



WOODIN CREEK  
VILLAGE

FOR LEASE

17300 135th Avenue NE  
Woodinville, Washington 98072



WOODIN CREEK MARKETPLACE

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



**WOODIN CREEK MARKETPLACE** a new downtown destination within the greater Woodin Creek Village development, this mixed-use pedestrian oriented experience is under construction in Western Washington’s Woodinville Wine District; designed with vintage feel and charm mixed with modern amenities, open spaces, and iconic elements. A generous public plaza will generate activity connected to the retail functions along the street. A 24/7, built-in rental living community, served by a wholly integrated destination marketplace with 2,500 projected residents in and around the project, Woodin Creek Marketplace provides incredible opportunities for unique retailers and restaurants serving residents, tourists, and the greater Eastside community. By marrying urban place-making strategies to Woodinville’s natural beauty, Woodin Creek Village stands to truly capture the best of both worlds.

17300 135TH AVENUE NE:

- Rental Rate: \$36.00-\$38.00 Plus NNN, Vanilla Shell Delivery
- NNN: \$12.00
- Four Free Parking Decks and Street Parking
- Public Plaza with Water Feature and Landmark Signage
- Roof Top and Open Spaces with Opportunities for Events and Retail Integration: Cooking Demos, Wine Tastings, Festivals, Outdoor Movies, Etc.
- Lively Streets with Wide Sidewalks and Retail Activity
- Close Proximity and Direct Access to Woodinville’s Community and Downtown

