

# FOR LEASE

19201 Woodinville Snohomish Road  
Woodinville, Washington 98072

54,500 CPD COMBINED



WOODINVILLE SNOHOMISH RD 16,500 CPD



## WOODINVILLE CROSSING

Tim Weber | Don Whittles | Blake Weber

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

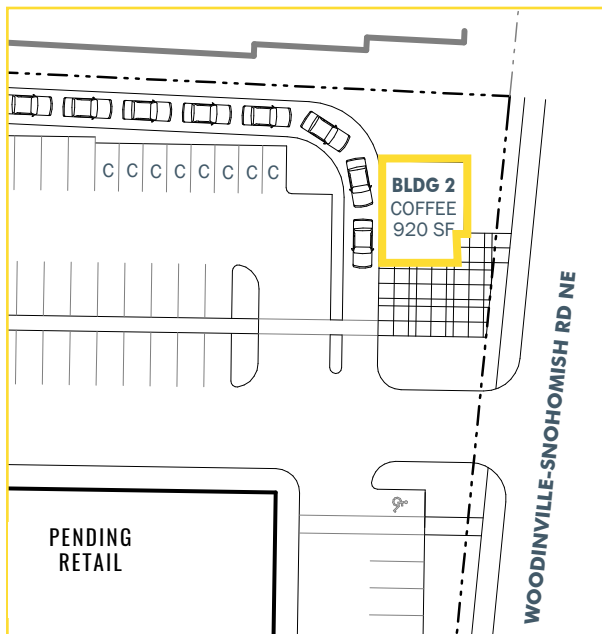


**WOODINVILLE, WA** is increasingly becoming known for its charming assortment of wineries, small town shopping boutiques, and outdoor events. There are approximately 130 wineries within the city and nearby, offering visitors enjoyable experiences of wine tastings, live music, and more. Located in King County, Woodinville is just a short drive northeast of Seattle.

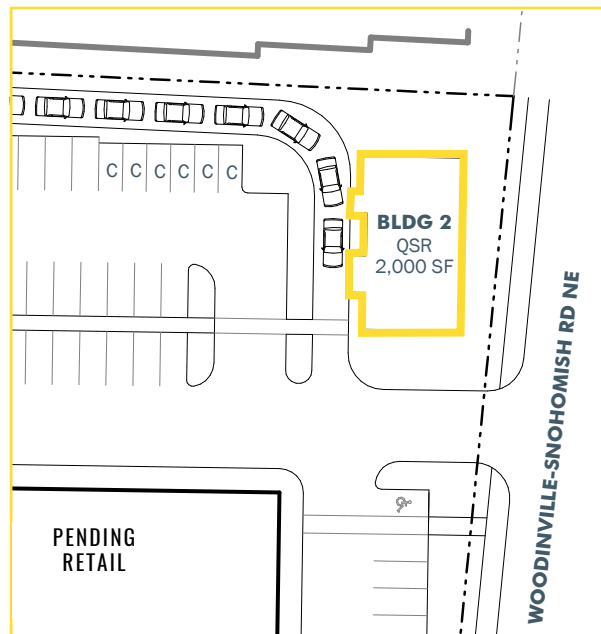


**AVAILABLE: CALL FOR DETAILS**

- OPTION 1      920 SF DRIVE THRU COFFEE KIOSK
- OPTION 2      2,000 SF DRIVE THRU QSR
- OPTION 3      6,500 SF RETAIL/MEDICAL/OFFICE - CAN BE DEMISED



