

± 25,000 SF RETAIL AND RESTAURANT SPACE AVAILABLE FOR LEASE
COMING SUMMER 2025



ALEXAN
WOODINVILLE

WOODINVILLE, WA

TCR

TRAMMELL CROW
RESIDENTIAL

CBRE



Alexan Woodinville

Located in the Historic Schoolhouse District of Woodinville, Washington, Alexan Woodinville is a mixed use project boasting 230+ apartments atop 25,000 s.f. of retail shop, restaurant, and wine tasting room spaces. Located on busy Woodinville-Redmond Road, with 17,700 vehicles per day. The property sits adjacent to Chateau St. Michelle Winery directly off the Burke Gilman Trail, making it an easily accessible tourist destination for local and regional visitors.







CHATEAU STE.
MICHELLE WINERY



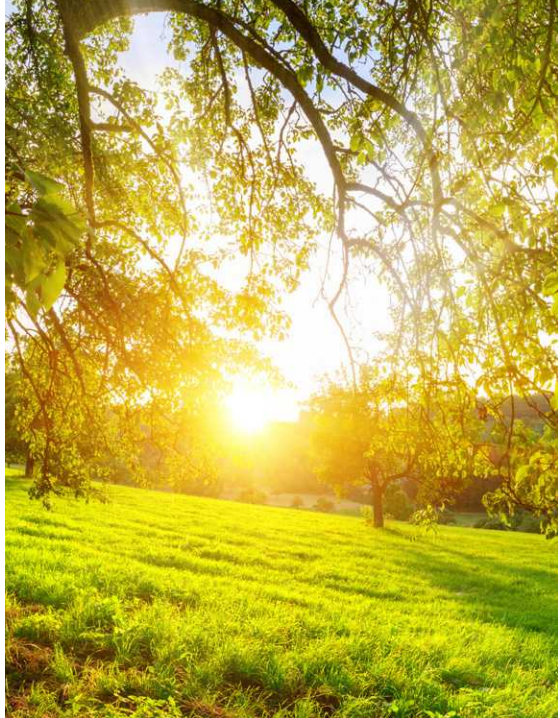
Location

Alexan Woodinville is part of the greater 20+ acre Harvest Woodinville development, which includes a 170 room Marriott Autograph Collection hotel. The hotel—The Somm.—boasts a world class spa, rooftop bar, and 8,000 square feet of event space. At completion, Harvest Woodinville will include a total of over 225,000 square feet of retail, wine tasting rooms and restaurant space, underground parking, and 450+ luxury residential units.

Property Highlights

- Retail, wine tasting room and restaurant space available from 1,500 s.f. to 5,000 s.f.
- Covered retail parking with validation for customers
- Restaurant vent shafts in place
- 11-18' ceiling height
- Delivery Q2 2025







WINERY

- 1 Chateau St Michelle
- 2 Columbia Winery
- 3 Januik Novelty Hill
- 4 Hollywood Schoolhouse, Maryhill Winery
- 5 DeLille Cellars & Lounge, Sparkman Winery, Mark Ryan Winery, Long Shadows
- 6 Apple Farm Village

