

RETAIL FOR LEASE

ALDERWOOD TOWNE CENTER

3225

ALDERWOOD MALL BLVD

Lynnwood, WA 98036



www.cbre.com/seattle

CBRE

RETAIL FOR LEASE ALDERWOOD TOWNE CENTER



PRIME ALDERWOOD RETAIL SPACE AVAILABLE

Combined spaces ranging from ±640 RSF to ±2,250 RSF (NNN \$4.91 PSF)

PROPERTY HIGHLIGHTS

- + Located in the Alderwood retail corridor of the City of Lynnwood, a retail paradise that attracts shoppers from as far north as across the Canadian border
- + First-rate location with remarkable full panoramic view from I-5
- + Situated on a primary retail road, just one block from Alderwood Mall
- + Ample parking
- + Join Marshalls, Michaels, AT&T, Precor Home Fitness, Comcast and many more

DEMOGRAPHIC HIGHLIGHTS

- + Strong daytime population of over 52,150 within a 3 mile radius
- + Average household income of \$72,835 within a 3-mile radius
- + A 5-mile radius trade area analysis indicates high demand for the restaurant, drug store, sporting goods, and home center categories



DEMOGRAPHIC REPORT

2015 Demographics (estimated)	1 mile	3 miles	5 miles
Population	12,699	130,477	318,282
Daytime Employees	22,589	91,175	212,036
Average Household Income	\$75,128	\$81,190	\$87,687



SITE PLAN



Tenant	Unit	± SF
Clubhouse Golf Center	3105-A	5,100
Available January, 2017	3105-B	2,250
Savvy Mattress	3105-C	3,900
Life Uniform	3105-G	2,465
Lease Pending	3105-H	2,247
Red Wing Shoes	3105-I	1,880
Honey Baked Ham	3105-K	1,704
Molly Maid	3105-L	1,296
Penzeys	3105-M	1,296
Penzeys	3105-N	1,704
Comcast Xfinity	3105-Qa	4,300
Dau Family Dentistry	3105-Qb	3,000
Available	3105-R	640
Michaels	3115-B	25,000
Marshall's	3205-C	25,000
Performance Bikes	3225-A	6,507
Mallory Paint Store	3225-B	2,942
Vern Fonk Insurance	3225-D	2,200
AT&T Wireless	3225-E	2,021
Precor Home Fitness	3225-F	3,930
GolfTEC	3225-G	2,720
Salon Zuberenz	3225-H	3,038

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