

3,964 SF
RETAIL OR OFFICE



FOR LEASE

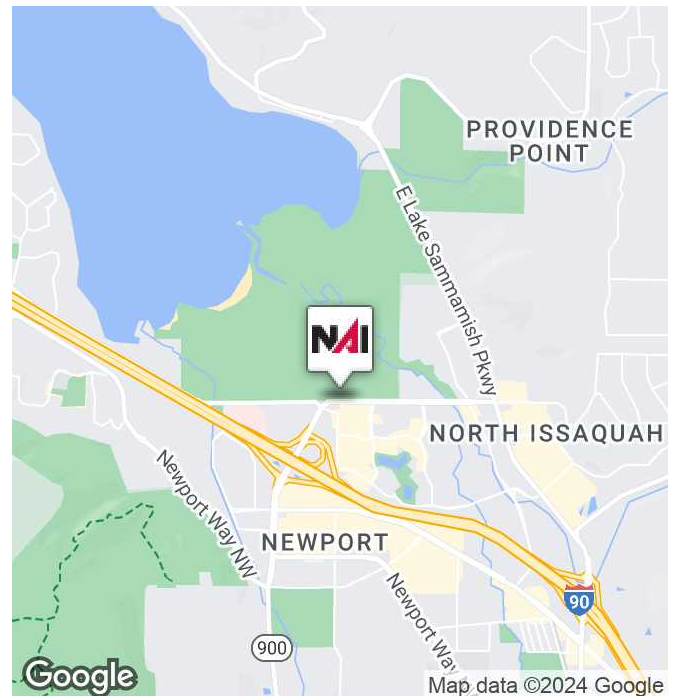


Pickering Corner

1151 NW Sammamish Rd, Issaquah, WA 98027

Property Highlights

- 3,964 RSF Available
- Gateway to Pickering Place - The Heart of Issaquah's Retail Core
- Retail neighbors include Costco Wholesale Store, Lowe's, Big Lots, PetSmart, Red Robin, Office Depot, PCC Market, & Gerk's Ski & Cycle
- Close proximity to Costco Corporate Headquarters
- High Traffic Counts and Demographics
- Abundant Parking at 4.75 stalls / 1,000 RSF
- Zoned UC (Urban Core, City of Issaquah)
- Lease rate: \$42.00 PSF, NNN
- 2023 NNN = \$10.75 PSF
- Available March 15, 2024



