



WALLACE
PROPERTIES

330 112th Ave NE
Bellevue, WA 98004
425-455-9976
www.wallaceproperties.com

GROUND LEASE: JUANITA AREA PAD SITE

13201 100th Avenue NE | Kirkland, WA 98503

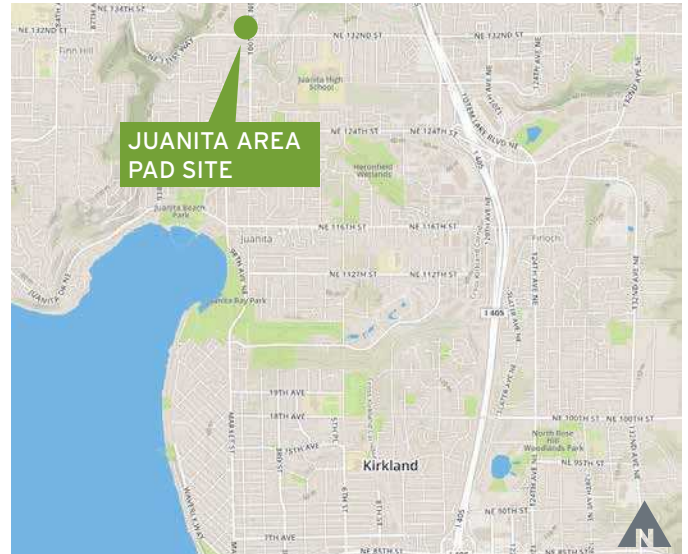


FEATURES

- 25,265 SF of land
- Parcel #: 1926059157
- Lease rate: \$8,000/month
- Tenants in the market include; Rite Aid, Safeway, Walgreens, Goodwill and Starbucks
- Abundant retail parking
- Zoning: "C"

Traffic Counts

- NE 132nd St & 100th Ave NE: 12,336 VPD (East)
- 100th Ave NE & NE 132nd St: 29,510 VPD (South)
- NE 132nd St & 100th PI NE: 17,114 VPD (East)



	1 mile	3 mile	5 mile
2016 Population:	21,077	97,897	270,062
2016 Households:	9,057	40,412	112,343
2016 Average HHI:	\$97,250	\$116,202	\$118,152
2016 Daytime Population:	3,663	40,992	115,337

