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EXPLORE THE NEIGHBORHOOD

Lynnwood

Lynnwood, Washington

PROPERTY ADDRESS

21204 8th Place W, Lynnwood, WA 98036

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GUIDE NO. 1 · NEIGHBORHOOD

Explore Lynnwood

A vibrant suburb with trails, transit, dining & top-rated schools — 16 miles from Seattle

Lynnwood offers the best of Pacific Northwest suburban living — easy access to Seattle via I-5 and the new Link Light Rail, lush parks, outstanding schools, and a rapidly expanding dining scene. From 21204 8th Place W, daily life is remarkably convenient.

72	62	45	3.4 mi
WALK SCORE	TRANSIT SCORE	BIKE SCORE	TO LINK RAIL

Parks & Green Space

Scriber Lake Park, Lynndale Park, and Meadowdale Playfields anchor the neighborhood. Together they offer lakeside trails, sports fields, a skate park, disc golf, and the scenic Interurban Trail connecting neighborhoods north and south.

Dining & Nightlife

From Korean BBQ at Baekjeong to prime steaks at The Keg, Lynnwood's dining corridor along 184th/196th has expanded dramatically. Dozens of global cuisine options—Thai, Japanese, Hawaiian—all within minutes.

Arts & Culture

Lynnwood Recreation Center, Edmonds College performing arts, and the Edmonds waterfront arts scene bring cultural energy year-round. Heritage Park preserves the city's history with a replica interurban trolley.

Shopping & Markets

Alderwood Mall anchors major retail with 200+ stores. H Mart, Trader Joe's, Costco, and QFC are all within 1.5 miles. A seasonal farmers market brings local produce and artisan goods to the community.

Neighborhood Highlights

- Scriber Lake Park — lakeside trail & wildlife
- Lynndale Park — sports fields & playground
- Alderwood Mall — 200+ shops & dining
- 196th St Corridor — restaurants & retail
- Interurban Trail — multi-use paved path

Getting Around

- Lynnwood City Center Link Rail — 3.4 mi
- Seattle Downtown — ~30 min by light rail
- Sea-Tac Airport — ~50 min by Link Rail
- I-5 & I-405 access — less than 1 mile
- Community Transit bus routes throughout
- Edmonds Ferry — 5 mi to Olympic Peninsula

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GUIDE NO. 2 · PARKS & NATURE

Parks, Trails & Nature

Green escapes within walking & biking distance of 21204 8th Place W

Lynndale Park

0.8 mi · ~16 min walk

6805 208th St SW, Lynnwood, WA 98036

A beloved community park in South Lynnwood with picnic shelters, playgrounds, sports courts, and lighted fields. Interurban Trail runs adjacent for walking and cycling.

Picnic Shelters | Playground | Sports Courts | Interurban Trail Access

Walking Directions (Google Maps)

Scriber Lake Park

1.4 mi · Drive recommended

5322 198th St SW, Lynnwood, WA 98036

A 22-acre natural refuge centered on a serene lake — Lynnwood's most cherished green space. A loop trail winds through wetlands; wildlife and community garden plots round out the experience.

Lake Loop Trail | Wildlife Viewing | Community Garden | Picnic Shelter | Dog Friendly

Walking Directions (Google Maps)

Meadowdale Playfields & Skate Park

1.8 mi · Drive recommended

6026 168th St SW, Lynnwood, WA 98037

A 27-acre active recreation hub with four lighted softball fields, two soccer fields, and a baseball diamond. The 10,000 sq ft skate park and disc golf course draw families.

Lighted Fields | Skate Park | Disc Golf | Playground | Picnic Areas

Walking Directions (Google Maps)

Logan Park

2.2 mi · Drive recommended

1411 Logan Rd, Lynnwood, WA 98036

A 5-acre Snohomish County community park in the Alderwood area with a ballfield, basketball court, and a renovated landscaped playground. A paved walking path encircles the park with wooded trails.

Playground | Ballfield | Basketball Court | Paved Walking Path | Wooded Trails

Walking Directions (Google Maps)

Interurban Trail

0.5 mi · ~10 min walk

Near 8th Pl W, Lynnwood, WA 98036

A paved multi-use trail following the historic interurban trolley corridor through Lynnwood toward Mountlake Terrace. Flat and car-free, ideal for walking, running, and cycling.

