



Alderwood

LYNNWOOD (SEATTLE), WASHINGTON



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WELL POSITIONED SUPER-REGIONAL SHOPPING CENTER FOR SEATTLE'S AFFLUENT, RAPIDLY GROWING NORTHERN SUBURBS

Alderwood strengthened its dynamic position in the market with an aggressive redevelopment. The shopping center was completely remodeled, expanded and re-merchandised to contain more than 1.3 million square feet. The remodel and expansion created a regional retail and entertainment center, filling current market voids and catering to more upscale consumers. "The Village" contains an array of better shopping and restaurants in a protected, outdoor setting. Large interior and exterior fireplaces welcome shoppers to "The Terraces," which feature a 16 screen state-of-the-art theatre, restaurants and boutique retailing in a garden-like environment.

EXCELLENT LOCATION / EASY ACCESS

- Ideally located at the junction of I-5 and I-405, the two most heavily traveled freeways in the state.
- Serving Seattle's affluent, rapidly growing northern suburbs; Alderwood is a dynamic super-regional shopping center in the northern half of a metropolitan area projected to reach 2.8 million people in 2011.
- 20-minute drive time for 1/3 of the Seattle metropolitan area population.
- 17.4 million customers visit Alderwood annually.

THE CUSTOMERS YOU WANT

- Rapid population growth - Snohomish County's population increased by 8.2% and the state of Washington grew by 6.7% in 2006.
- Increased employment - County and state employment growth beat national averages. In the county, employment was up 6%, state-wide 2.8% compared to national growth of 1.4%. In 2007, the total employment within a 5-mile radius was 96,514 - 67% of these workers are highly paid employees in Executive, Professional and Administrative occupations.
- Greater buying power - In 2007, the average household income within Alderwood's projected primary trade area boundaries was \$73,344 or 13% higher than the national average. By 2012, projected trade area households will earn an average income of \$75,686, which is 12% greater than the national average.

SIGNATURE STYLE

- Anchored by Nordstrom, Macy's, JCPenney and Sears, Alderwood features nearly 200 specialty retailers including Abercrombie & Fitch, Ann Taylor Loft, The Apple Store, Banana Republic, Borders, Build-A-Bear Workshop, Coldwater Creek, Hollister, Pottery Barn, REI, Sephora and Williams-Sonoma which complement our full-service restaurants; McGrath's Fish House, PF Changs, Romano's Macaroni Grill, Ruby's Diner and Claim Jumper as well as a state-of-the-art 16 screen AMC Theatre.
- During 2007, Alderwood enhanced its ever-evolving tenant mix by adding abercrombie, Aldo, Blue C Sushi, Coach and Swarovski as well as relocating Banana Republic and expanding Journey's, Hot Topic and Spencer Gifts to this world-class dining, entertainment and shopping destination. The recently re-themed and extremely popular children's play area attracts families from all over the Pacific Northwest.

MALL INFORMATION

LOCATION

Cross Streets: Alderwood Mall Blvd. and 184th Street SW – the junction I-5 and I-405.

MARKET

Seattle

DESCRIPTION

Single-level enclosed and open-air with a super-regional draw

ANCHORS

Macy's, JCPenney, Nordstrom, Sears

TOTAL RETAIL SQUARE FOOTAGE 1,300,000

PARKING SPACES 7,000

EXPANDED/RENOVATED

Completed in Fall 2004

TRADE AREA PROFILE

2007 POPULATION 820,313

2012 PROJECTED POPULATION 863,090

2007 HOUSEHOLDS 319,913

2012 PROJECTED HOUSEHOLDS 339,757

2007 MEDIAN AGE 37.5

2007 AVERAGE HH INCOME \$73,344

2012 PROJECTED AVERAGE HH INCOME \$79,027

5-MILE RADIUS PROFILE

2007 POPULATION 271,392

2012 PROJECTED POPULATION 286,123

2007 HOUSEHOLDS 108,137

2012 PROJECTED HOUSEHOLDS 115,764

2007 MEDIAN AGE 37.5

2007 AVERAGE HH INCOME \$70,790

2012 PROJECTED AVERAGE HH INCOME \$75,686

DAYTIME EMPLOYMENT

3-MILE RADIUS 46,819

5-MILE RADIUS 96,514

SOURCE: CLARTAS, INC.