WINE.DINE.LIVE



Population



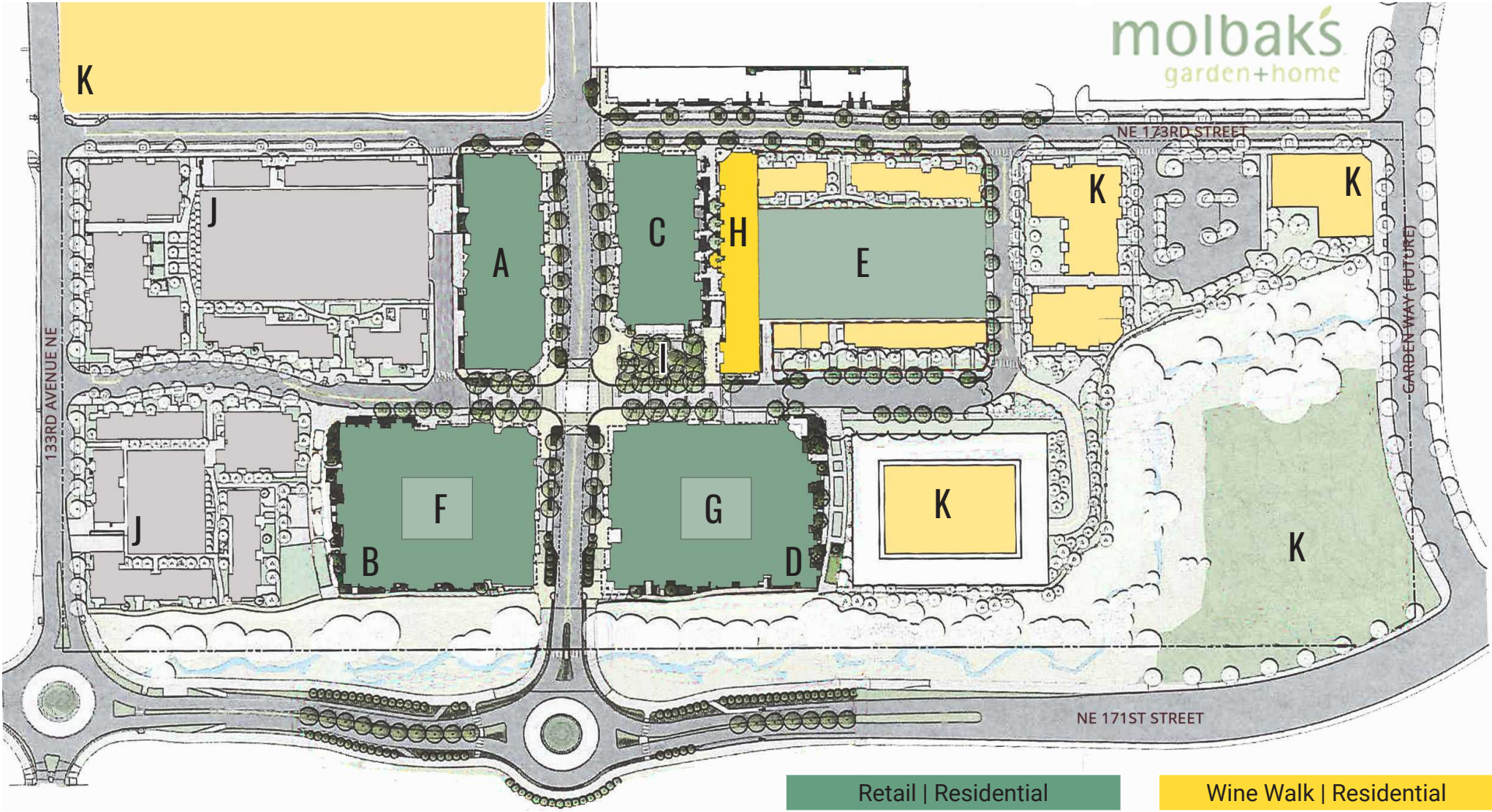
Average HH Income



Daytime Population

Regis - 2020

Mile 1	10,622	\$114,776	8,577
Mile 3	80,957	\$139,987	44,262
Mile 5	219,277	\$156,040	99,864



Retail   Residential	
A	15,708 SF   66 Units
B	6,263 SF   84 Units
C	14,288 SF   68 Units
D	9,068 SF   86 Units

Parking	
E	4 Story Parking Garage
F	34 Parking Stalls
G	24 Stalls

Wine Walk   Residential	
H	13,539 SF   12 Units

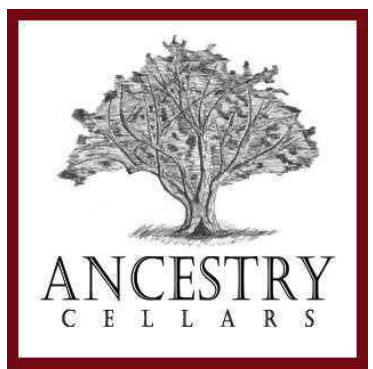
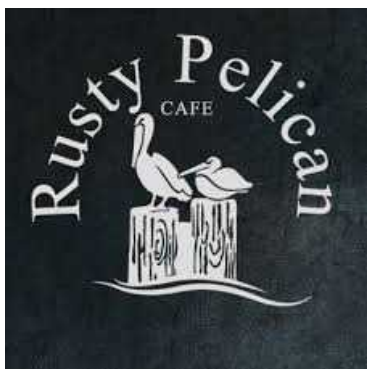
Kiosk   Center Court	
I	600-1,000 SF Retail

