



# JUANITA COMMONS

11636 98th Avenue NE  
Kirkland, WA 98034

Jake Thurber | Thomas Harsh

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

# LISTING SUMMARY

Juanita Commons

11636 98th Avenue NE, Kirkland, WA 98034

## JUANITA COMMONS

Located in the Juanita neighborhood of Kirkland, Juanita Commons is minutes away from Downtown Kirkland, Totem Lake, and Bothell/Kenmore. Surrounded by a dense, affluent, residential population, the property is part of a charming waterfront community.

- Available: 1,348 SF
- Rental Rate: \$34.00 + \$7.50 PSF/NNN
- Allowed Uses: Retail, Medical, Office, Non-vented Food
- Nearby Tenants: Pagliacci Pizza, Walgreen's, and Juanita Village

### 5 Mile Radius



POPULATION  
297,370



HOUSEHOLDS  
124,473



TOTAL NON-RETAIL  
ANNUAL CONSUMER  
EXPENDITURE  
\$8.59B



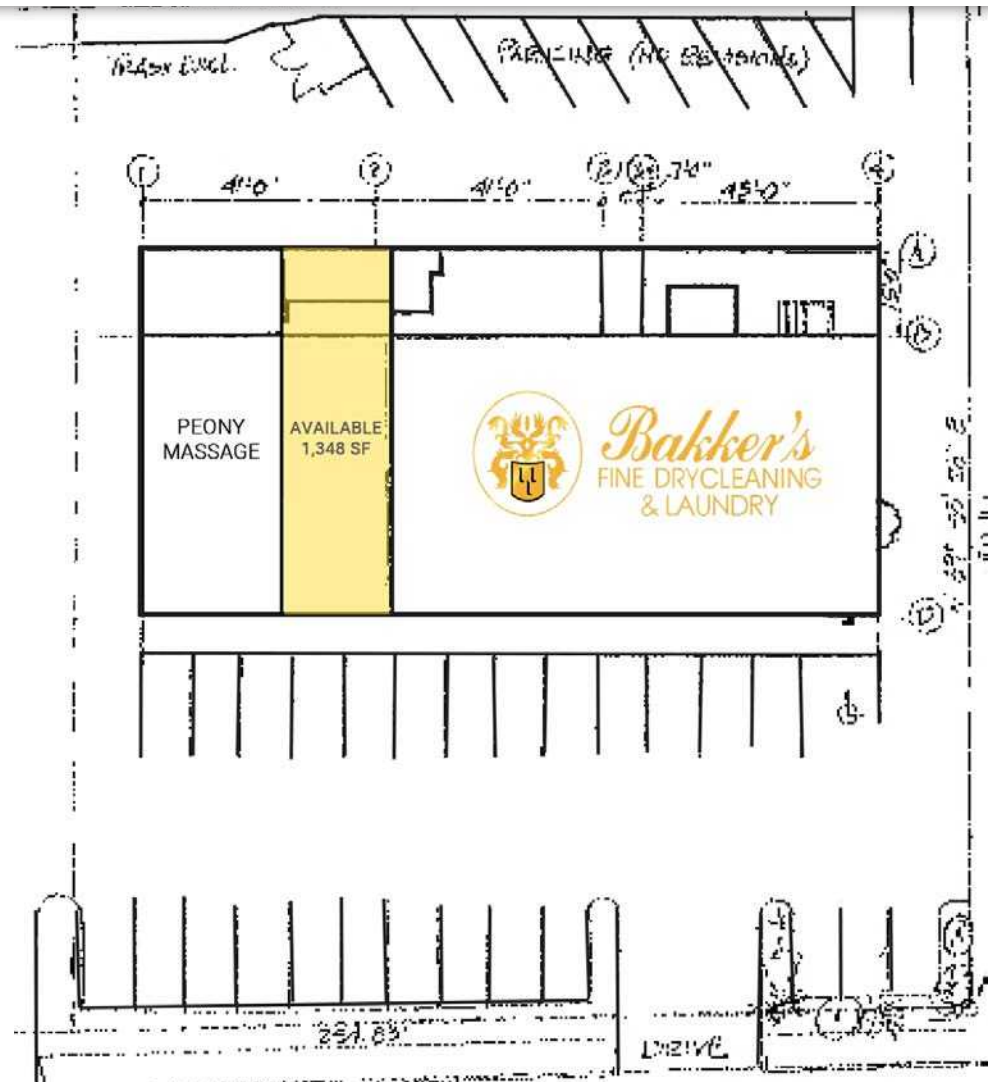
DAYTIME POPULATION  
118,877



AVERAGE  
HOUSEHOLD INCOME  
\$217,216



98TH AVENUE NE  
13,130 ADT



### Contact

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# LISTING AERIAL

Juanita Commons

11636 98th Avenue NE, Kirkland, WA 98034



JUANITA  
HEIGHTS  
PARK

CAFE JUANITA

Walgreens OTO SUSHI Starbucks  
PADRIA GRILL Jordan Mikes  
AA SUSHI THE PURSUIT edible  
urban COFFEE lounge Momojima Grill pachi  
Bank of America NOPPAKAO

