

# 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

**Eric Bissell**  
First Vice President  
425.444.6409  
ebissell@kiddermathews.com

**Brad Bissell**  
Senior Associate  
425.444.6339  
bbissell@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

**km** Kidder  
Mathews

# Lynnwood Toys R Us

18601 Alderwood Mall Pky, Lynnwood, WA

## 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



**Eric Bissell**  
First Vice President  
425.444.6409  
ebissell@kiddermathews.com

**Brad Bissell**  
Senior Associate  
425.444.6339  
bbissell@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# Lynnwood Toys R Us

18601 Alderwood Mall Pky, Lynnwood, WA



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.



**Eric Bissell**  
First Vice President  
425.444.6409  
ebissell@kiddermathews.com

**Brad Bissell**  
Senior Associate  
425.444.6339  
bbissell@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

**km Kidder Mathews**

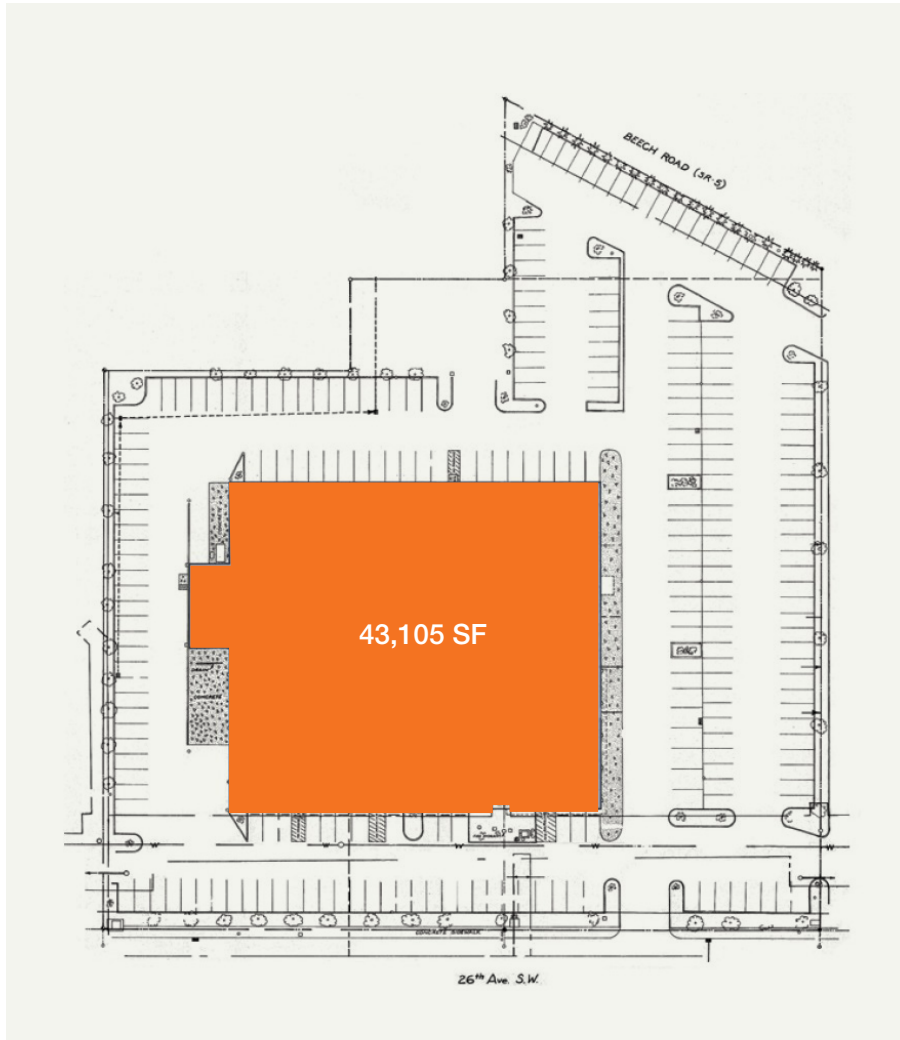
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