Residential	
J	237 Units

Future Phase III & IV	
K	Residential   Retail   Parking



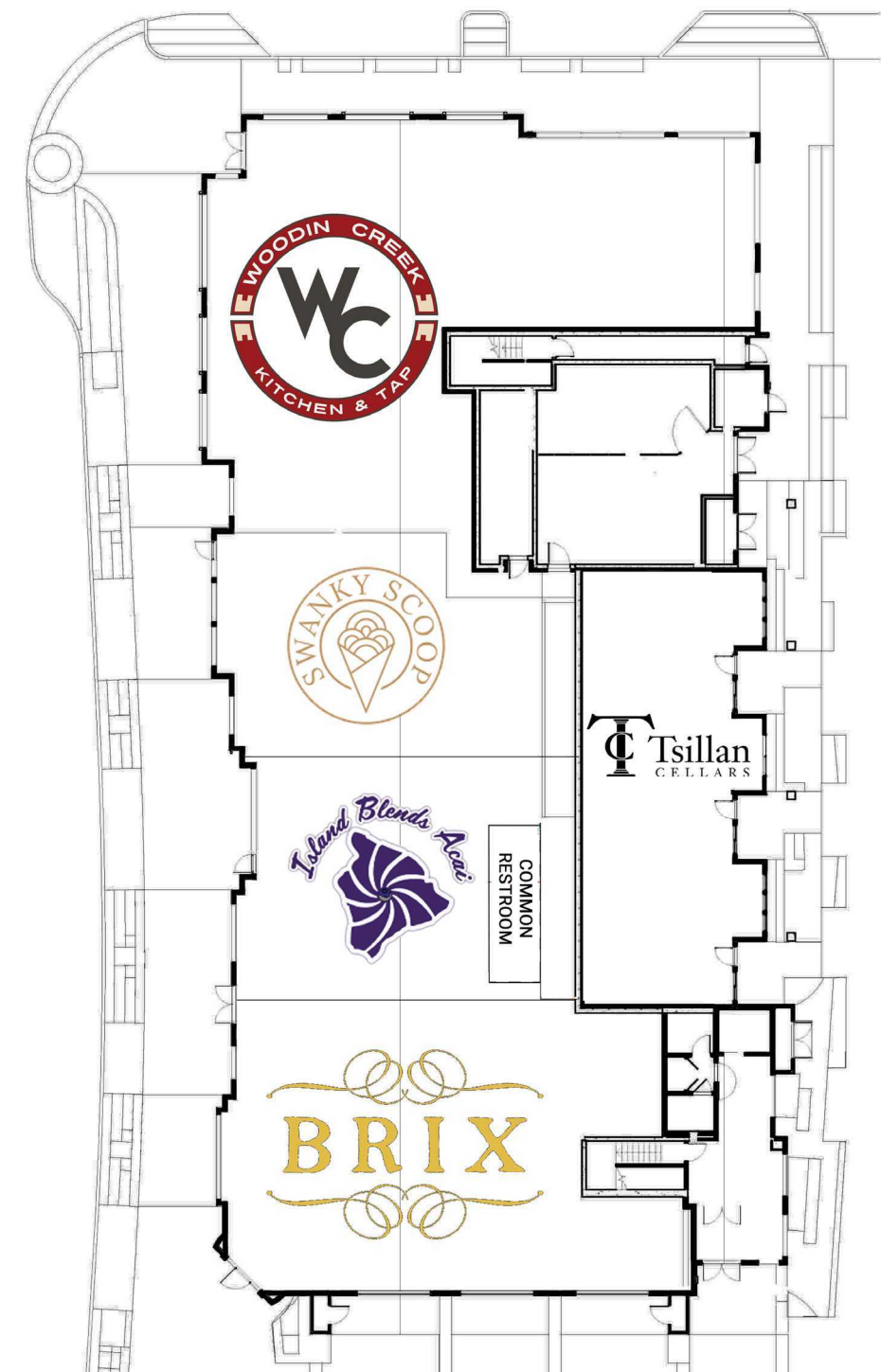
WINE WALK | H