Juanita  
Beach Club

JUANITA  
BEACH  
PARK

Michael's

Katbasall

← SITE

COLUMBIA  
athletic club

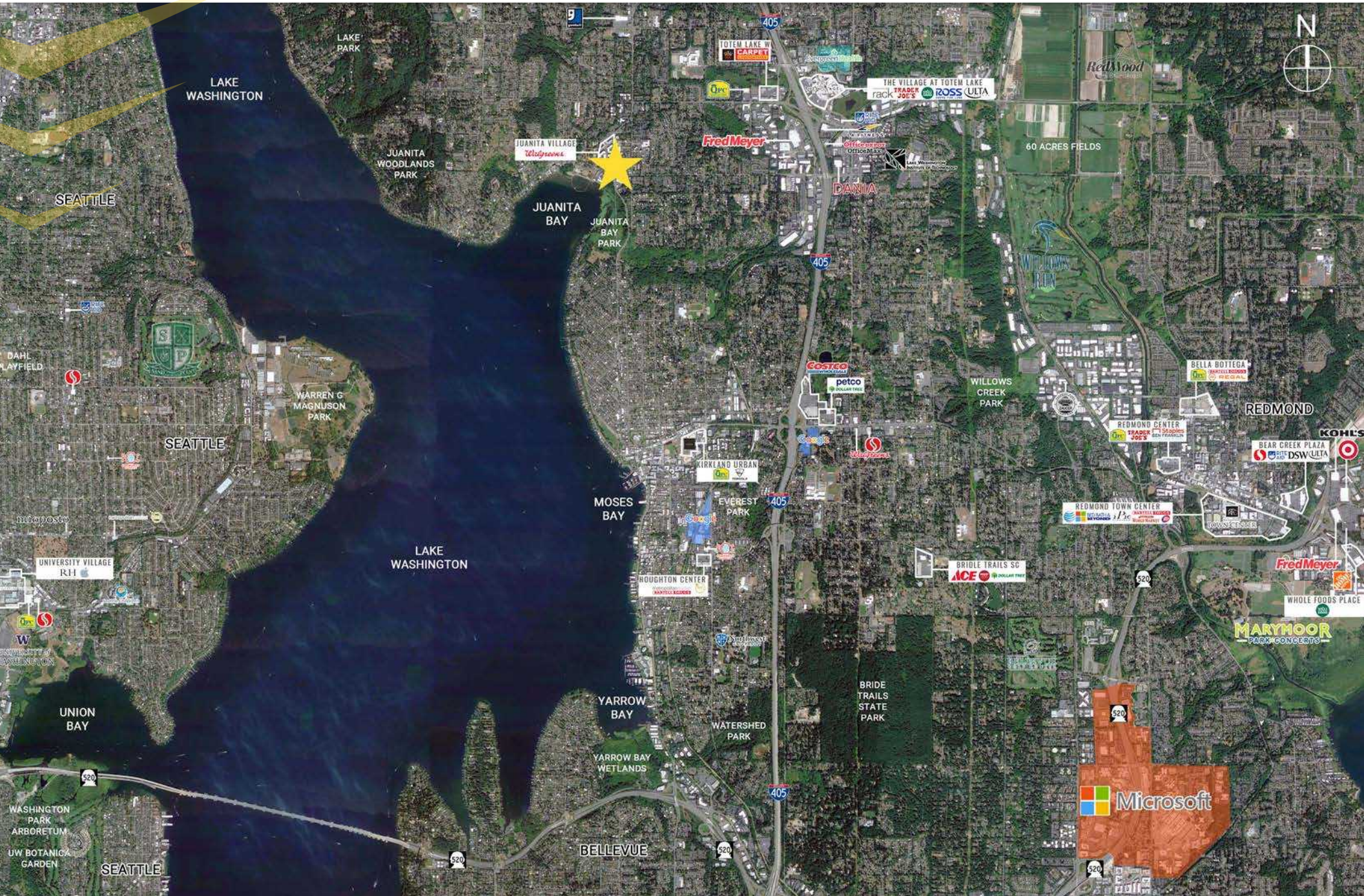
JUANITA  
BAY



# MARKET AERIAL

Juanita Commons

11636 98th Avenue NE, Kirkland, WA 98034



# CITY SUMMARY

KIRKLAND, WA

Juanita Commons

11636 98th Avenue NE, Kirkland, WA 98034



Kirkland, WA is a business savvy city, a vibrant place to live, and a supportive place to work. Located on the east side of Lake Washington directly across from Seattle, Kirkland's thriving business environment offers companies a highly educated workforce and a dynamic well-connected business community. Kirkland is uniquely situated to provide the charm and atmosphere of a small waterfront town with urban amenities.

With a highly educated and tech-savvy workforce, a broad range of businesses and industries are attracted to Kirkland, including well-known tech-giants Google and Tableau. The city has a unique blend of casual living and urban style which are draws for companies competing for top professional talent. Kirkland has generated a high-end cluster of core business sectors, including technology, business and consumer services.

Kirkland's central location makes the city a great choice for both residents and businesses. Situated across Lake Washington from Seattle along the Interstate 405 corridor, Kirkland is easily accessible to and from Seattle via State Route 520 (the 520 floating bridge) and State Route 908, which connects Kirkland with neighboring Redmond, Washington.

