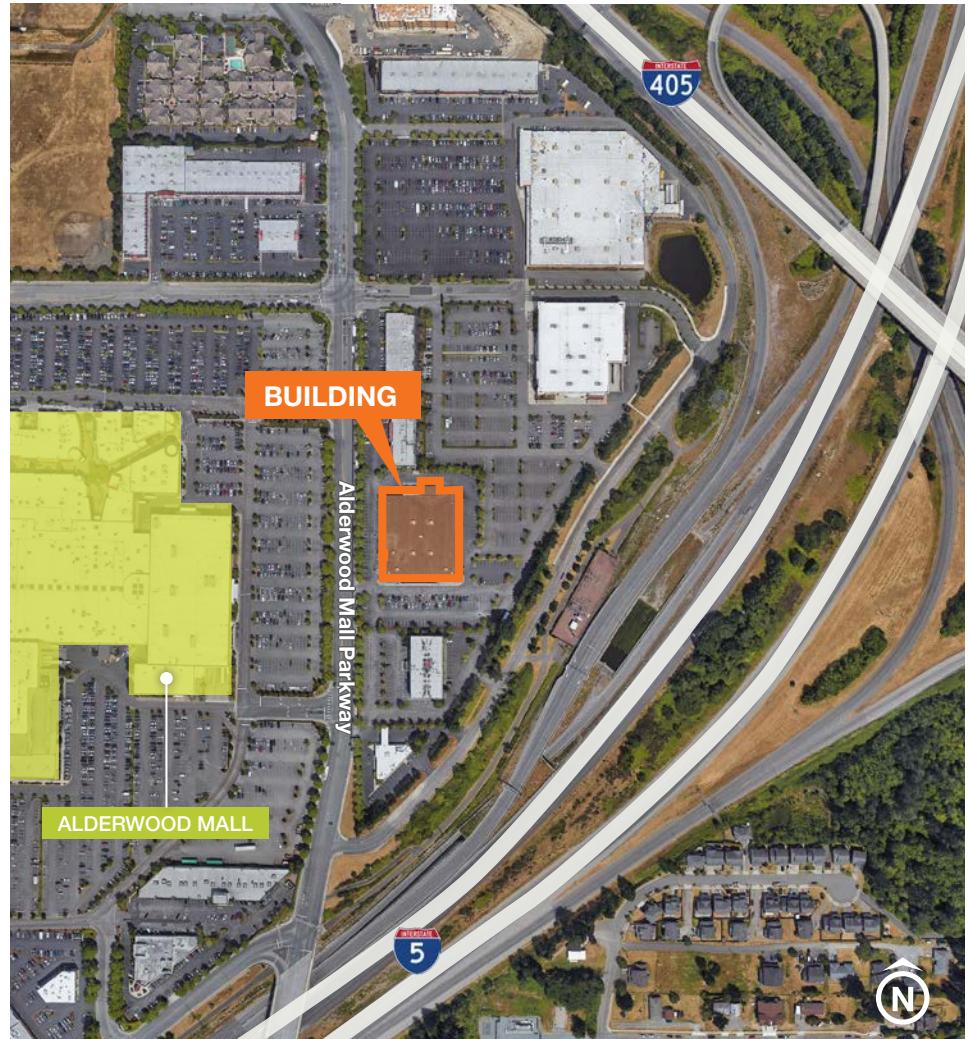
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Site Plan



Aerial Overview



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Area Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2017	9,165	140,373	333,279
2022	9,938	152,402	361,148
Growth 2017 - 2022	8.43%	8.57%	8.36%