OPTION 1

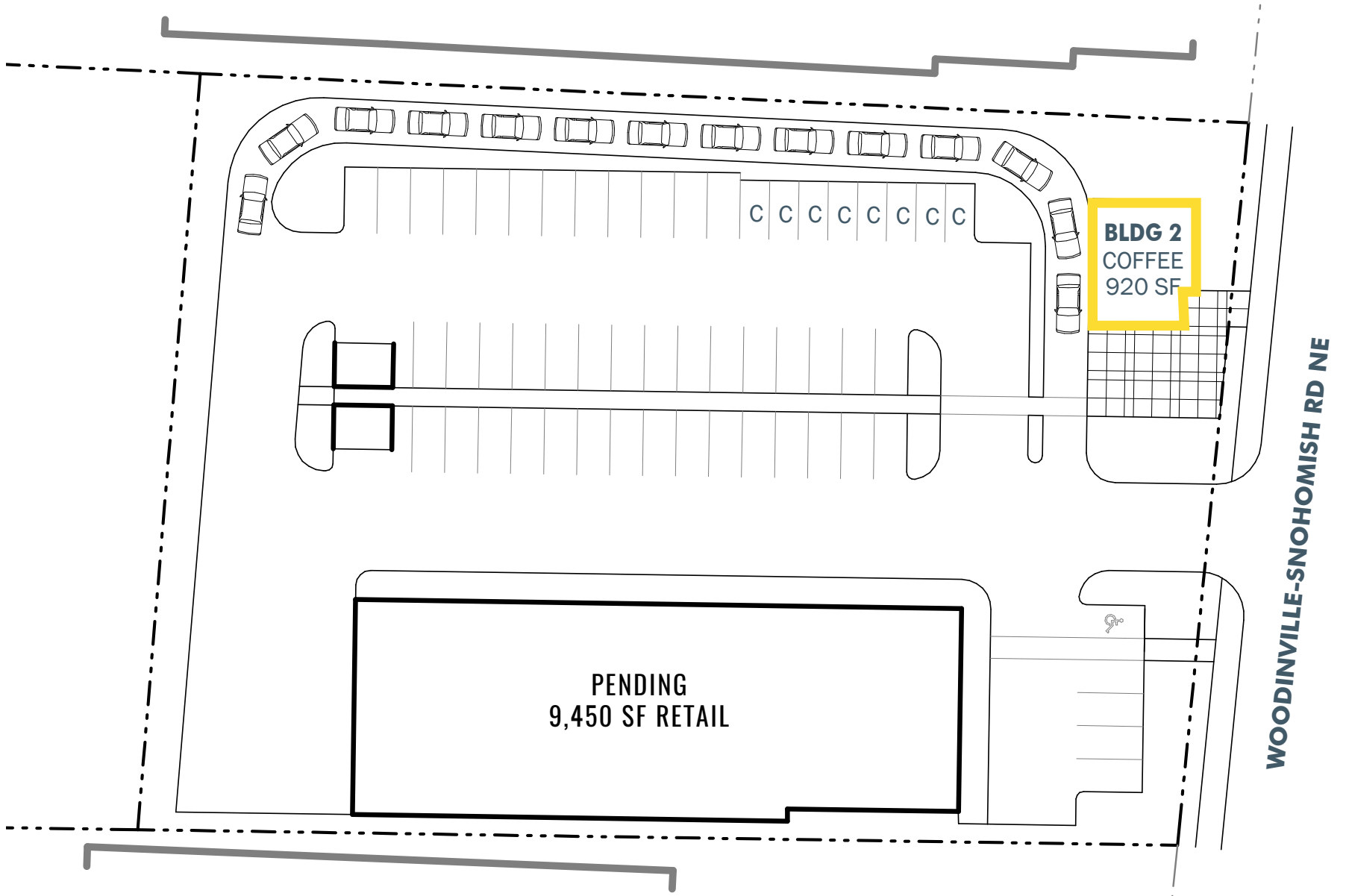


OPTION 2



OPTION 3

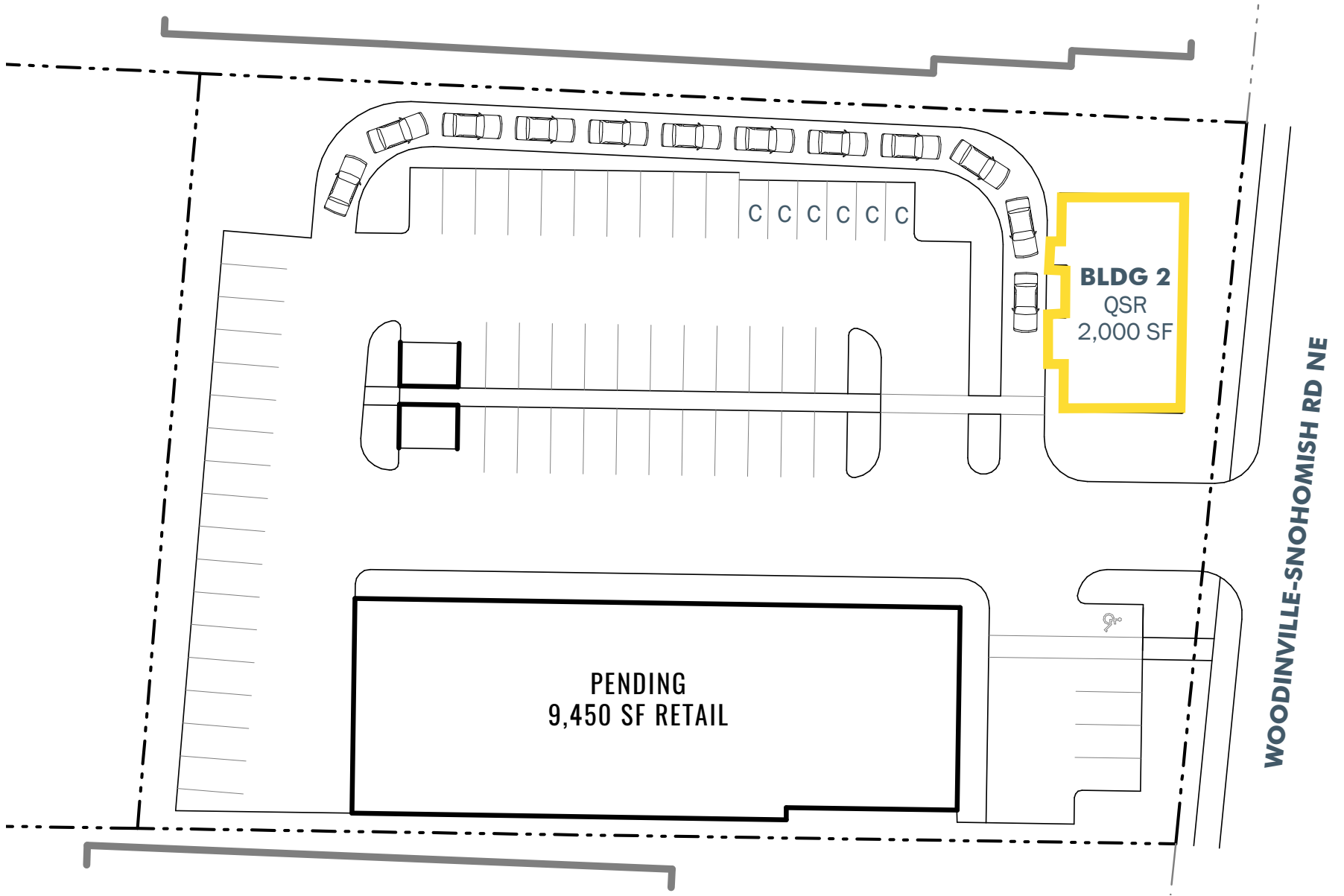
SITE PLAN - OPTION 1