<https://www.nai-psp.com>

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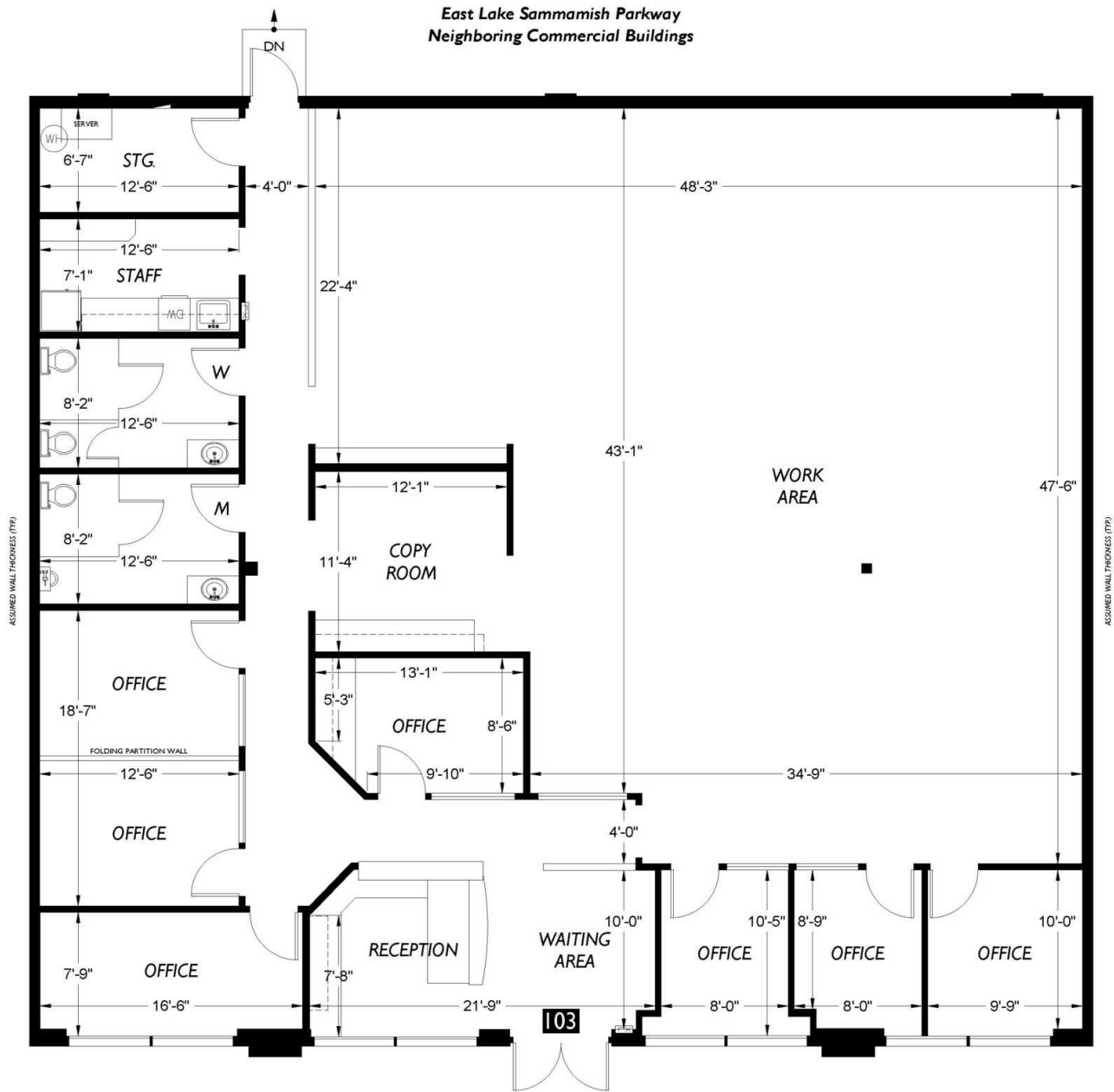
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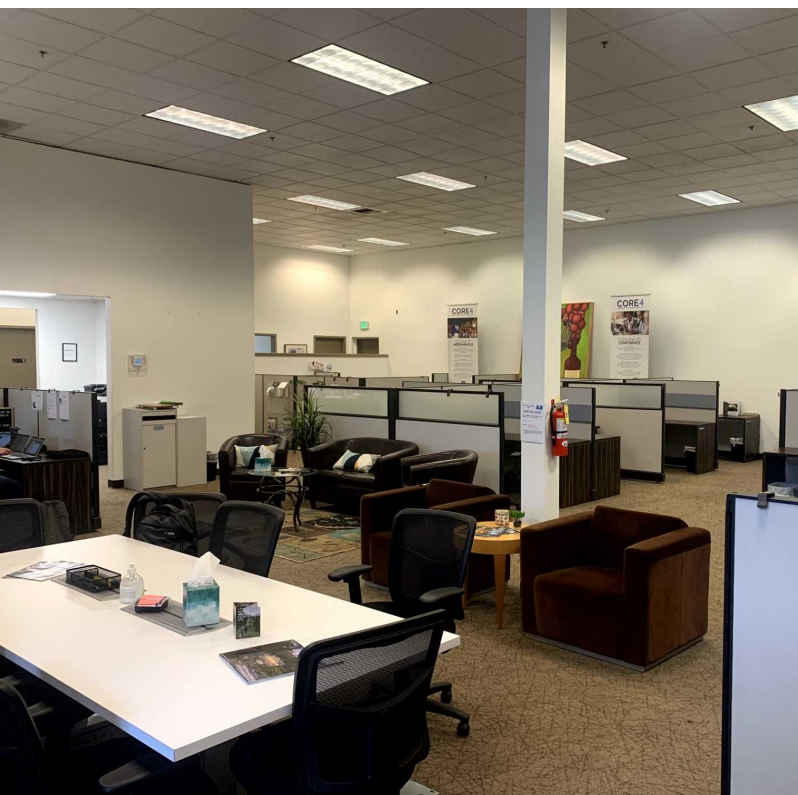
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Properties