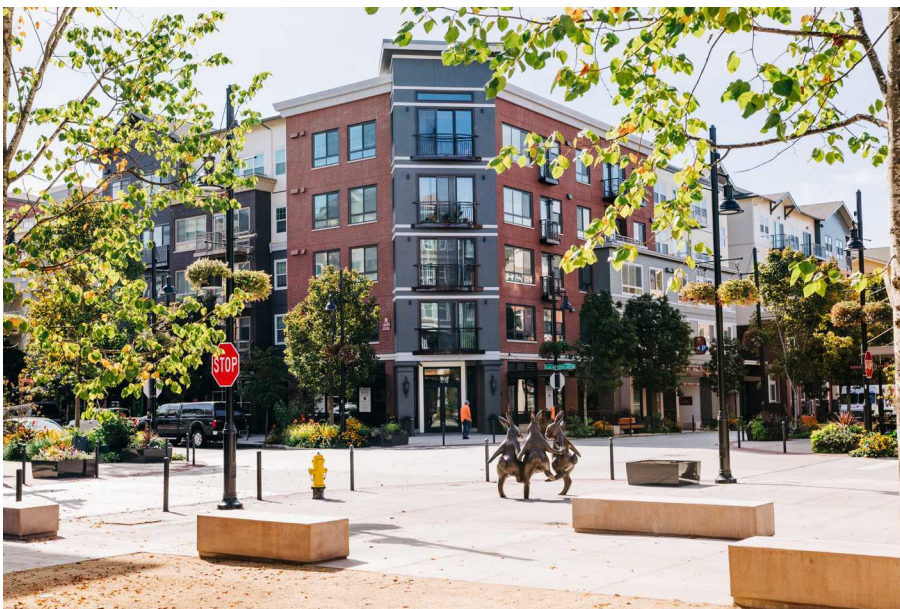
WINE.DINE.LIVE



RETAIL - C



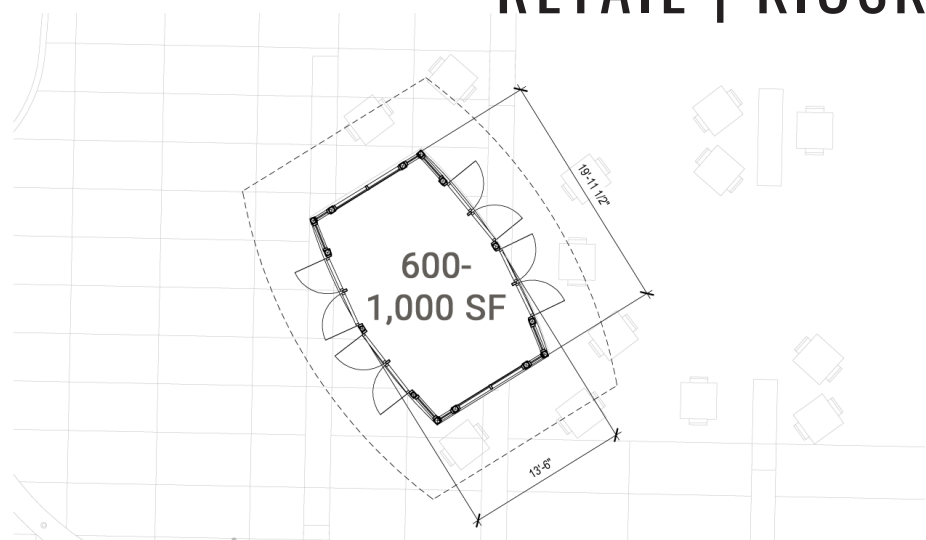
WINE.DINE.LIVE