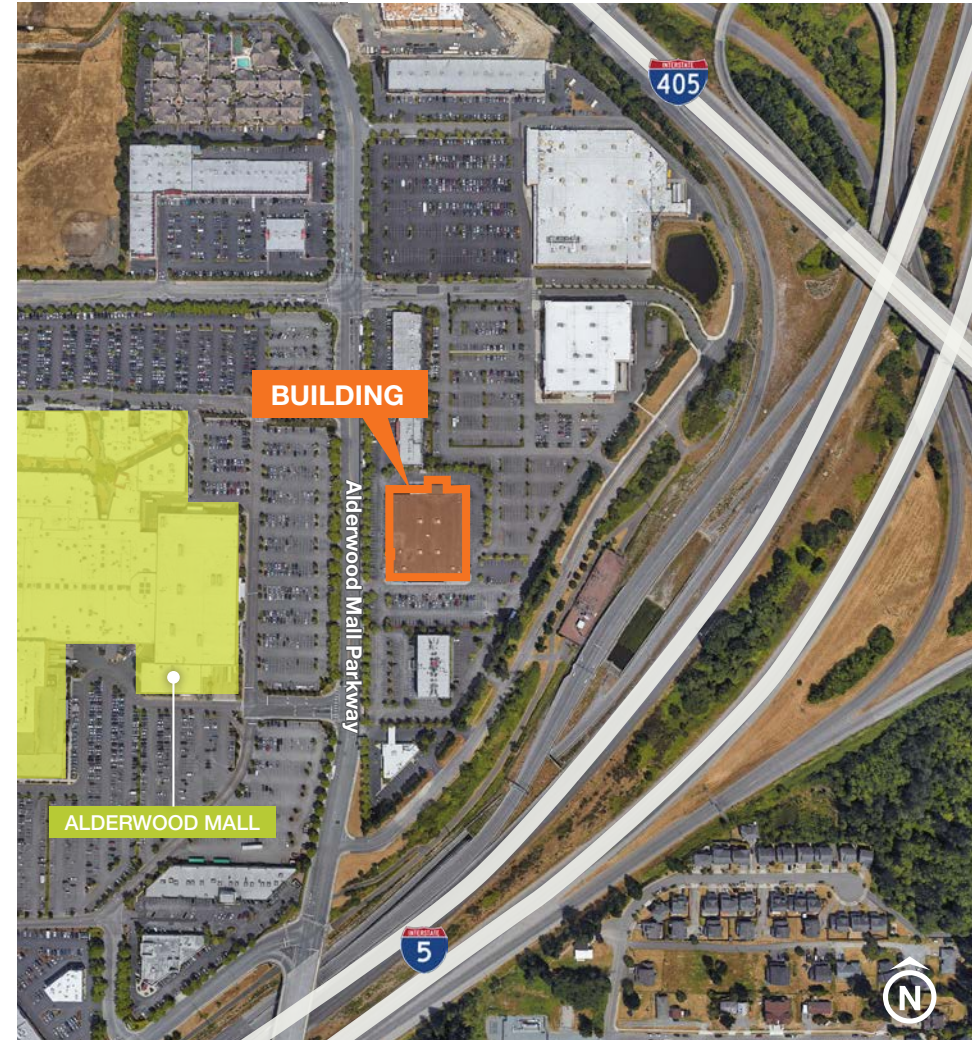
# Lynnwood Toys R Us

18601 Alderwood Mall Pky, Lynnwood, WA

## Site Plan



## Aerial Overview



**Eric Bissell**  
First Vice President  
425.444.6409  
ebissell@kiddermathews.com

**Brad Bissell**  
Senior Associate  
425.444.6339  
bbissell@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# Lynnwood Toys R Us