Paved Trail | Walking & Running | Cycling | Dog Friendly | Car-Free

Walking Directions (Google Maps)

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GUIDE NO. 3 · DINING & SHOPPING

Dining, Shopping & Town Center

Award-winning restaurants, vibrant markets & major retail within minutes

RESTAURANTS & CAFES

Baekjeong Lynnwood — 0.9 mi
3215 184th St SW, Lynnwood

Lively Korean BBQ with tableside grills, premium cuts, and banchan.

Walking Directions (Google Maps)

The Keg Steakhouse — 1.2 mi
3204 184th St SW, Lynnwood

Classic steakhouse with prime cuts, fresh seafood, and a daily happy hour.

Walking Directions (Google Maps)

Basil Bistro — 1.0 mi
4212 196th St SW, Lynnwood

Beloved Thai-fusion bistro. Basil beef and chow mein draw regulars region-wide.

Walking Directions (Google Maps)

Kona Kitchen — 1.4 mi
4911 196th St SW, Lynnwood

Hawaiian plate lunch with celebrity chef ownership. Plate lunch specials are fan favorites.

Walking Directions (Google Maps)

Isarn Thai Soul Kitchen — 1.1 mi
4526 196th St SW, Lynnwood

Northeastern Thai with bold flavors. Known for rose tteokbokki and crispy chicken.

Walking Directions (Google Maps)

Prado — 1.0 mi
3315 184th St SW, Lynnwood

Modern Latin-American with craft cocktails. Prime picanha steak is the standout.

Walking Directions (Google Maps)

Big T's Moonshine BBQ — 1.3 mi
4027 196th St SW, Lynnwood

Saloon setting with house-smoked brisket, pulled pork, and moonshine bar.

Walking Directions (Google Maps)

Matsunaga Japanese — 1.1 mi
4326 196th St SW, Lynnwood

Intimate Japanese spot beloved for fresh sushi, ramen, and warm hospitality.

Walking Directions (Google Maps)

Mount & Bao — 1.0 mi
3119 184th St SW, Lynnwood

Handmade dim sum plus bold Hunan-Sichuan dishes. Soup dumplings are must-orders.

Walking Directions (Google Maps)

SHOPPING, BOOKS & MARKETS

Alderwood Mall — 1.5 mi
3000 184th St SW, Lynnwood 98037

200+ stores, restaurants, and AMC cinema. Anchors include Nordstrom, Macy's, and Apple.

Walking Directions (Google Maps)

H Mart Lynnwood — 1.4 mi
3201 184th St SW, Lynnwood 98037

Large Asian supermarket with outstanding food court, Korean & Japanese imports, fresh seafood.

Walking Directions (Google Maps)

Costco Lynnwood — 1.3 mi
4401 Alderwood Mall Blvd, Lynnwood

Full-size Costco Wholesale with gas station, pharmacy, optical, and bulk grocery essentials.

Walking Directions (Google Maps)

Trader Joe's — 1.2 mi
3218 184th St SW, Lynnwood 98037

Beloved neighborhood grocery with seasonal favorites and competitive prices on specialty items.

Walking Directions (Google Maps)

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GUIDE NO. 4 · EVENTS & ACTIVITIES

Community Events & Activities

Year-round calendar of markets, festivals, concerts & community programs

YEAR-ROUND

EVERY SUNDAY

Lynnwood Farmers Market

Seasonal Sunday market at Lynnwood City Park, May–Oct. Fresh produce, artisan goods, local vendors.

DAILY

Scriber Lake Park

Year-round nature walks, wildlife viewing, fishing and community garden open to all residents.

DAILY

Lynnwood Recreation Center

Fitness classes, indoor pool, gymnasium, and community programs for all ages at 18900 44th Ave W.

SPRING (MARCH–MAY)

MARCH–MAY

Cherry Blossom Season

Flowering cherry trees at Scriber Lake Park and throughout Lynnwood neighborhoods reach peak bloom.

