

PREMIER RETAIL SITE

MUKILTEO GATEWAY SITE

13603 Lake Road | Lynnwood, WA

*Example Rendering



BELLEVUE | SEATTLE | TACOMA
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13603

LAKE ROAD

LYNNWOOD

WA 98087

PROPERTY HIGHLIGHTS

- » 42,000 SF Pad Ready
- » Located next to the airport serving 1,900 people per day
- » Premier high-visibility site (49,954 average daily traffic on SR 525)
- » Build-to-suit opportunity with custom improvements (1,000 – 12,000 SF)
- » Zoned light industrial
- » Easy access to SR-525, I-5, I-405, and Hwy 99
- » 480-volt, 3-phase power and natural gas heating

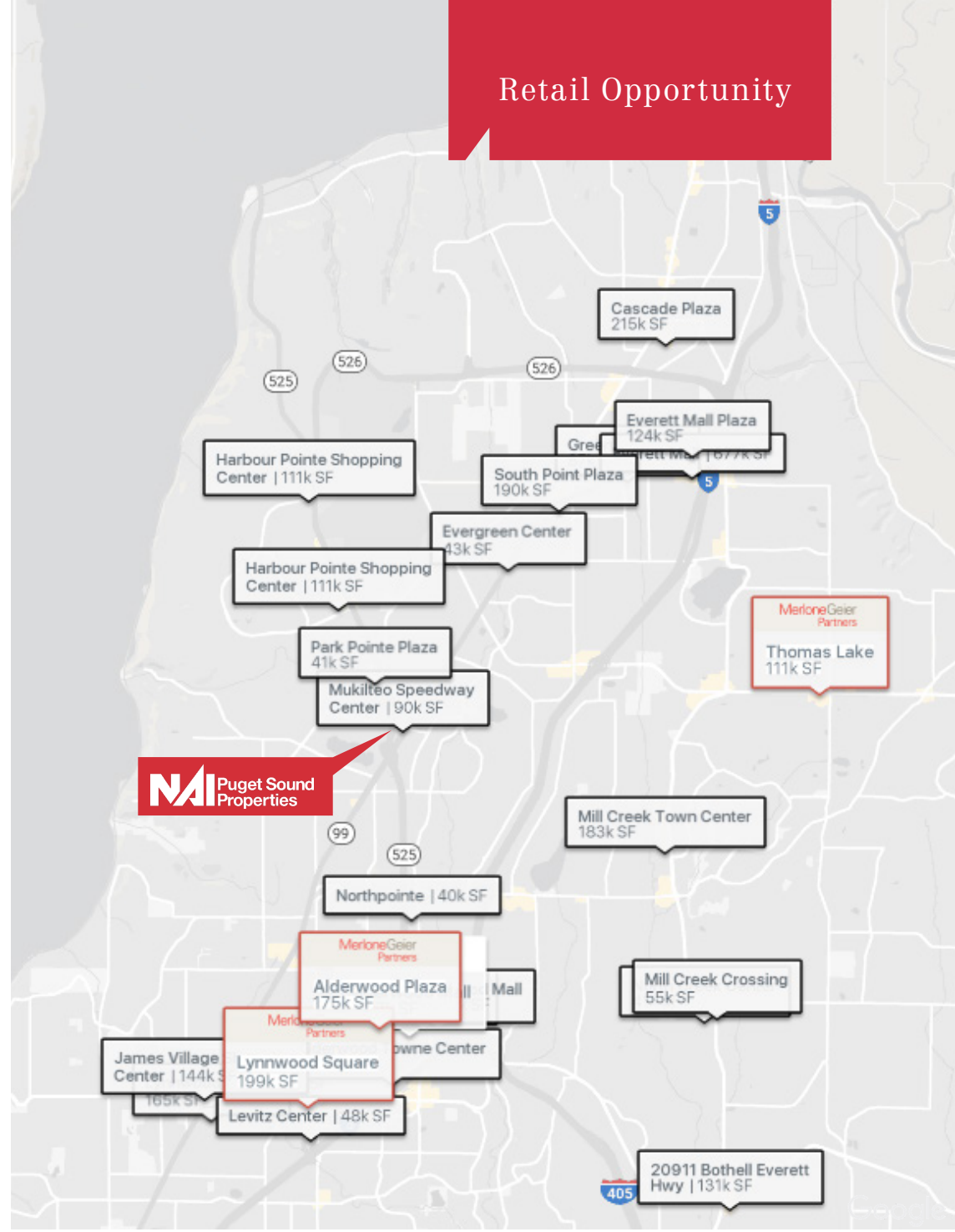
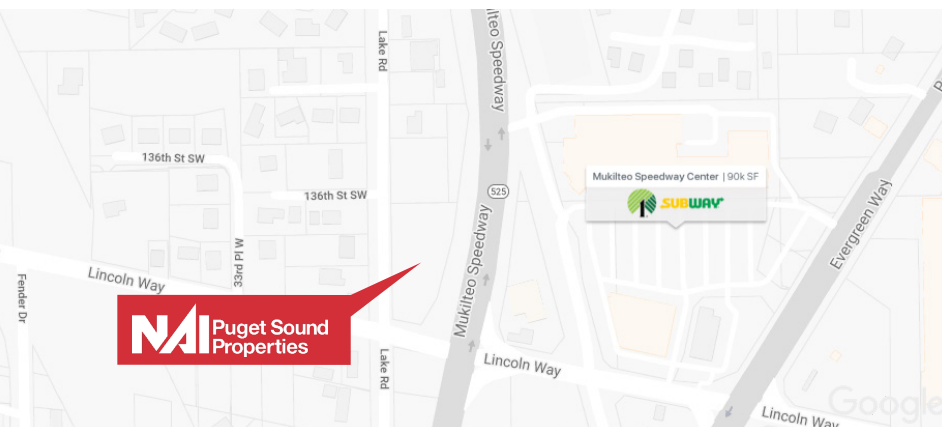
FOR LEASE Call for Rates, NNN