18601 Alderwood Mall Pky, Lynnwood, WA

## 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%



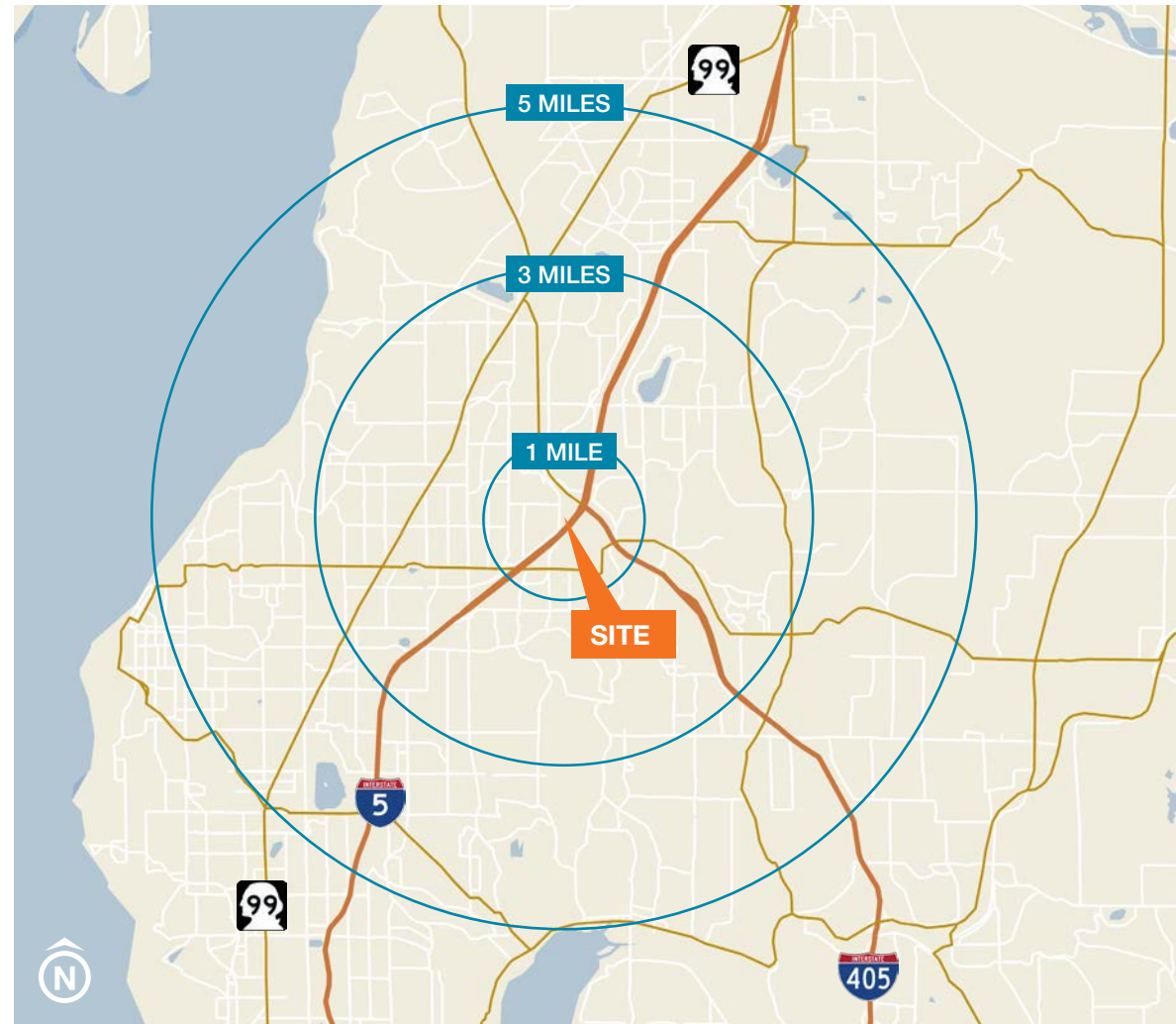
### HOUSEHOLDS BY INCOME

< \$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%



**Eric Bissell**  
First Vice President  
425.444.6409  
ebissell@kiddermathews.com

**Brad Bissell**  
Senior Associate  
425.444.6339  
bbissell@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.