Community Profile

Alderwood Plaza
18520 33rd Ave W, Lynnwood, Washington, 98037
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	11,124	122,225	293,252
2020 Total Population	12,232	146,702	351,643
2020 Group Quarters	194	1,201	2,566
2026 Total Population	15,876	157,609	375,669
2026 Group Quarters	195	1,435	2,829
2031 Total Population	16,745	164,037	391,040
2026-2031 Annual Rate	1.07%	0.80%	0.81%
2026 Total Daytime Population	24,051	131,906	318,410
Workers	15,751	56,781	138,124
Residents	8,300	75,125	180,286

Household Summary			
2010 Total Households	4,339	46,675	115,154
2010 Average Household Size	2.52	2.59	2.53
2020 Total Households	4,932	55,805	134,503
2020 Average Household Size	2.44	2.61	2.60
2026 Total Households	6,497	60,374	144,320
2026 Average Household Size	2.41	2.59	2.58
2031 Total Households	6,962	63,177	150,655
2031 Average Household Size	2.38	2.57	2.58
2026-2031 Annual Rate	1.39%	0.91%	0.86%
2026 Families	3,695	38,984	94,250
2026 Average Family Size	3.15	3.15	3.14
2031 Families	3,903	40,524	97,796
2031 Average Family Size	3.13	3.15	3.15
2026-2031 Growth Rate	1.10%	0.78%	0.74%

Median Household Income			
2026	$93,976	$115,654	$122,366
2031	$110,963	$137,008	$149,161

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$53,966	$58,818	$64,276
2031	$64,040	$67,805	$73,520

2026 Households by Income			
Household Income Base	6,497	60,373	144,318
<$10,000	7.8%	4.3%	3.6%
$10,000-14,999	3.0%	1.9%	1.7%
$15,000-19,999	2.4%	1.6%	1.5%
$20,000-24,999	2.3%	1.4%	1.5%
$25,000-29,999	1.6%	1.5%	1.6%
$30,000-34,999	3.0%	1.9%	1.6%
$35,000-39,999	2.4%	1.7%	1.5%
$40,000-44,999	3.8%	2.9%	2.5%
$45,000-49,999	2.4%	2.1%	2.2%
$50,000-59,999	3.9%	4.3%	4.7%
$60,000-74,999	7.5%	8.0%	7.5%
$75000-99999	12.5%	11.2%	10.9%
$100,000-124,999	10.6%	10.7%	10.0%
$125,000-149,999	7.8%	7.8%	7.2%
$150000-199999	10.1%	13.5%	13.1%
$200,000-249,999	6.5%	8.7%	9.6%
$250,000-299,999	4.2%	5.4%	6.3%
$300,000-399,999	3.9%	5.5%	6.5%
$400,000-499,999	2.6%	3.2%	3.5%
$500,000+	1.9%	2.4%	2.9%
Average Household Income	$128,216	$153,242	$166,804

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	54	60	61
Percent of Income for Mortgage	44.9%	40.6%	40.2%
Wealth Index	86	123	139

Median Home Value			
2026	$717,833	$797,480	$837,188
2031	$805,180	$882,013	$925,394

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	**1 mile**	**3 miles**	**5 miles**
Total Owner Occupied Housing Units	2,536	35,524	89,480
<$50,000	1.4%	1.1%	0.9%
$50,000 - $99,999	0.4%	0.3%	0.6%
$100,000 - $149,999	1.7%	0.3%	0.4%
$150,000 - $199,999	1.4%	0.3%	0.3%
$200,000 - $249,999	2.1%	0.6%	0.4%
$250,000 - $299,999	0.4%	0.5%	0.5%
$300,000 - $399,999	2.0%	1.7%	1.7%
$400,000 - $499,999	4.3%	3.9%	3.5%
$500,000 - $749,999	41.7%	34.0%	29.0%
$750,000 - $999,999	33.0%	38.6%	36.2%
$1,000,000 - $1,499,999	11.2%	15.2%	19.6%
$1,500,000 - $1,999,999	0.3%	2.2%	4.3%
$2,000,000 +	0.2%	1.3%	2.6%
Average Home Value	$735,545	$835,881	$900,965