Disclosure, both brokers are also the owners of the subject property.

Retail Opportunity



MUKILTEO
GATEWAY SITE



Retail Opportunity

Neighboring Tenants



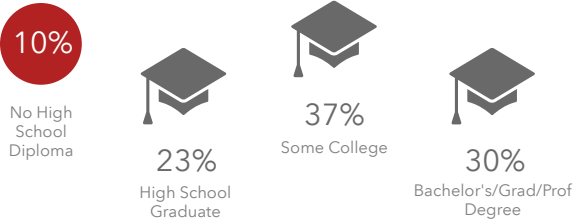
Retail Opportunity



Demographics

1 Mile Radius

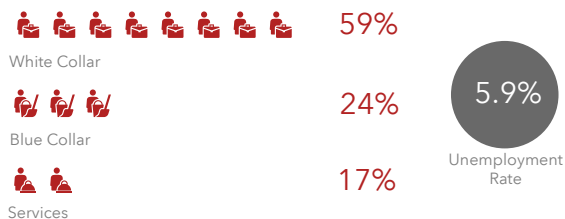
EDUCATION



BUSINESS

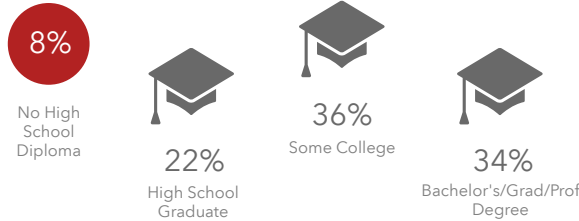


EMPLOYMENT



3 Mile Radius

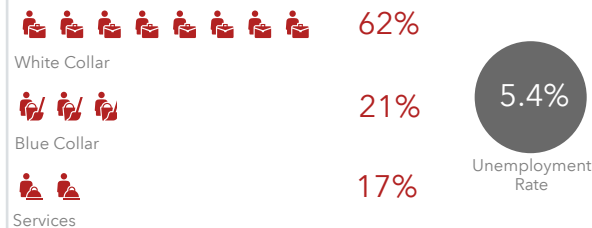
EDUCATION



BUSINESS

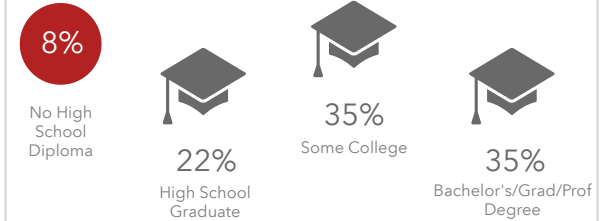


