

FOR  
LEASE

Retail 24/7.

# LYNNWOOD AUTO CENTER

21609-21619 HIGHWAY 99 :: LYNNWOOD, WA

Located on  
Highway 99 across  
from Top Foods  
and nearby Acura  
dealership.  
Many car dealers  
and hospitals in  
the area.



## HIGHLIGHTS

The Lynnwood Auto Center is a  $\pm 21,407$  SF strip shopping center on Highway 99 in the City of Lynnwood. It is located across Highway 99 from a large Top Foods and near the Acura dealership.

The center is tenanted with automotive-related tenants such as Big O Tires, KC Martin Transmission Specialists, and Clutch Doctors.

- $\pm 8,650$  SF Building "A"
- $\pm 12,757$  SF Building "B"
- Excellent high traffic location
- Efficient ingress/egress access
- Good signage available
- 91 parking stalls (approx. 4.25 spaces per 1,000 SF of GLA)



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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Vice President

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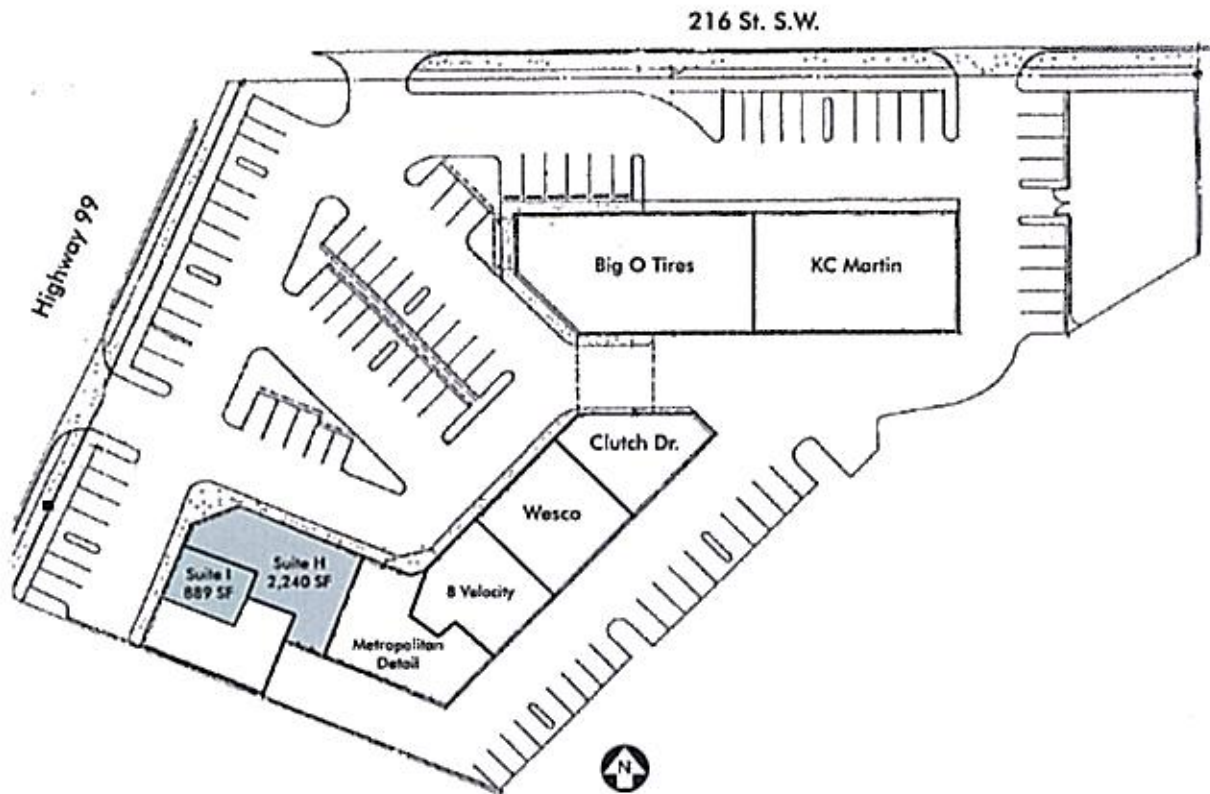
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SITE  
PLAN



## AVAILABLE

Suite	±RSF	Rate/Month/NNN*
H	2,240	\$3,920
I	889	\$1,556

\*As-is

## 2010 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	18,147	112,984	252,801
AVG. HOUSEHOLD INCOME	\$58,779	\$73,798	\$78,896
HOUSEHOLDS	7,575	44,811	100,910

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