



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

20423 HIGHWAY 99 | LYNNWOOD, WA

RITZ FURNITURE GALLERY

BUILDING FOR SALE / FOR LEASE

LOCATION AERIAL





First Western Properties is pleased to present the Ritz Furniture Gallery Building located at 20423 Highway 99 presents a rare opportunity for an owner/user to secure a large-format, highly visible commercial building along one of Snohomish County's primary retail corridors. The 25,476 SF two-story structure combines expansive showroom space with functional warehouse and dock-high loading, creating a versatile platform for retail, distribution, service, or specialty users.

Situated on ±53,579 SF with 255 feet of Highway 99 frontage and exposure to over 34,000 vehicles per day, the property offers both operational efficiency and brand visibility. Flexible Commercial General (CG) zoning further enhances usability, allowing a broad range of commercial applications.

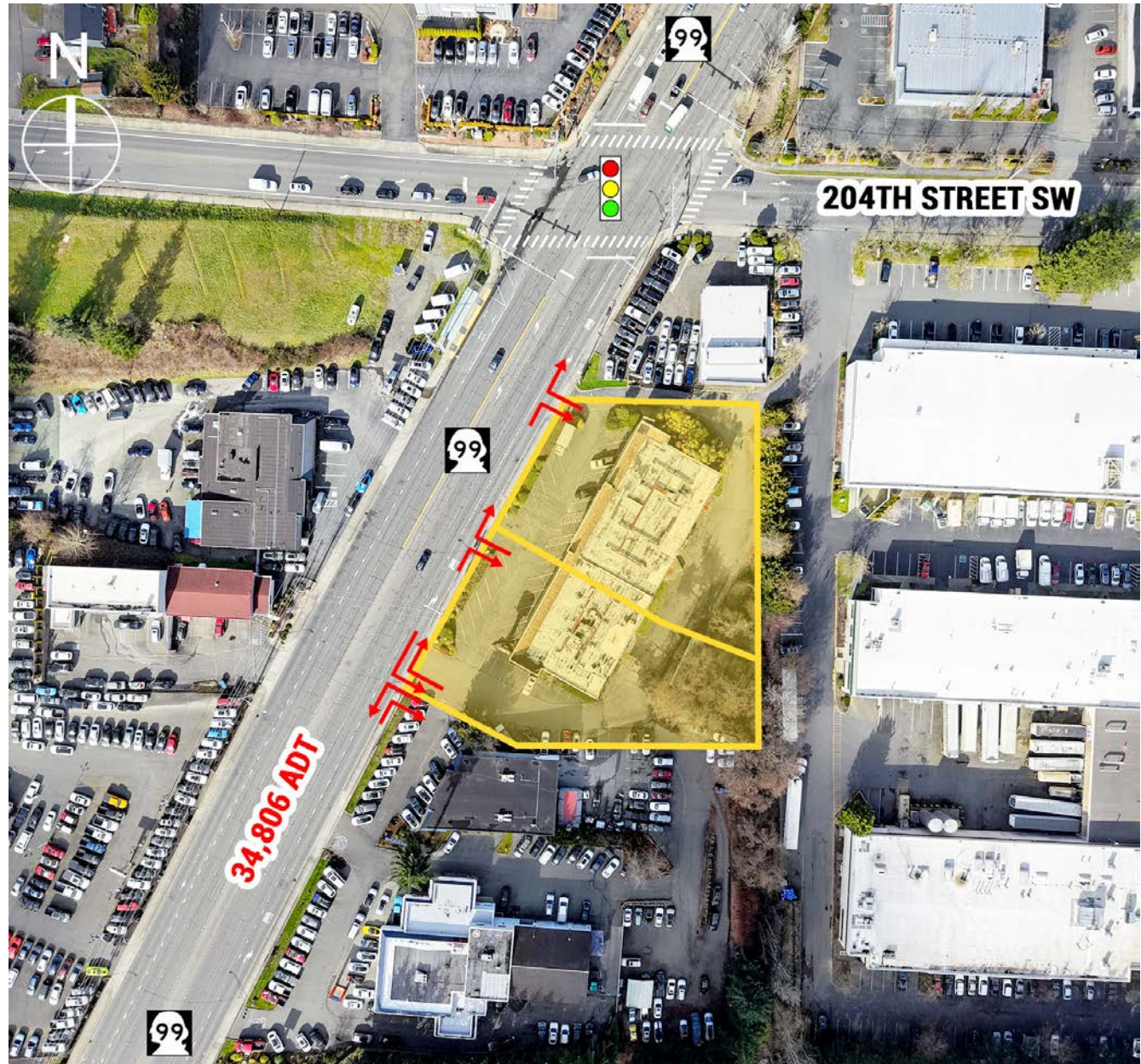
For businesses seeking long-term occupancy control, brand presence, and equity growth in a high-traffic corridor, this asset provides scale and flexibility rarely available in today's market.

DRONE RETAIL AERIAL



PROPERTY SUMMARY

Address	20423 Hwy 99, Lynnwood
Total Land Area	53,579 SF (1.23± Acres)
Zoning	Commercial General (CG) Click Here for Use
Jurisdiction	City of Lynnwood, WA
Building Size	25,476 SF
Floors	2: Ground Floor + Basement
Year Built	1976
Signage	Pylon
Parking	56 Stalls
Loading	3 Dock High Doors
Ceiling Height	9'12"
Parcel 1	Parcel: 00564100000606 Land Area: 27,439.55 SF
Parcel 2	Parcel: 00564100000603 Land Area: 27,435.43 SF
Price	For Sale: \$5.3M For Lease: \$15.00 PSF, NNN



Architectural floor plan of a large room, likely a warehouse or industrial space, showing various structural elements and annotations. The plan includes a central area with a dashed line indicating a proposed or existing feature. Key annotations include:

- EXISTING WINDOWS FILLED IN**: Located at the top left and top center.
- DESIGN CENTER**: Located at the top center, enclosed in a dashed oval.
- EXISTING WINDOW FILLED IN**: Located at the top center, below the Design Center.
- EXISTING CHIMNEY**: Located on the right side, near the center.
- EXISTING DESIGN CENTER**: Located on the right side, near the top.