EMPLOYMENT



5 Mile Radius

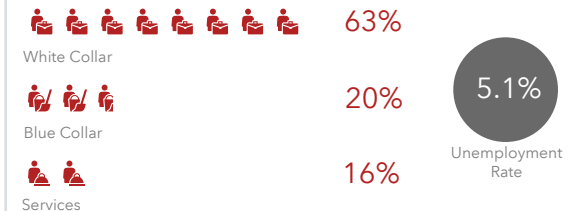
EDUCATION



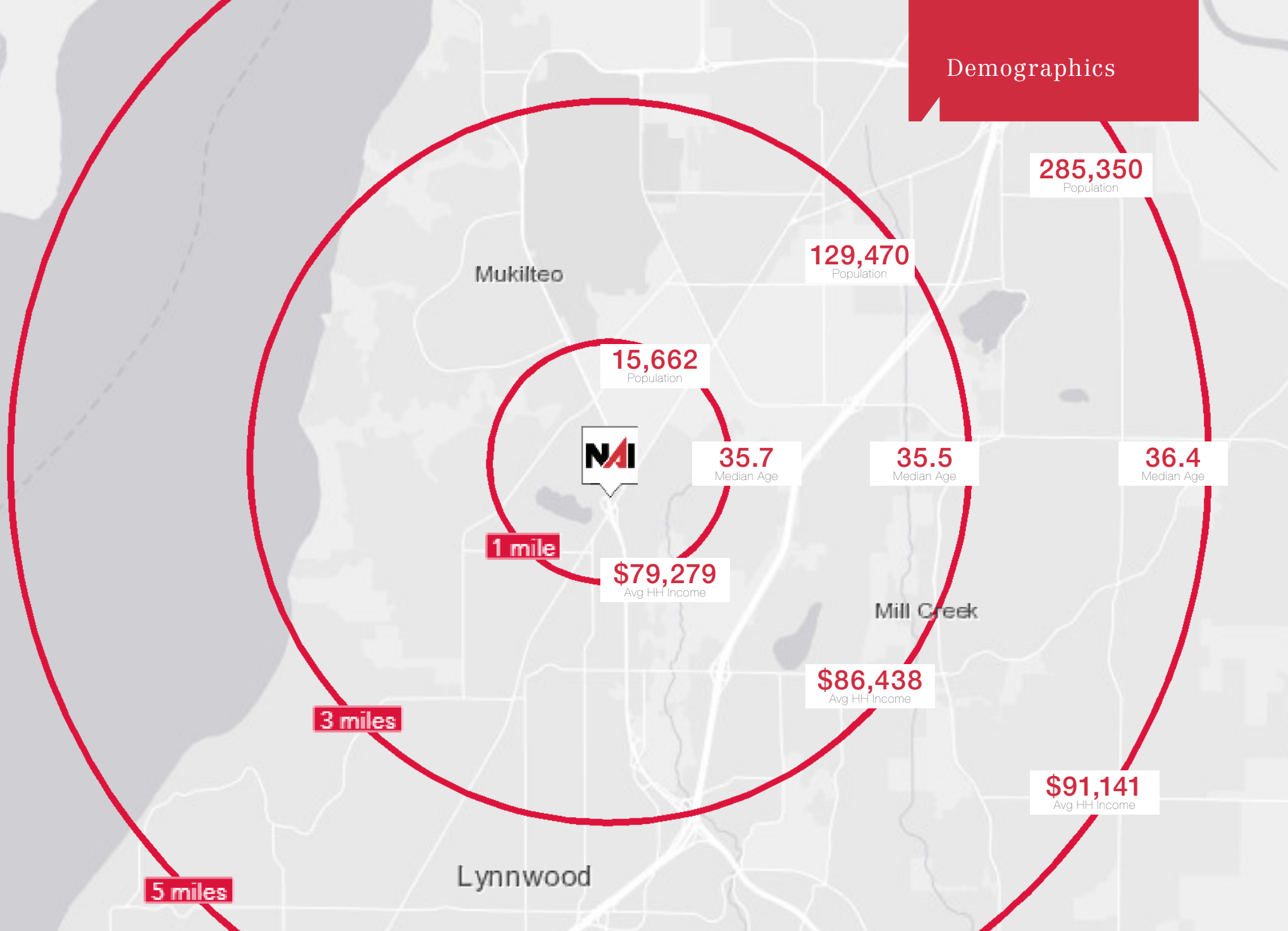
BUSINESS



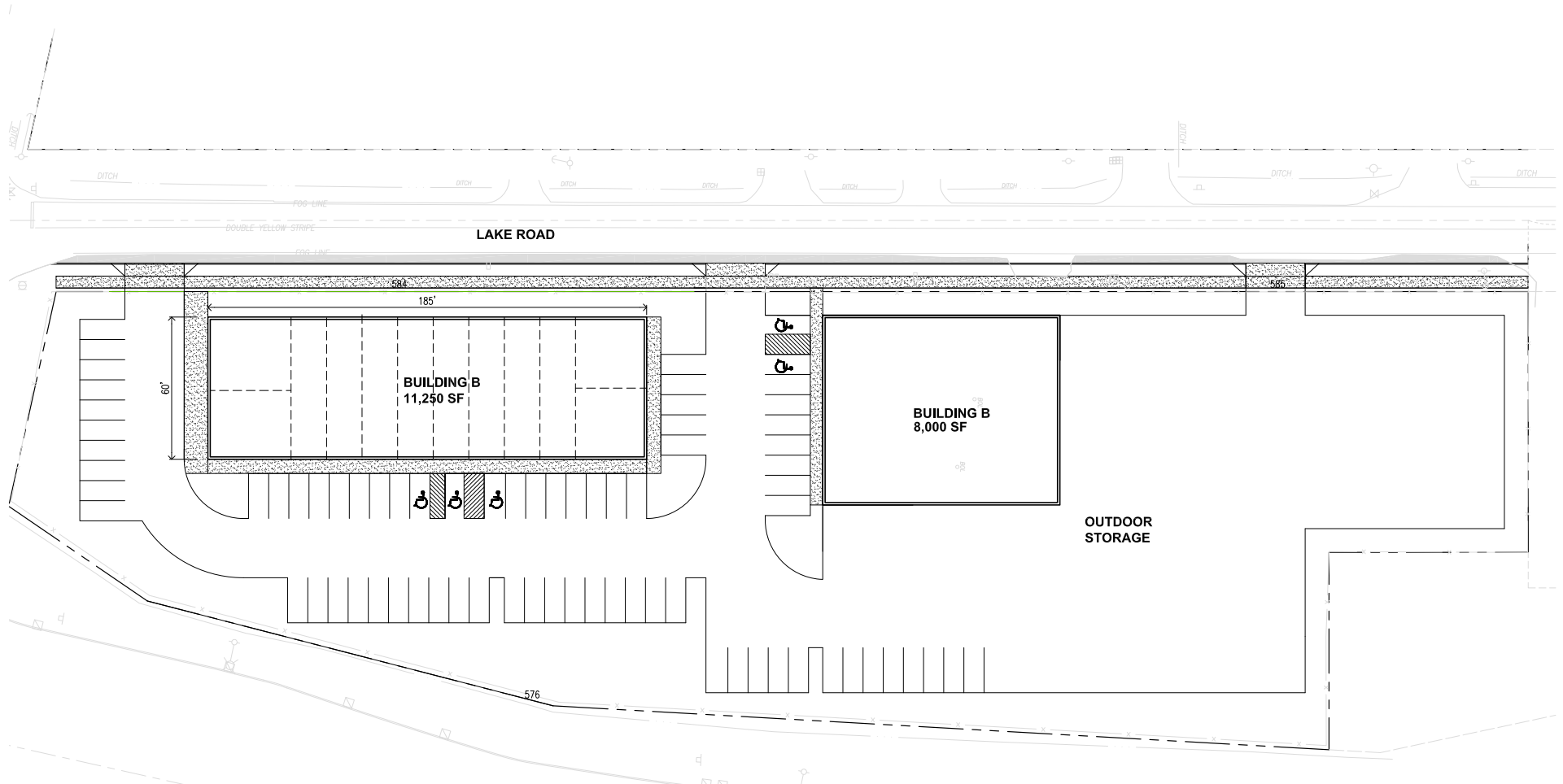
EMPLOYMENT



Demographics



Site Plan



Elevation Plan