RETAIL | D

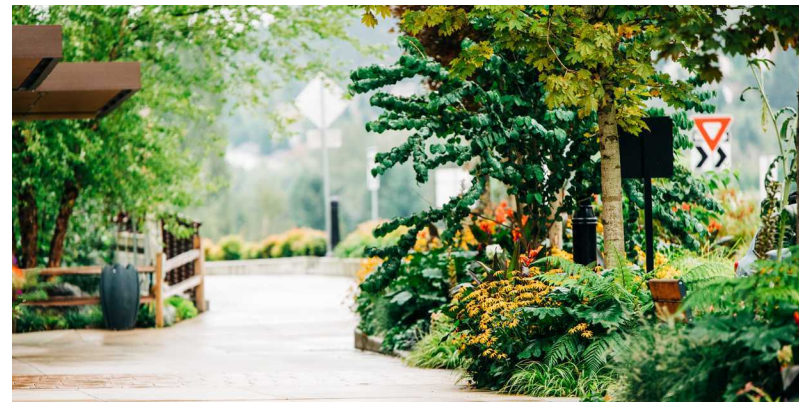
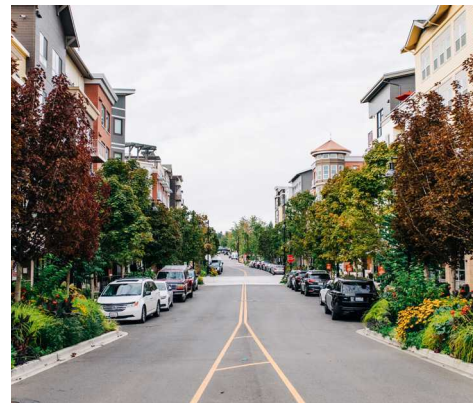
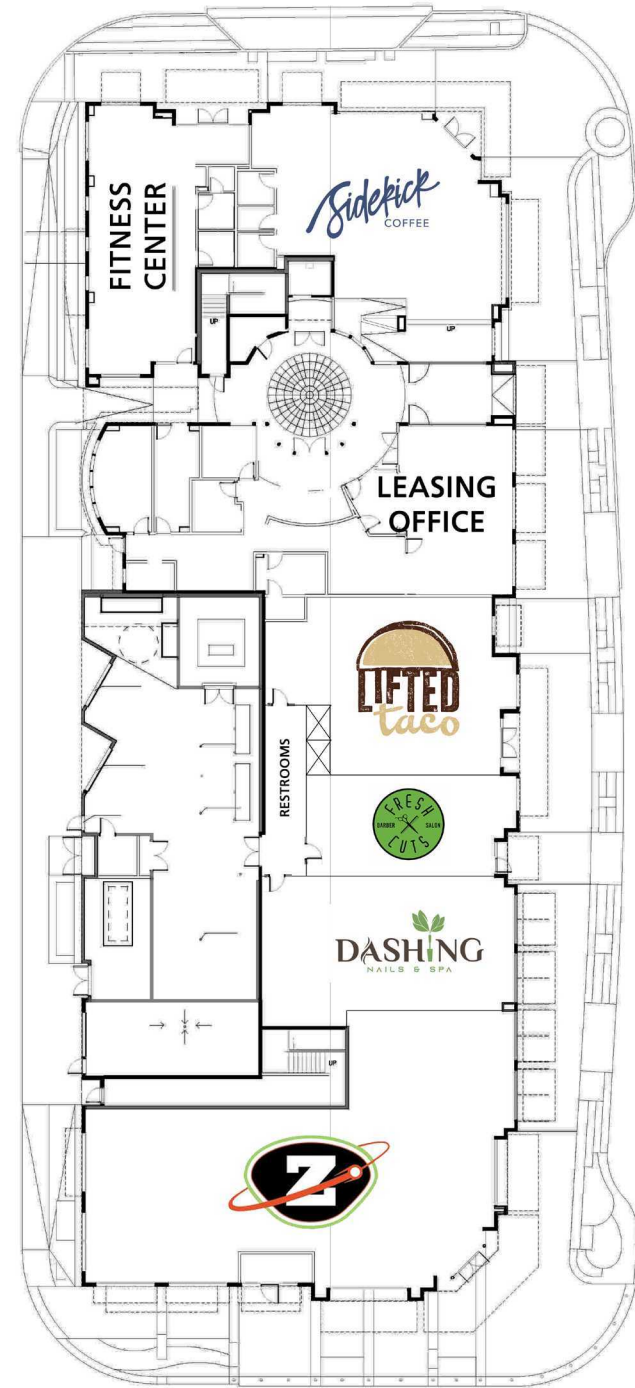