Housing Unit Summary			
2010 Total Housing Units	4,593	49,181	121,654
Owner Occupied Housing Units	52.3%	61.5%	64.3%
Renter Occupied Housing Units	47.7%	38.5%	35.7%
Vacant Housing Units	5.5%	5.1%	5.3%
2020 Housing Units	5,214	58,045	140,036
Owner Occupied Housing Units	48.0%	58.6%	62.0%
Renter Occupied Housing Units	52.0%	41.4%	38.0%
Vacant Housing Units	4.7%	3.8%	3.9%
2026 Housing Units	6,906	62,719	149,619
Owner Occupied Housing Units	39.0%	58.8%	62.0%
Renter Occupied Housing Units	61.0%	41.2%	38.0%
Vacant Housing Units	5.9%	3.7%	3.5%
2031 Total Housing Units	7,377	65,600	156,368
Owner Occupied Housing Units	38.4%	59.0%	62.2%
Renter Occupied Housing Units	61.6%	41.0%	37.8%
Vacant Housing Units	5.6%	3.7%	3.6%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	7,791	78,690	187,310
Females	8,085	78,919	188,359

Median Age			
2010	38.1	36.0	37.4
2020	40.8	37.3	38.1
2026	41.1	38.7	39.5
2031	42.6	40.4	40.9

2026 Population by Age			
Total	15,877	157,609	375,668
0 - 4	4.9%	5.7%	5.7%
5 - 9	5.1%	6.4%	6.4%
10 - 14	5.3%	5.8%	6.2%
15 - 24	10.2%	10.7%	10.8%
25 - 34	14.8%	14.8%	13.6%
35 - 44	15.4%	17.1%	16.5%
45 - 54	12.4%	13.0%	13.4%
55 - 64	11.4%	11.1%	11.2%
65 - 74	11.0%	9.4%	9.8%
75 - 84	6.9%	5.0%	5.5%
85 +	2.7%	1.6%	1.7%
18 +	81.7%	78.9%	78.3%

2026 Population 15+ by Marital Status			
Total	13,433	129,417	307,171
Never Married	30.6%	34.5%	32.1%
Married	52.9%	52.3%	54.7%
Widowed	4.5%	3.7%	3.9%
Divorced	12.1%	9.6%	9.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	11,818	112,518	266,700
Less than 9th Grade	3.3%	2.6%	2.1%
9th - 12th Grade, No Diploma	5.5%	4.0%	3.4%
High School Graduate	15.7%	15.8%	14.7%
GED/Alternative Credential	2.8%	2.8%	2.6%
Some College, No Degree	17.0%	17.1%	15.9%
Associate Degree	11.8%	11.7%	11.0%
Bachelor's Degree	24.2%	29.7%	30.9%
Graduate/Professional Degree	19.8%	16.4%	19.6%

2020 Population by Race/Ethnicity			
Total	12,232	146,702	351,643
White Alone	51.5%	55.0%	57.8%
Black Alone	7.5%	6.3%	5.2%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	23.5%	19.7%	19.4%
Pacific Islander Alone	0.6%	0.7%	0.6%
Some Other Race Alone	6.0%	6.2%	5.5%
Two or More Races	6.0%	6.2%	5.5%
Hispanic Origin	12.0%	12.5%	11.4%
Diversity Index	73.2	71.7	68.9

2026 Population by Race/Ethnicity			
Total	15,876	157,609	375,667
White Alone	43.0%	48.3%	51.4%
Black Alone	8.5%	7.2%	5.9%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	30.9%	25.2%	24.5%
Pacific Islander Alone	0.7%	0.8%	0.7%
Some Other Race Alone	6.5%	6.4%	5.7%
Two or More Races	9.7%	11.3%	11.1%
Hispanic Origin	12.7%	13.1%	12.0%
Diversity Index	76.6	75.4	72.9

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	8,046	87,303	207,284
White Collar	65.6%	66.7%	69.8%
Management/Business/Financial	17.2%	18.4%	20.4%
Professional	32.1%	30.4%	31.5%
Sales	5.3%	7.8%	8.0%
Administrative Support	10.9%	10.2%	9.8%
Services	18.6%	16.7%	15.1%