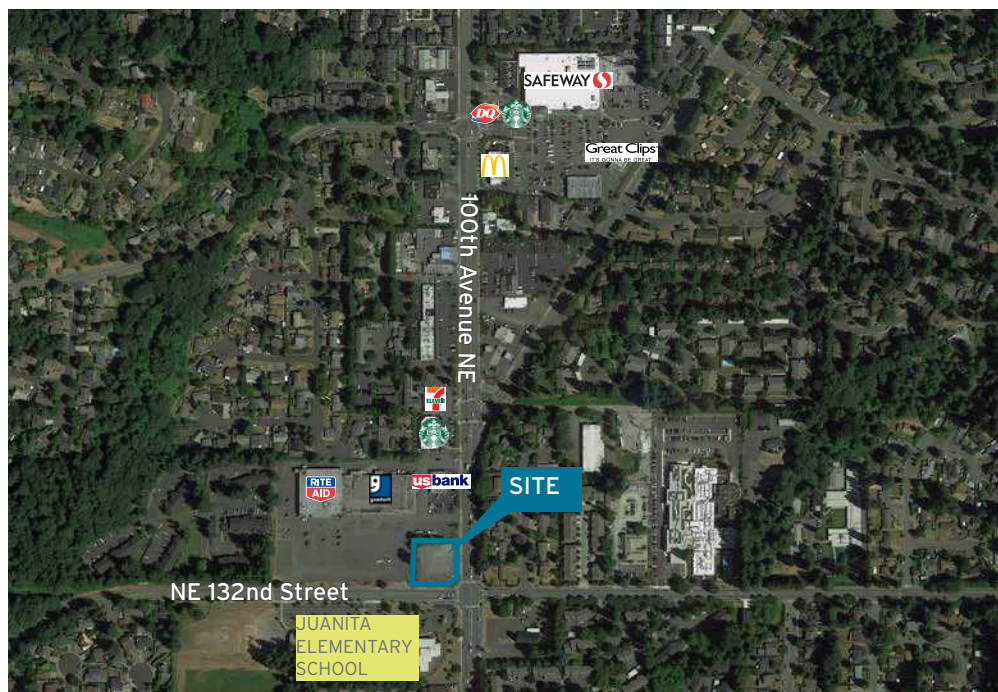
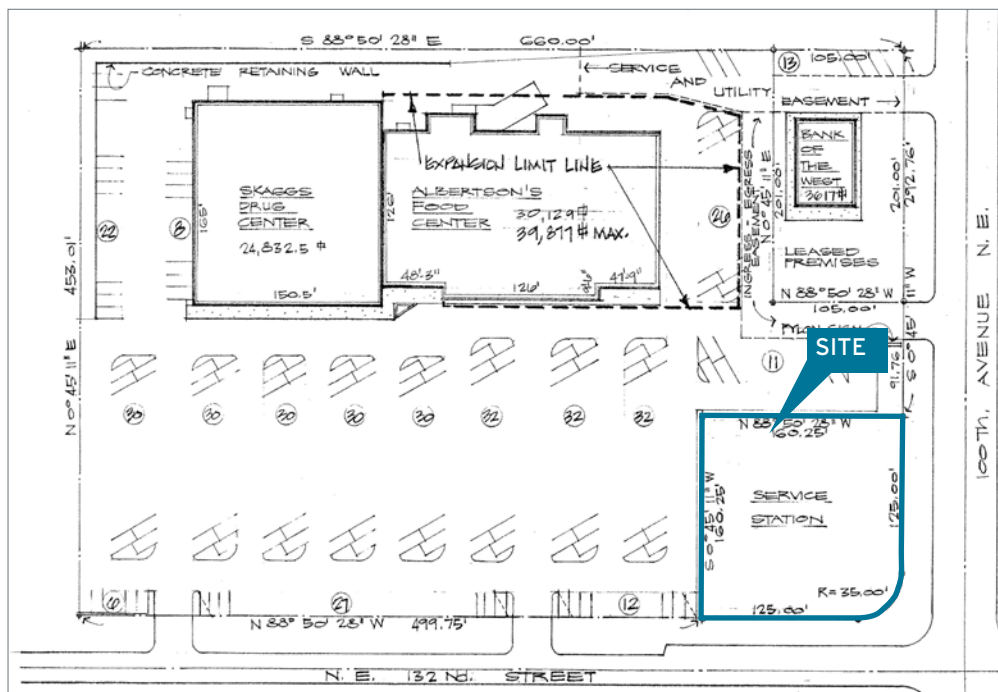
For more information, please contact:

Scott Blankenship
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425.278.6302

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Demographics				
		1 Mile	3 Miles	5 Miles
POPULATION	2016 Estimated Population	21,077	97,897	270,062
	2021 Projected Population	22,718	105,696	291,988
	2010 Census Population	19,321	90,042	246,770
	2000 Census Population	19,105	84,944	229,377
	Projected Annual Growth 2016 to 2021	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2016	0.6%	1.0%	1.1%
	2016 Median Age	35.8	37.7	38.6
HOUSEHOLDS	2016 Estimated Households	9,057	40,412	112,343
	2021 Projected Households	9,684	43,252	120,439
	2010 Census Households	8,320	37,364	103,264
	2000 Census Households	7,816	34,337	94,770
	Projected Annual Growth 2016 to 2021	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2016	1.0%	1.1%	1.2%
RACE/ETHNICITY	2016 Estimated White	74.3%	76.3%	74.6%
	2016 Estimated Black or African American	2.4%	2.0%	2.7%
	2016 Estimated Asian or Pacific Islander	13.5%	13.5%	14.9%
	2016 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
	2016 Estimated Other Races	9.3%	7.9%	7.3%
	2016 Estimated Hispanic	8.9%	8.0%	7.3%
INCOME	2016 Estimated Average Household Income	\$97,250	\$116,202	\$118,152
	2016 Estimated Median Household Income	\$81,444	\$94,534	\$97,821
	2016 Estimated Per Capita Income	\$41,943	\$48,056	\$49,251
EDUCATION (Age 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.1%	1.9%
	2016 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.1%	2.6%
	2016 Estimated High School Graduate	14.2%	12.8%	12.1%
	2016 Estimated Some College	21.8%	20.7%	19.0%
	2016 Estimated Associates Degree Only	10.4%	9.0%	7.9%
	2016 Estimated Bachelors Degree Only	32.7%	35.0%	33.9%
	2016 Estimated Graduate Degree	16.5%	18.3%	22.5%
BUSINESS	2016 Estimated Total Businesses	709	4,519	13,247
	2016 Estimated Total Employees	3,663	40,992	115,337
	2016 Estimated Employee Population per Business	5.2	9.1	8.7
	2016 Estimated Residential Population per Business	29.7	21.7	20.4

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