

# Alderwood Towne Center

RETAIL FOR LEASE

3225 Alderwood Mall Boulevard  
Lynnwood, WA 98036



## THE OPPORTUNITY

Prime location in one of Puget Sound's hottest retail markets! Alderwood Towne Center is located just in front of the Alderwood Mall and boasts I-5 visibility, easy multi-point access and ample parking. Join national retailers Marshalls, Michaels, AT&T, Precor Home Fitness, Comcast/Xfinity and many more!

Prime trade retail space available NOW!



Tiffini Connell  
Jonathan Willett

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

# WCCR

West Coast Commercial Realty

Retail  
Office  
Investment

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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CBA ICSC  
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2018 Top Broker Award

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## DEMOGRAPHICS

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$85,608  
2-Mile: \$89,348  
3-Mile: \$93,669  
5-Mile: \$104,207

### TOTAL POPULATION

1-Mile: 13,513  
2-Mile: 58,141  
3-Mile: 139,879  
5-Mile: 335,913

### TOTAL DAYTIME EMPLOYEES

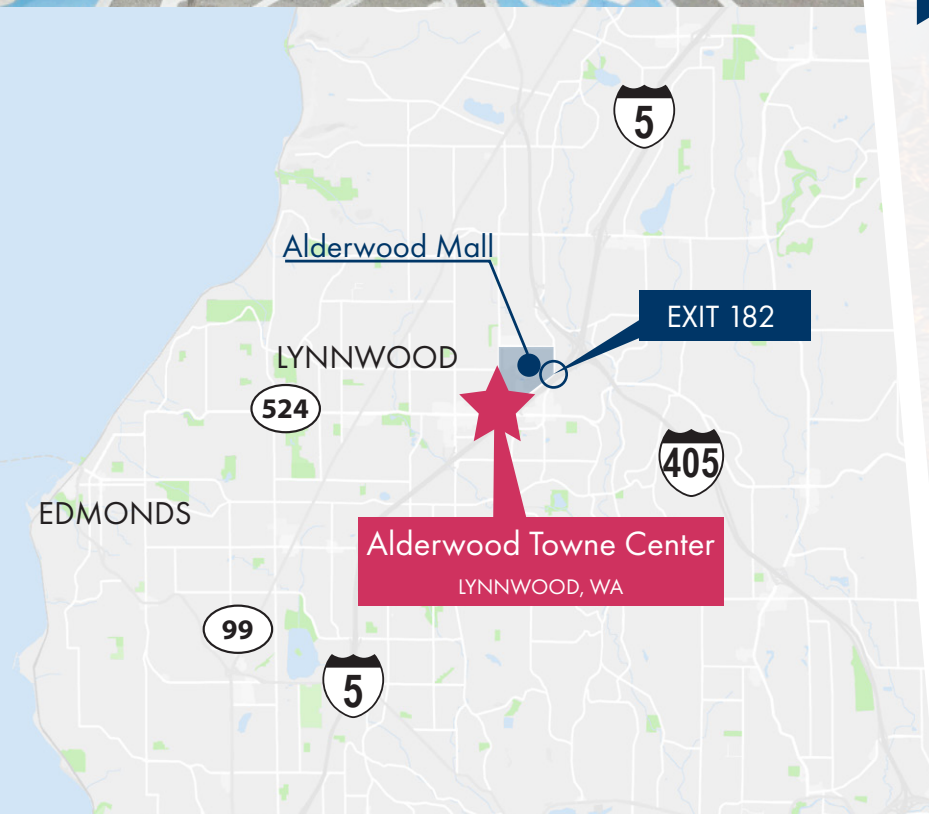
1-Mile: 13,301  
2-Mile: 25,566  
3-Mile: 44,355  
5-Mile: 102,854



## TRAFFIC COUNTS

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

160,000+ ADV  
Interstate-5  
(at milepost 181.5)



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## SITE PLAN

**2,250 SF  
AVAILABLE**



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