OPTION 1

920 SF DRIVE THRU COFFEE KIOSK

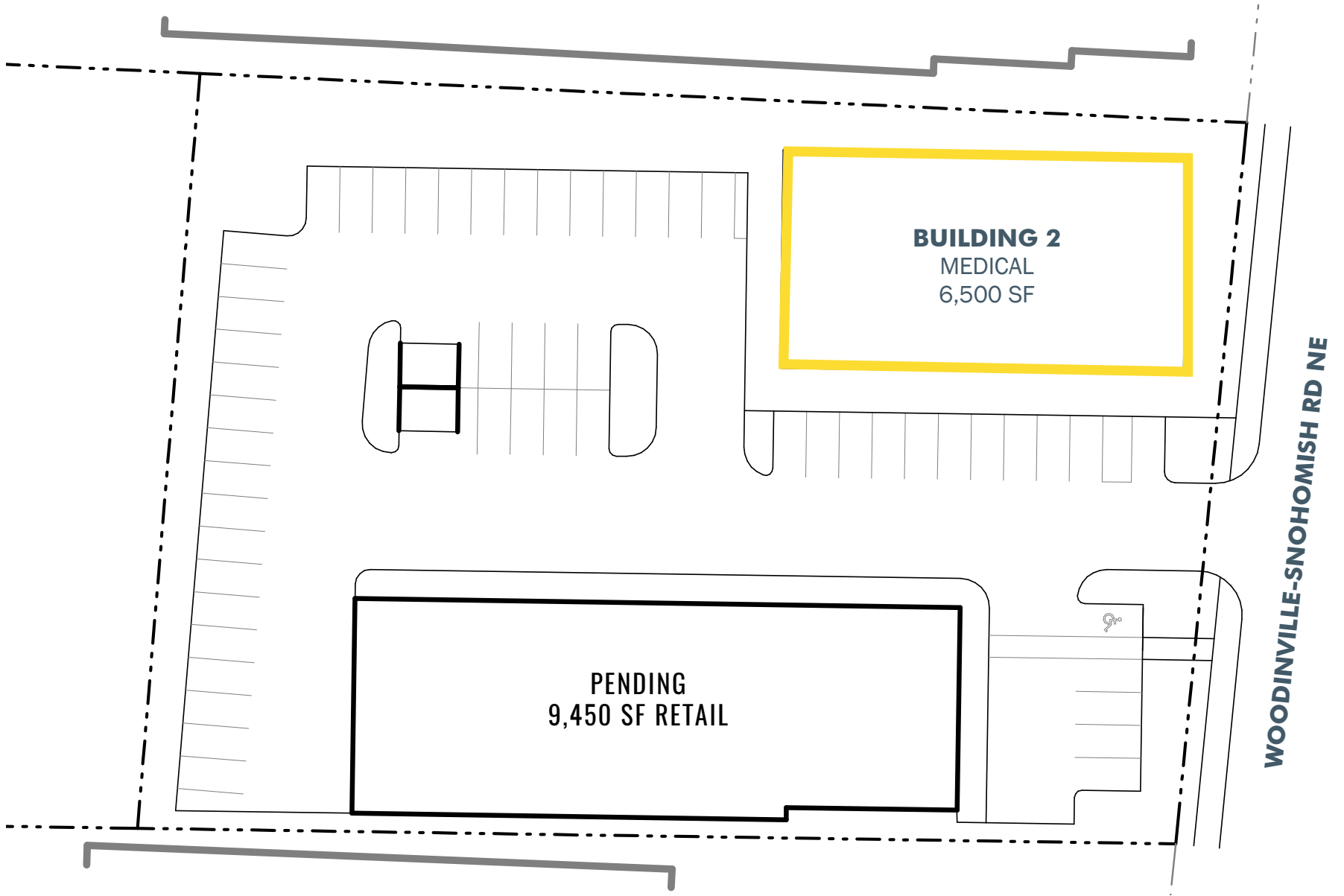
SITE PLAN - OPTION 2



OPTION 2

2,000 SF DRIVE THRU QSR