APRIL–MAY

Farmers Market Opening

Spring opening festivities, local chef demos, and an expanded vendor lineup for the new season.

FALL & WINTER (SEPT–FEB)

OCTOBER

Lynnwood Halloween Events

Community trunk-or-treat events and seasonal activities at Heritage Park and City Center.

NOVEMBER–DECEMBER

Holiday at Alderwood

Annual holiday décor, seasonal shopping events, and community gatherings at Alderwood Mall.

SUMMER (JUNE–AUGUST)

JUNE–AUGUST

Lynnwood Concert Series

Free outdoor concerts at various city parks. Bring a blanket and enjoy Pacific Northwest evenings.

LATE JUNE

Edmonds Arts Festival

Nationally recognized festival (3 miles west) brings hundreds of artists to the Edmonds waterfront.

JULY

4th of July Celebration

Community fireworks and family festivities at Lynndale Park — one of the area's biggest events.

JULY–AUG

Movies in the Park

Free summer film screenings at city parks. Families gather at dusk for outdoor cinema.

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GUIDE NO. 5 · COMMUNITY SNAPSHOT

Neighborhood Overview

A concise profile of schools, commuting, neighborhood access and everyday livability

Lynnwood blends Pacific Northwest suburban living at its finest — excellent schools, access to major transit with the new Lynnwood City Center Link Station, beloved parks, and a booming retail and dining corridor. From 21204 8th Place W, daily life is easy and connected.

72	62	45	3.4 mi
WALK SCORE	TRANSIT SCORE	BIKE SCORE	TO LINK RAIL

Neighborhood Character

Lynnwood is a well-established suburb known for tree-lined streets, quality housing, and outstanding outdoor recreation access. Growing City Center development is bringing new restaurants, transit, and residential density to the area.

Everyday Convenience

196th St and Alderwood Mall corridor provide groceries (QFC, Trader Joe's, H Mart, Costco), pharmacies, coffee shops, fitness studios, and major retail within a short drive. Suburban lifestyle with urban amenities.

Schools Nearby

SCHOOL	TYPE	GRADES	APPROX. DISTANCE	MAPS
Cedar Valley Comm. School	PUBLIC	K–6	0.9 mi	Walking
Hilltop Elementary School	PUBLIC	K–6	1.1 mi	Driving
Frank Love Elementary	PUBLIC	K–6	1.2 mi	Driving
Kenmore Middle School	PUBLIC	7–8	3.3 mi	Driving
Soundview School	PRIVATE	Pre–8	1.8 mi	Driving
Edmonds-Woodway High School	PUBLIC	9–12	2.0 mi	Driving
Bothell High School	PUBLIC	9–12	4.4mi	Driving

Commute Guide

DESTINATION	APPROX. DISTANCE	TYPICAL TRAVEL MODE	ESTIMATED TIME
Lynnwood City Center Link Station	3.4 mi	Walk / Drive	8–12 min
Downtown Seattle / Westlake	16 mi	Light Rail	~30 min
University of Washington	20 mi	Light Rail	~40 min
Bellevue / Eastside	18 mi	Drive / I-405	25–35 min
Edmonds Ferry Terminal	5 mi	Drive	10–12 min
Sea-Tac International Airport	30 mi	Light Rail	~50 min

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GUIDE NO. 6 · MASTER DESTINATION LIST

Quick Reference Guide

All major neighborhood destinations in one fast, buyer-friendly reference table

All key destinations from 21204 8th Place W compiled for quick reference. Walking guidance for destinations under one mile; drive or rail for destinations beyond.