RESTAURANT

- 7 The Hollywood Tavern
- 8 Barking Frog
- 9 The Herbfarm

HOTEL/SPA

- 10 Willows Lodge

RECREATION

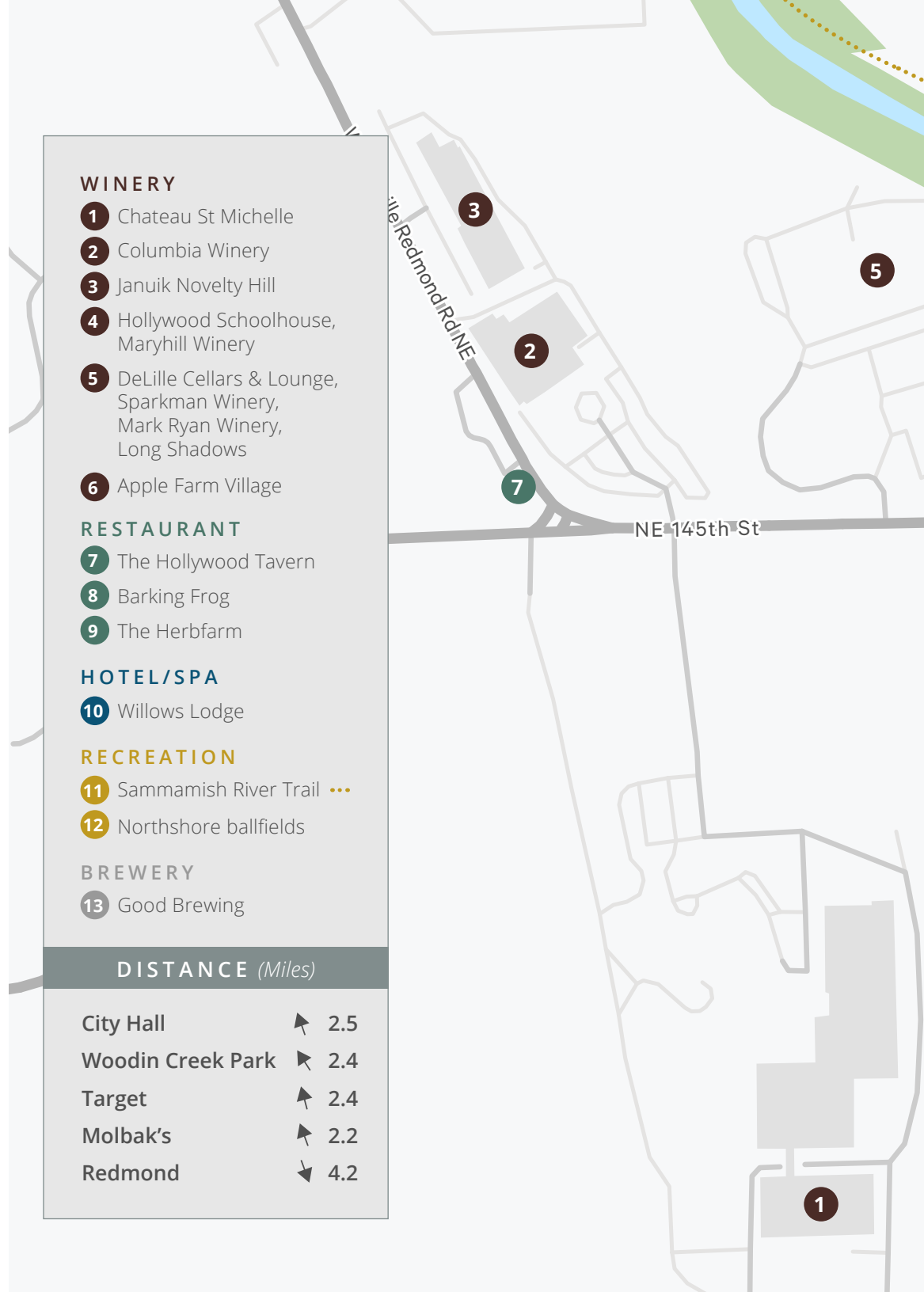
- 11 Sammamish River Trail ...
- 12 Northshore ballfields