RETAIL | KIOSK

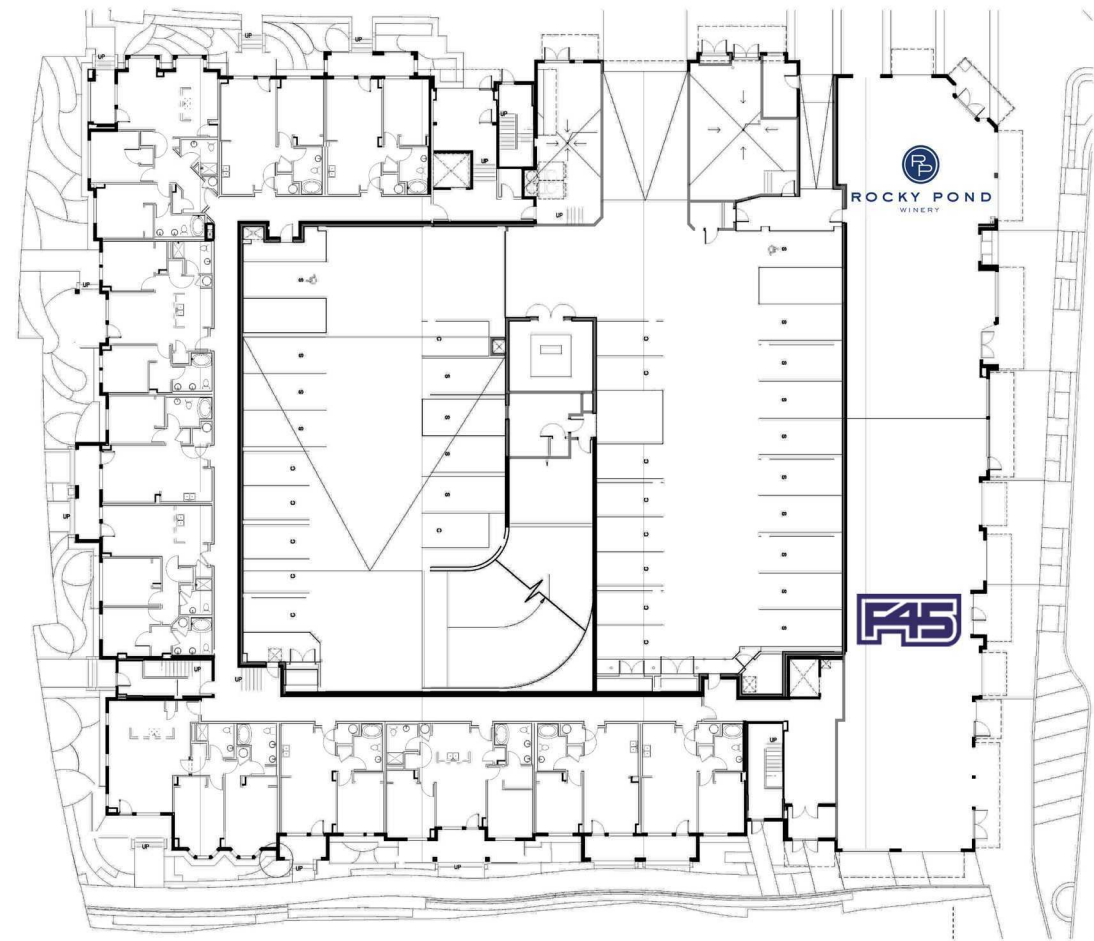




# RETAIL | A



# WINE . DINE . LIVE



# RETAIL | B





20 Miles from Seattle  
12 Miles from Bellevue



Within Top 6% of  
Highest Capita in WA



750,000 +  
Visitors Annually



Moments from SR 522  
Minutes from I-405



FIRST  
WESTERN  
PROPERTIES





**WOODINVILLE, WA** is an urban enclave outside the growing Bellevue/Redmond markets, it attracts many high net-worth residents looking for larger residential land opportunities with the convenience of accessibility to lifestyle centers. Woodinville has excellent household demographics and with over 120 wineries, breweries, and distilleries draws over 795,000 visitors annually.



KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**RYAN CORNISH**

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