20423 Highway 99 Lynnwood, WA 98036
Retail/Warehouse for Lease

Tiffini Connell
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www.wccommercialrealty.com

WCCR
West Coast Commercial Realty

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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Property Highlights:

26,400 Total SF
- 13,200 SF ground floor
- 13,200 SF Daylight basement

- Fully Sprinklered 9'-12' ceilings
- 56 +/- Parking Stalls
- 2 Prominent Pylon signage opportunities
- Right/Left turn access
- Huge Warehouse/Storage area
- 3 Loading Docks

CBA ICSC CoStar POWERBROKER

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OPPORTUNITIES

Single Tenant User

Automotive, grocery, electrical/ plumbing distribution, etc

Shared Multi Tenant Retail Space

See Plan (i.e. food, electronic, service, sporting goods, health and beauty, etc)

Ground Lease Opportunity

Multiple pads available-Drive Thru Allowed. Quick Service Restaurant, Coffee Kiosk, Other

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DEMOGRAGHICS

POPULATION
1-Mile: 18,556
3-Mile: 132,233
5-Mile: 286,051

EMPLOYEES
1-Mile: 11,427
3-Mile: 47,924
5-Mile: 78,333

AVERAGE HOUSEHOLD INCOME
1-Mile: $78,134
3-Mile: $105,437
5-Mile: $114,057

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