POPULATION BY AGE

Average Age	38.10	37.30	38.10

HOUSEHOLDS

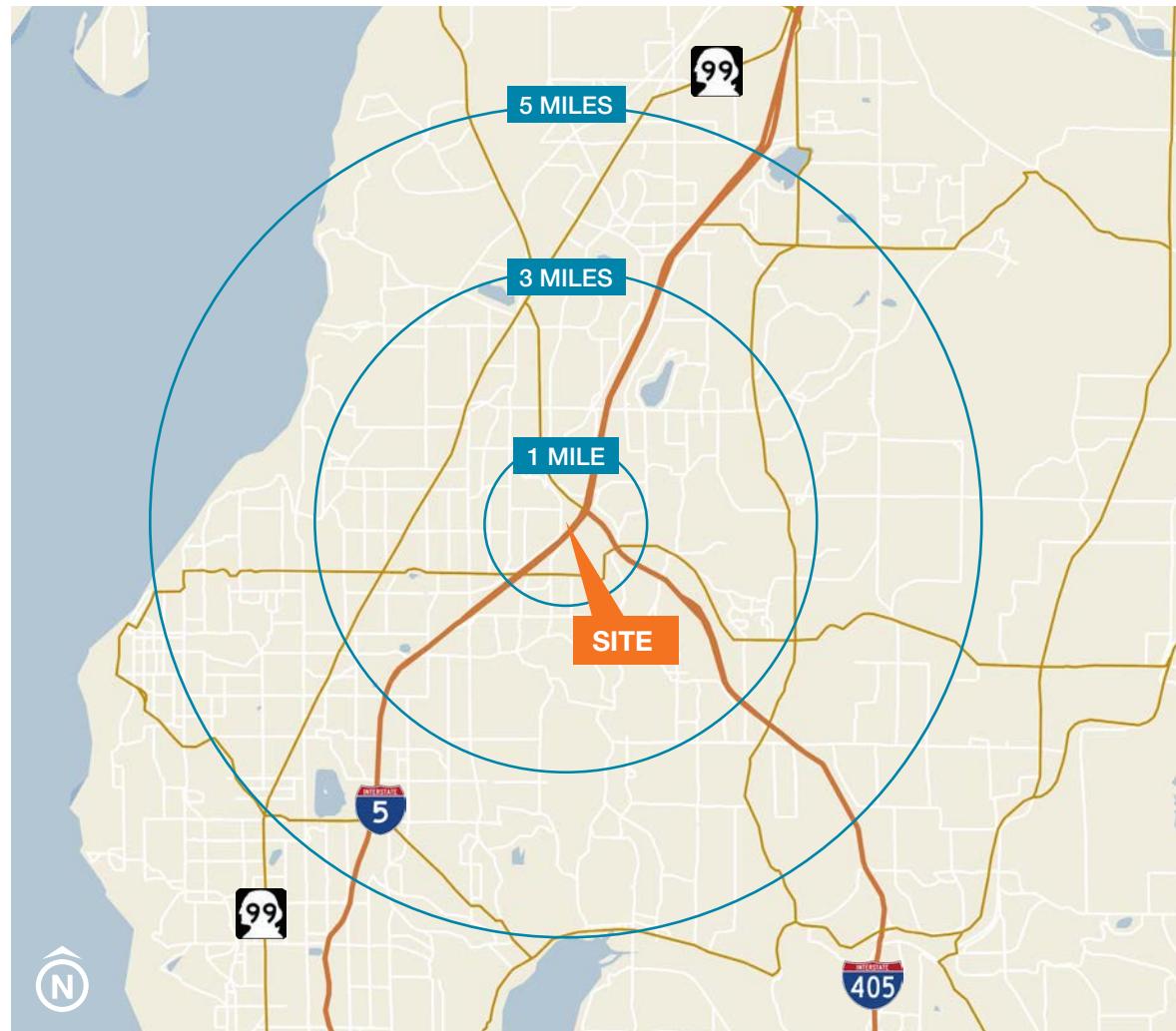
2017	3,308	53,625	129,656
Growth 2017 - 2022	8.40%	8.62%	8.37%

HOUSEHOLDS BY INCOME

< \$100,000	67.93%	66.94%	62.84%
\$100,000-\$200,000	24.75%	23.01%	28.8%
\$200,000+	7.31%	6.05%	8.36%
Avg HH Income	\$92,075	\$90,949	\$99,240

HOUSING UNITS

Owner	63.15%	61.79%	64.21%
Renter	36.85%	38.21%	35.79%



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