22	3.4 mi	0.8 mi	72
KEY DESTINATIONS	TO LINK RAIL	TO CLOSEST PARK	WALK SCORE

NAME	CATEGORY	ADDRESS / AREA	DISTANCE	TRAVEL TIME	MAPS
Lynndale Park	Park	6805 208th St SW, Lynnwood	0.8 mi	16 min walk	Open Map
Interurban Trail Access	Trail	Near 8th Pl W, Lynnwood	0.5 mi	10 min walk	Open Map
Trader Joe's	Market	3218 184th St SW, Lynnwood	1.2 mi	5 min drive	Open Map
Scriber Lake Park	Park	5322 198th St SW, Lynnwood	1.4 mi	6 min drive	Open Map
H Mart Lynnwood	Market	3201 184th St SW, Lynnwood	1.4 mi	6 min drive	Open Map
Cedar Valley Comm. School	School	19200 56th Ave W, Lynnwood	0.9 mi	18 min walk	Open Map
Alderwood Mall	Shopping	3000 184th St SW, Lynnwood	1.5 mi	7 min drive	Open Map
Baekjeong Lynnwood	Dining	3215 184th St SW, Lynnwood	0.9 mi	18 min walk	Open Map
The Keg Steakhouse	Dining	3204 184th St SW, Lynnwood	1.2 mi	5 min drive	Open Map
Meadowdale Playfields	Park	6026 168th St SW, Lynnwood	1.8 mi	8 min drive	Open Map
Lynnwood City Center Stn.	Transit	20201 46th Ave W, Lynnwood	1.2 mi	5 min drive	Open Map
Costco Lynnwood	Shopping	4401 Alderwood Mall Blvd	1.3 mi	6 min drive	Open Map
Edmonds-Woodway HS	School	7600 212th St SW, Edmonds	2.0 mi	8 min drive	Open Map
Brier Terrace Middle	School	22200 Brier Rd, Brier WA	1.5 mi	7 min drive	Open Map
Edmonds Ferry Terminal	Transit	410 Railroad Ave, Edmonds	5.0 mi	12 min drive	Open Map
Edmonds College	University	20000 68th Ave W, Lynnwood	2.5 mi	9 min drive	Open Map
Soundview School	School	Lynnwood, WA	1.8 mi	8 min drive	Open Map
Heritage Park	Park	19921 Poplar Way, Lynnwood	1.6 mi	7 min drive	Open Map
Downtown Seattle / Westlake	Employment	Westlake Center, Seattle	16 mi	30 min rail	Open Map
University of Washington	University	University District, Seattle	20 mi	40 min rail	Open Map

Category colors: Parks/Nature · Dining/Cafes · Schools · Transit · Markets

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ADDENDUM · TRANSIT GUIDE

Lynnwood City Center Station

Your direct connection to Seattle, Bellevue & the regional Sound Transit network

Lynnwood City Center Station is the northern terminus of Sound Transit's Link light rail system — both the 1 Line and 2 Line end here, providing direct rail service to downtown Seattle, the University of Washington, Sea-Tac Airport, and Bellevue. It opened August 30, 2024. From 21204 8th Place W, the station is 1.2 miles away.

3.4 mi	~30 min	2024
FROM HOME	TO DOWNTOWN	YEAR OPENED

Location and Role

Lynnwood City Center Station sits at 20201 46th Ave W — the northern hub of the Link system, serving the 1 Line and 2 Line. Riders reach downtown Westlake in ~30 min, UW in ~40 min, and Sea-Tac Airport in ~50 min — all without a car.

History

Sound Transit 2 voters approved the Lynnwood Link Extension in 2008. Construction began in 2019 and the station opened August 30, 2024 as the Lynnwood Link Extension's crown jewel — ahead of schedule and widely praised.

Design

Elevated platforms with full weather sheltering, a 1,670-space parking garage with EV charging, bicycle lockers, and direct connections to Community Transit and Sound Transit Express buses serving Snohomish County.

Why It Matters

The station transformed Lynnwood's mobility — making rail a practical daily option for commuters, students, and airport travelers. It anchored a major City Center redevelopment boom and established Lynnwood as a regional transit hub.

Good to Know

- Lynnwood City Center is the northern terminus of both the 1 Line and 2 Line — trains run every 8–15 minutes peak hours.
- Park & Ride garage: 1,670 spaces plus EV charging — ideal for connecting commuters from across Snohomish County.
- Sea-Tac Airport ~50 min · Downtown Seattle ~30 min · University of Washington ~40 min — all car-free.
- Community Transit and Sound Transit Express buses connect at the station, extending reach across Snohomish County.

Prepared as an additional handout for the Lynnwood document set. Sources: Sound Transit Lynnwood Link Extension materials.