SITE PLAN - OPTION 3



OPTION 3

6,500 SF RETAIL/MEDICAL/OFFICE - CAN BE DEMISED

# DEMOGRAPHICS

## POPULATION

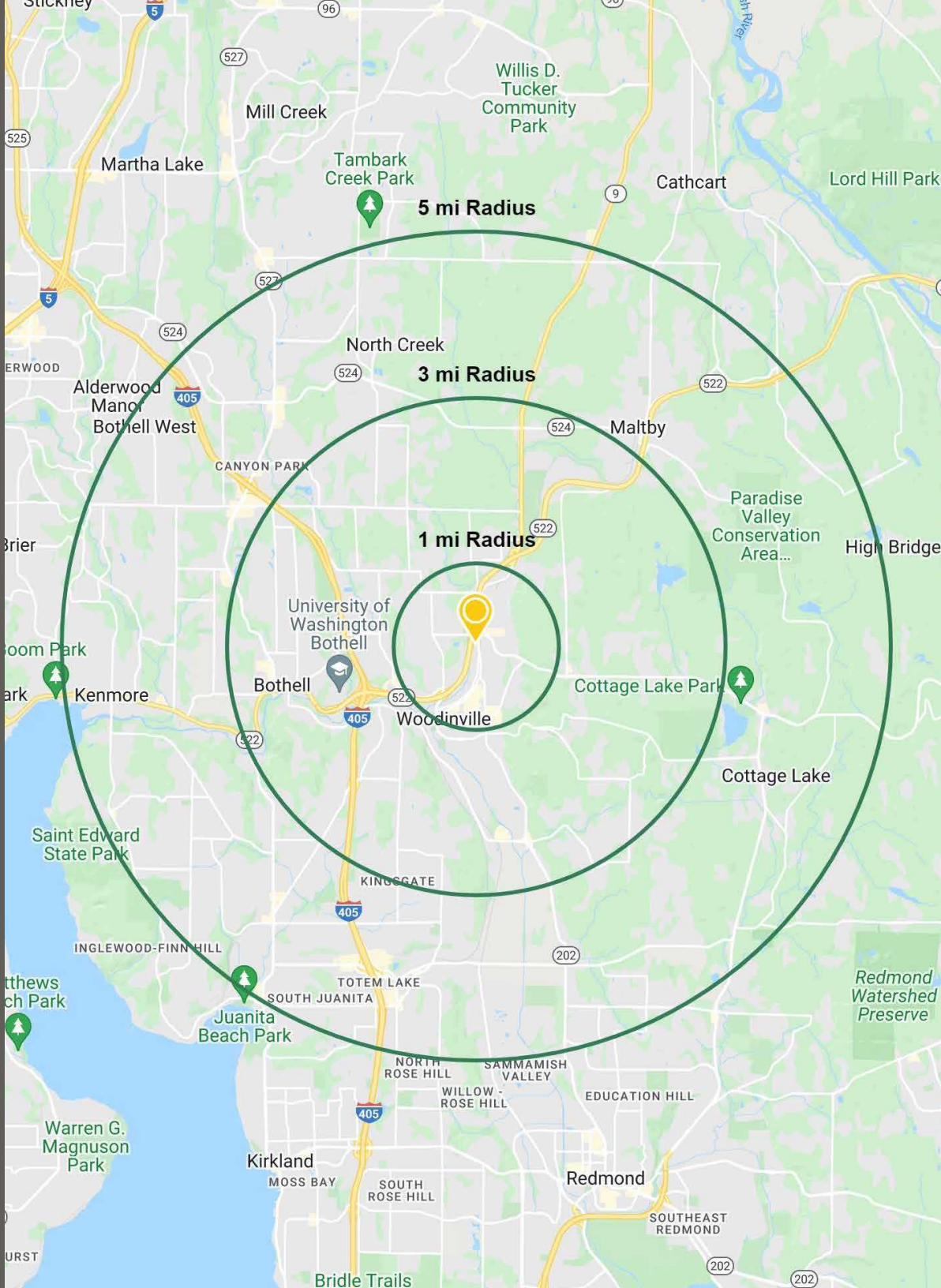
Mile 1	Mile 3	Mile 5
10,333	68,116	208,477

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$129,393	\$142,560	\$149,413

## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
12,492	58,899	148,272



DEMOGRAPHICS



LOCATION DETAILS



Centered within the North Industrial complexes of Woodinville



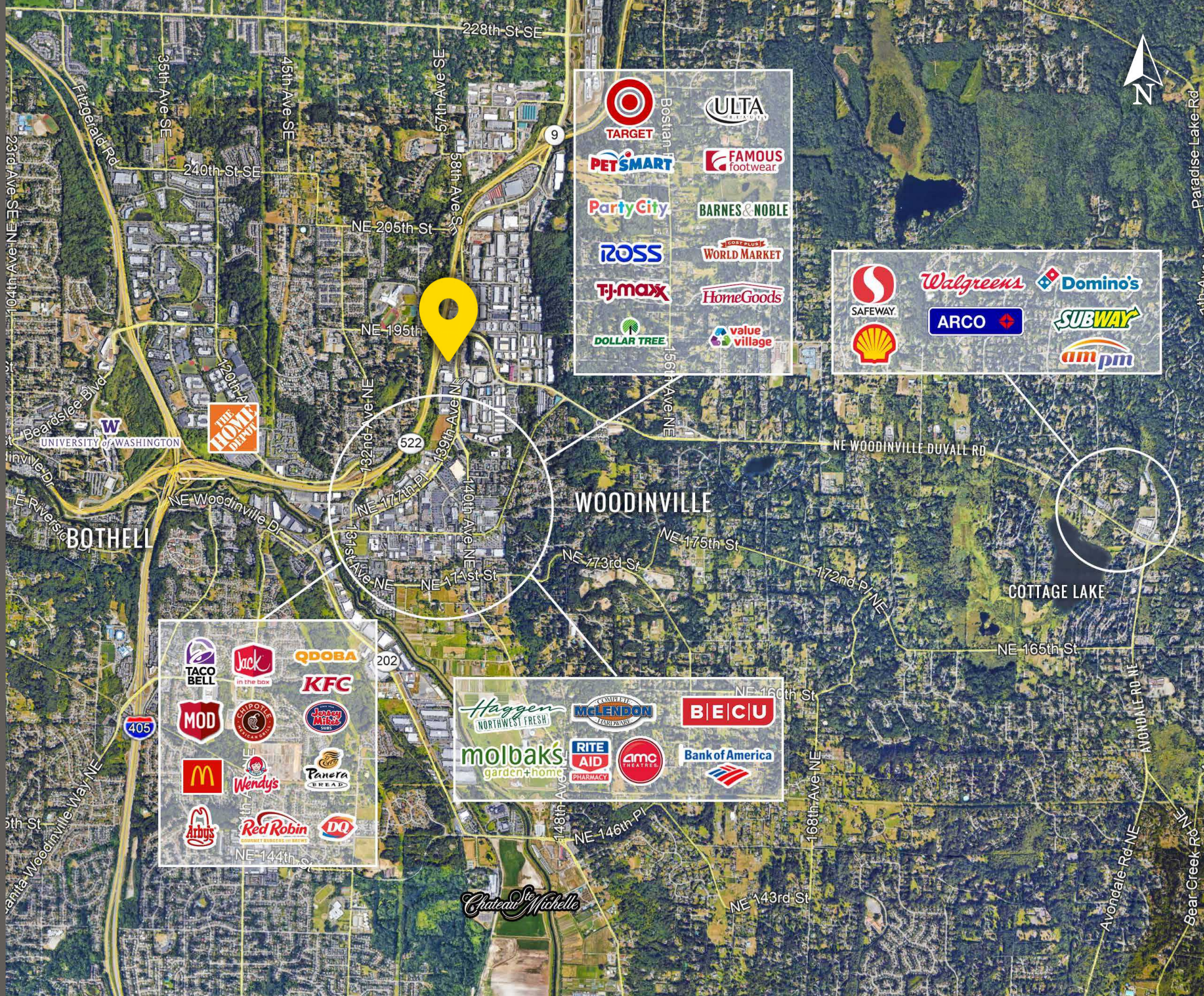
Located moments from Hwy 522 on & off ramps



16,500 CPD  
Woodinville Snohomish Rd



# LOCATION AERIAL











TACOMA | KIRKLAND | PORTLAND



# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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