Numbered callouts (circles with numbers) are distributed throughout the plan, indicating specific points of interest or measurements. Dimensions are provided for certain areas, such as $20'-9"$ and $7'-0\frac{1}{2}"$. The plan also shows a staircase and various structural details.



INTERIOR PHOTOS

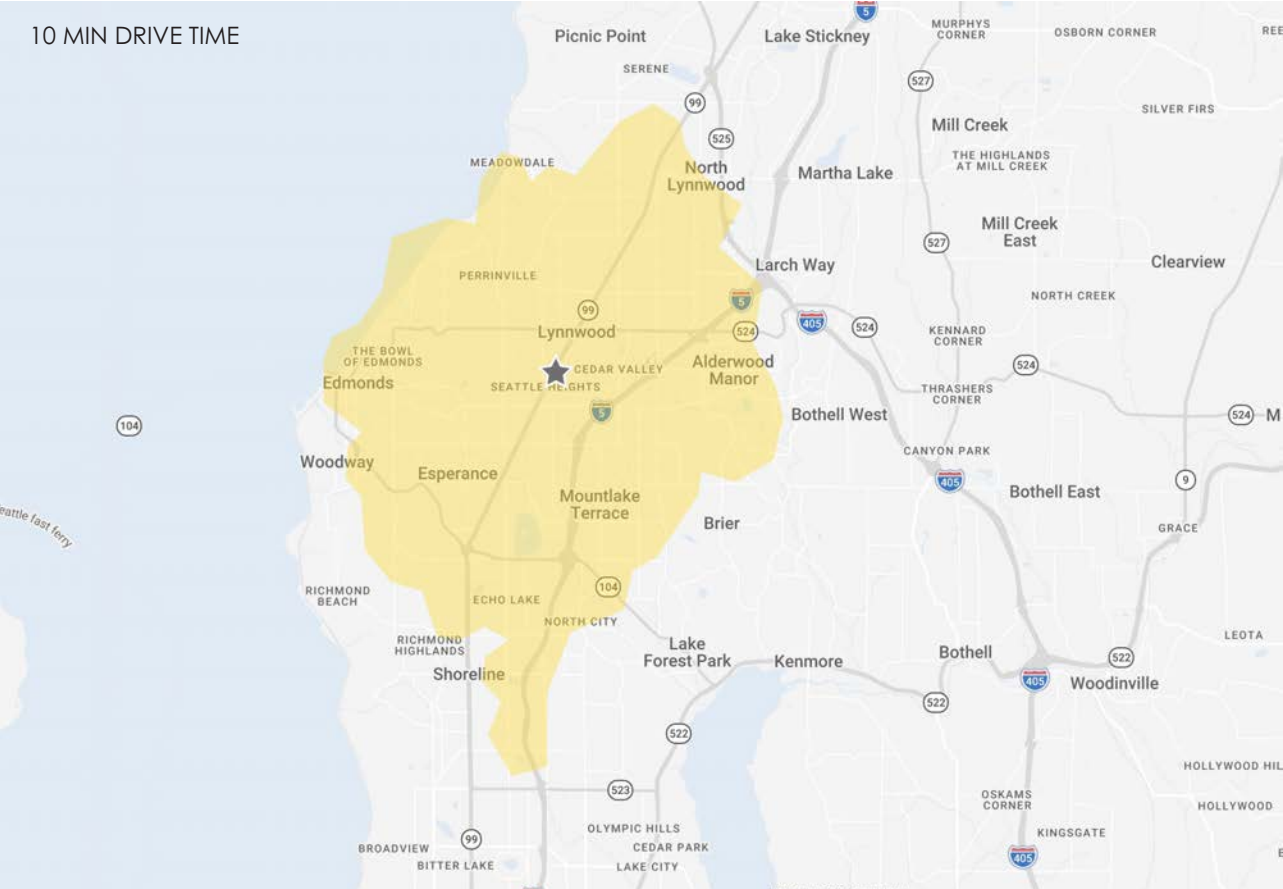


LOCATION AERIAL



DEMOGRAPHICS

Lynnwood, Washington, stands as a pivotal economic engine within Snohomish County. While it ranks as the fourth largest city by population, its strategic significance is primarily defined by its role as the region’s preeminent commercial center. The economic landscape of Lynnwood is characterized by a vibrant and expansive business community. With a robust ecosystem supporting over 2,500 distinct businesses, the city generates a palpable energy. This commercial dynamism is underscored by a dramatic increase in its daytime population, which swells to over 150,000 individuals, comprising a diverse influx of dedicated workers, active consumers, and ambitious students. This substantial daily influx fuels the local economy and underscores Lynnwood’s magnetic appeal as a hub for commerce and activity.



158,582

POPULATION
10 MIN DT



66,051

NO OF HOUSEHOLDS
10 MIN DT



\$150,121

AVERAGE HH INCOME
10 MIN DT



\$777,710

MEDIAN PROPERTY VALUE
10 MIN DT



40.1

YEARS OLD
MEDIAN AGE



\$3.85B

TOTAL NON-RETAIL
EXPENDITURE



104,941

DAYTIME ADJ. POPULATION
10 MIN DT



34,806

HIGHWAY 99
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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