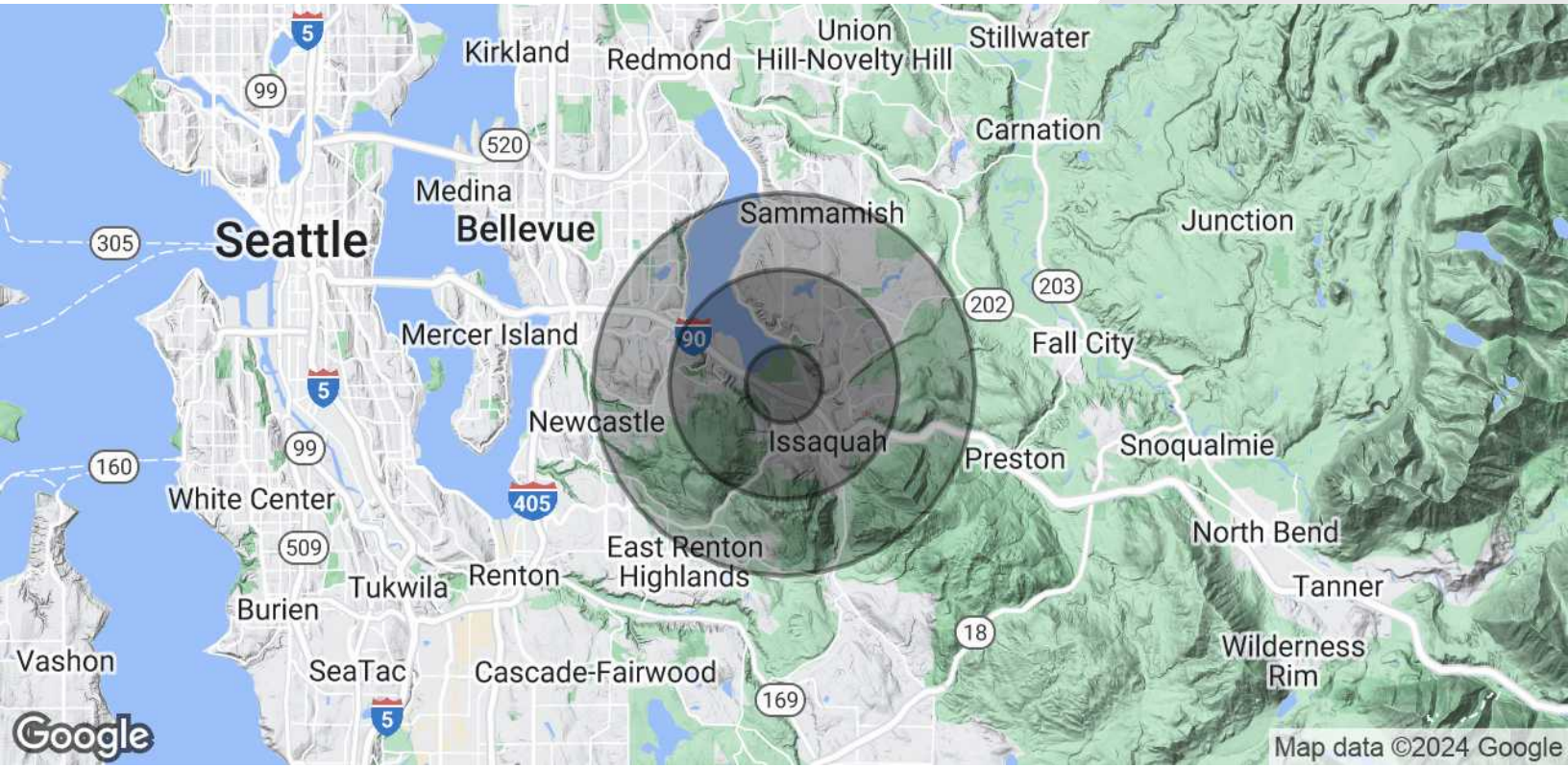
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,945	62,375	137,666
Average Age	41.7	40.1	40.7
Average Age (Male)	39.4	38.6	39.8
Average Age (Female)	46.0	41.1	41.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,907	25,107	52,207
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$139,526	\$170,463	\$181,613
Average House Value	\$638,400	\$789,873	\$848,237

* Demographic data derived from 2020 ACS - US Census



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