2026 Employed Pop 16+ by Occupation			
Total	8,046	87,303	207,284
Blue Collar	15.9%	16.6%	15.1%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	3.1%	4.4%	3.7%
Installation/Maintenance/Repair	3.3%	3.0%	2.7%
Production	3.1%	3.4%	3.3%
Transportation/Material Moving	6.0%	5.8%	5.2%
White Collar	65.6%	66.7%	69.8%
Management/Business/Financial	17.2%	18.4%	20.4%
Professional	32.1%	30.4%	31.5%
Sales	5.3%	7.8%	8.0%
Administrative Support	10.9%	10.2%	9.8%
Services	18.6%	16.7%	15.1%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8,046	87,303	207,284
Population 16+ Employed	95.7%	96.0%	95.6%
Population 16+ Unemployment rate	4.3%	4.0%	4.4%
Population 16-24 Employed	10.6%	10.4%	10.4%
Population 16-24 Unemployment rate	8.2%	8.1%	9.4%
Population 25-54 Employed	63.3%	65.2%	63.9%
Population 25-54 Unemployment rate	4.0%	3.6%	3.9%
Population 55-64 Employed	16%	14%	15%
Population 55-64 Unemployment rate	3.0%	3.5%	4.1%
Population 65+ Employed	6%	6%	7%
Population 65+ Unemployment rate	2.7%	2.2%	2.0%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	7,703	83,831	198,159
Agriculture/Mining	0.4%	0.3%	0.4%
Construction	5.1%	7.4%	6.6%
Manufacturing	12.2%	10.0%	10.3%
Wholesale Trade	1.3%	1.4%	1.4%
Retail Trade	14.4%	12.7%	12.2%
Transportation/Utilities	8.0%	5.3%	4.9%
Information	1%	2%	3%
Finance/Insurance/Real Estate	3.2%	5.2%	6.1%
Services	52.3%	52.3%	51.8%
Public Administration	2.5%	3.2%	3.0%

2026 Consumer Spending			
Apparel & Services: Total $	$16,958,597	$190,077,994	$492,540,397
Average Spent	$2,610.22	$3,148.34	$3,412.84
Spending Potential Index	102	123	134
Education: Total $	$14,073,651	$155,538,122	$409,788,164
Average Spent	$2,166.18	$2,576.24	$2,839.44
Spending Potential Index	108	129	142
Entertainment/Recreation: Total $	$28,130,743	$313,237,726	$817,036,801
Average Spent	$4,329.80	$5,188.29	$5,661.29
Spending Potential Index	101	121	132
Food at Home: Total $	$51,418,920	$568,866,627	$1,470,859,174
Average Spent	$7,914.26	$9,422.38	$10,191.65
Spending Potential Index	100	120	129
Food Away from Home: Total $	$30,450,462	$339,123,710	$877,115,943
Average Spent	$4,686.85	$5,617.05	$6,077.58
Spending Potential Index	105	126	136
Health Care: Total $	$48,791,868	$543,580,401	$1,420,011,949
Average Spent	$7,509.91	$9,003.55	$9,839.33
Spending Potential Index	94	112	123
HH Furnishings & Equipment: Total $	$18,683,512	$208,534,842	$542,918,150
Average Spent	$2,875.71	$3,454.05	$3,761.91
Spending Potential Index	101	121	132
Personal Care Products & Services: Total $	$7,697,884	$85,855,165	$223,006,707
Average Spent	$1,184.84	$1,422.06	$1,545.22
Spending Potential Index	104	125	135

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$200,590,169	$2,186,548,431	$5,632,452,332
Average Spent	$30,874.28	$36,216.72	$39,027.52
Spending Potential Index	112	131	142
Support Payments/Gifts in Kind: Total $	$18,153,076	$207,168,461	$547,678,621
Average Spent	$2,794.07	$3,431.42	$3,794.89
Spending Potential Index	92	113	125
Travel: Total $	$25,644,501	$281,497,227	$736,337,851
Average Spent	$3,947.13	$4,662.56	$5,102.12
Spending Potential Index	108	128	140
Vehicle Maintenance & Repairs: Total $	$7,971,721	$89,061,823	$230,854,166
Average Spent	$1,226.98	$1,475.17	$1,599.60
Spending Potential Index	99	119	129

Top Tapestry Segment

1 mile

Uptown Lights (F5):

This segment is characterized by major metropolis urban and suburban professionals.

Learn more about this segment...

3 miles

Neighborhood Spirit (H3):

This segment is characterized by suburban families on the West Coast with high rents.

Learn more about this segment...

5 miles

Neighborhood Spirit (H3):

This segment is characterized by suburban families on the West Coast with high rents.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.