BREWERY

- 13 Good Brewing

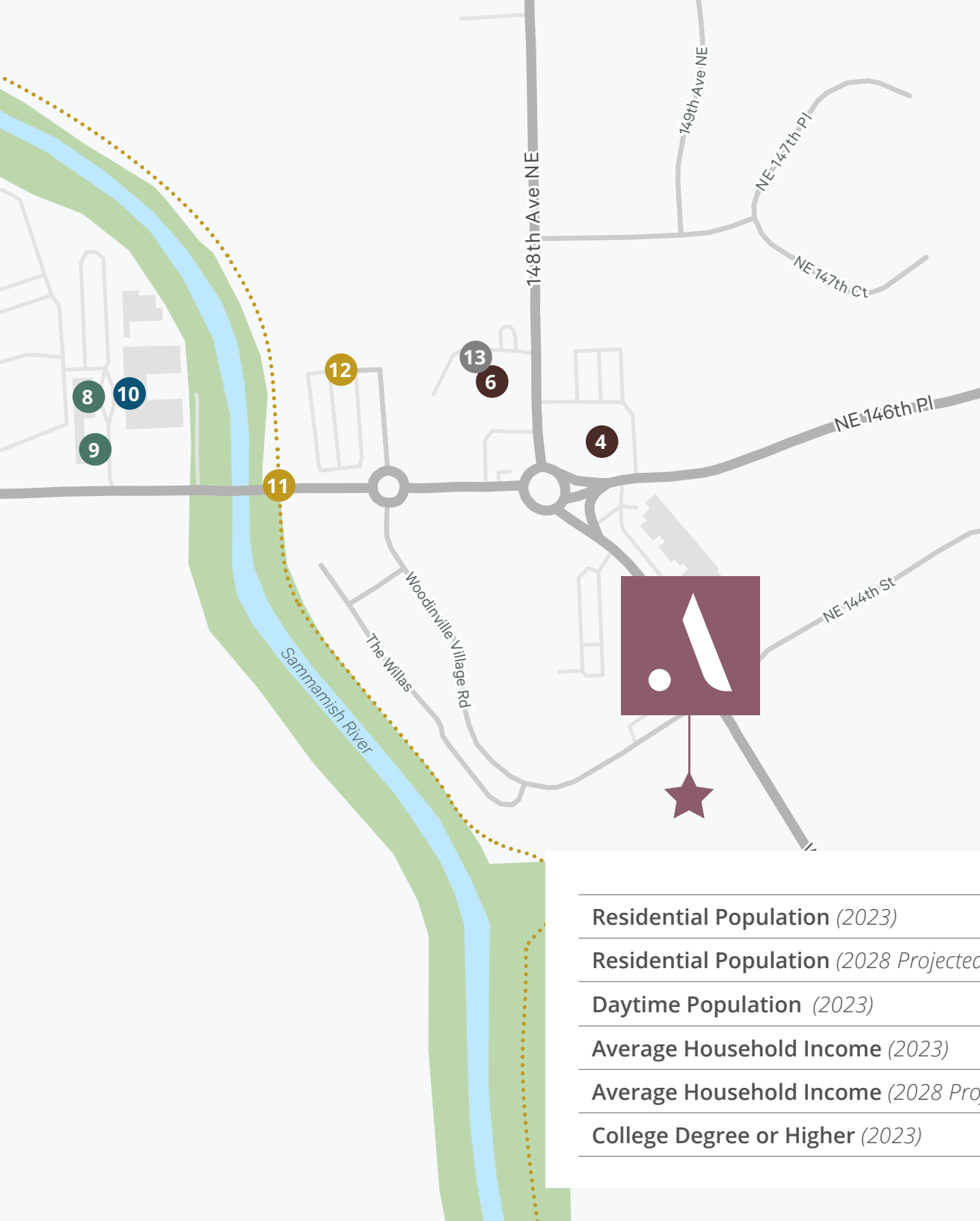
DISTANCE (Miles)

City Hall	↗	2.5
Woodin Creek Park	↗	2.4
Target	↗	2.4
Molbak's	↗	2.2
Redmond	↘	4.2



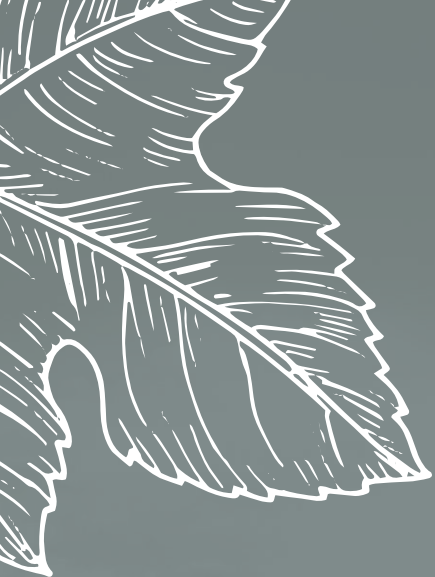


Area Amenities & Demographics



- Alexan Woodinville is located in the heart of the wine tasting district, with over 70+ tasting rooms in ½ mile
- The project abuts the busy Woodinville/Redmond Road, at the roundabout closest to the new Somm. Hotel
- Alexan is also easily accessed from the Sammamish River Trail

	1 MILE	3 MILE	5 MILE
Residential Population (2023)	2,485	79,942	234,609
Residential Population (2028 Projected)	2,920	83,540	242,815
Daytime Population (2023)	4,018	93,756	242,733
Average Household Income (2023)	\$258,589	\$185,382	\$189,527
Average Household Income (2028 Projected)	\$299,318	\$211,409	\$217,078
College Degree or Higher (2023)	81.5%	71.4%	74.3%



ALEXAN WOODINVILLE

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