

FOR LEASE

# MERCER ISLAND RETAIL

*Prime Street-Level Retail Space  
Available in Island Square Building*

7803 SE 27TH ST, MERCER ISLAND, WA 98040



## MERCER ISLAND RETAIL

### *1,280 SF Retail Space in the Heart of Downtown Mercer Island*

Suite 176: 1,280 SF available

Currently built as open area with two private rooms and a restroom

Join Umpqua Bank, John L Scott, Cara Veterinary, Einstein Bros Bagels, Just Poke, and Great Clips

Great parking on-site with easy access from garage

Approximately 1,150 apartment units within a 3-block radius

Convenient access to I-90, Future Light Rail Station, Bellevue, and Seattle

Rental Rate: Please Call

*1,280 SF*

AVAILABLE

*\$8.43*

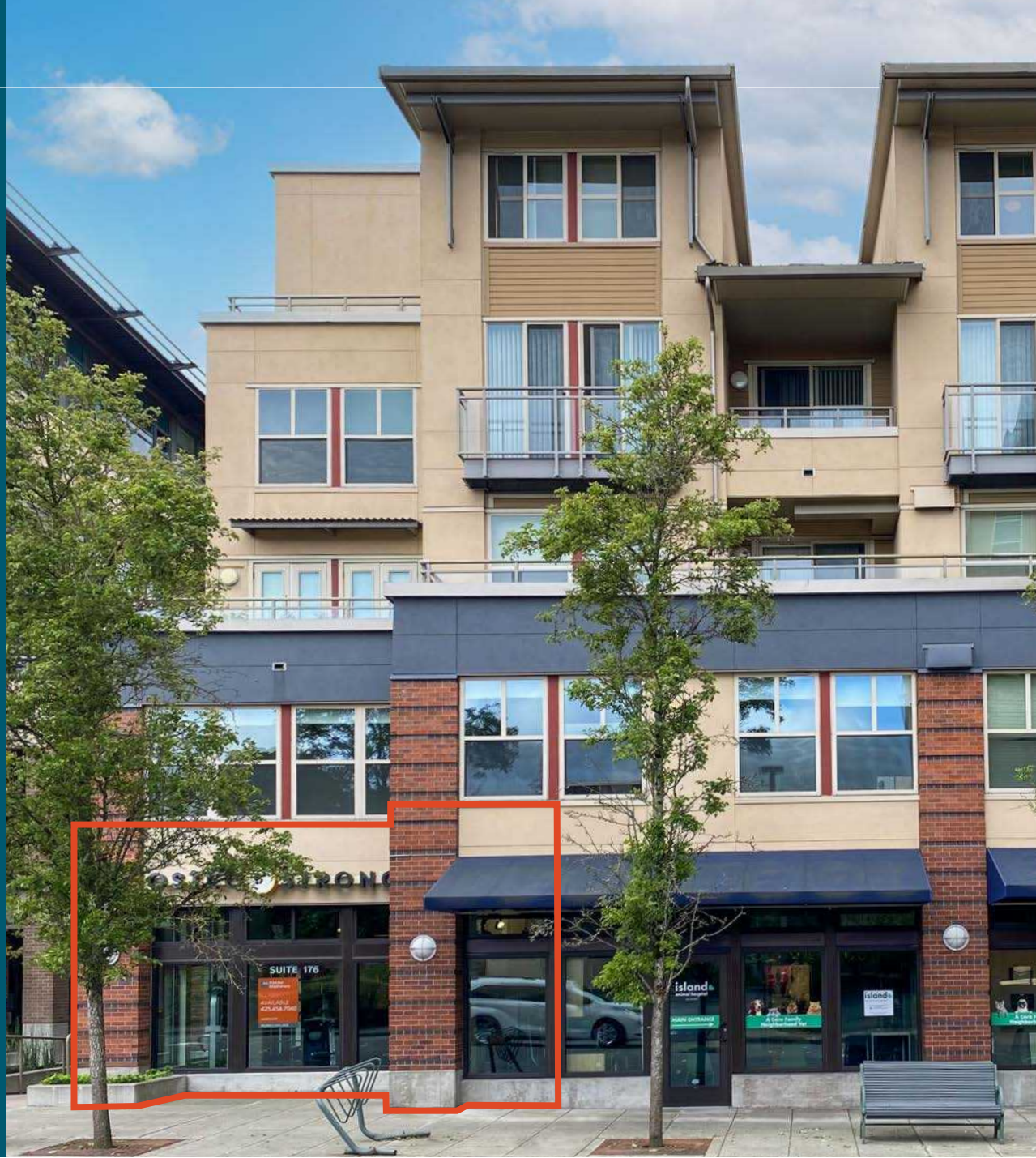
2024 EST NNN'S

*6 MI*

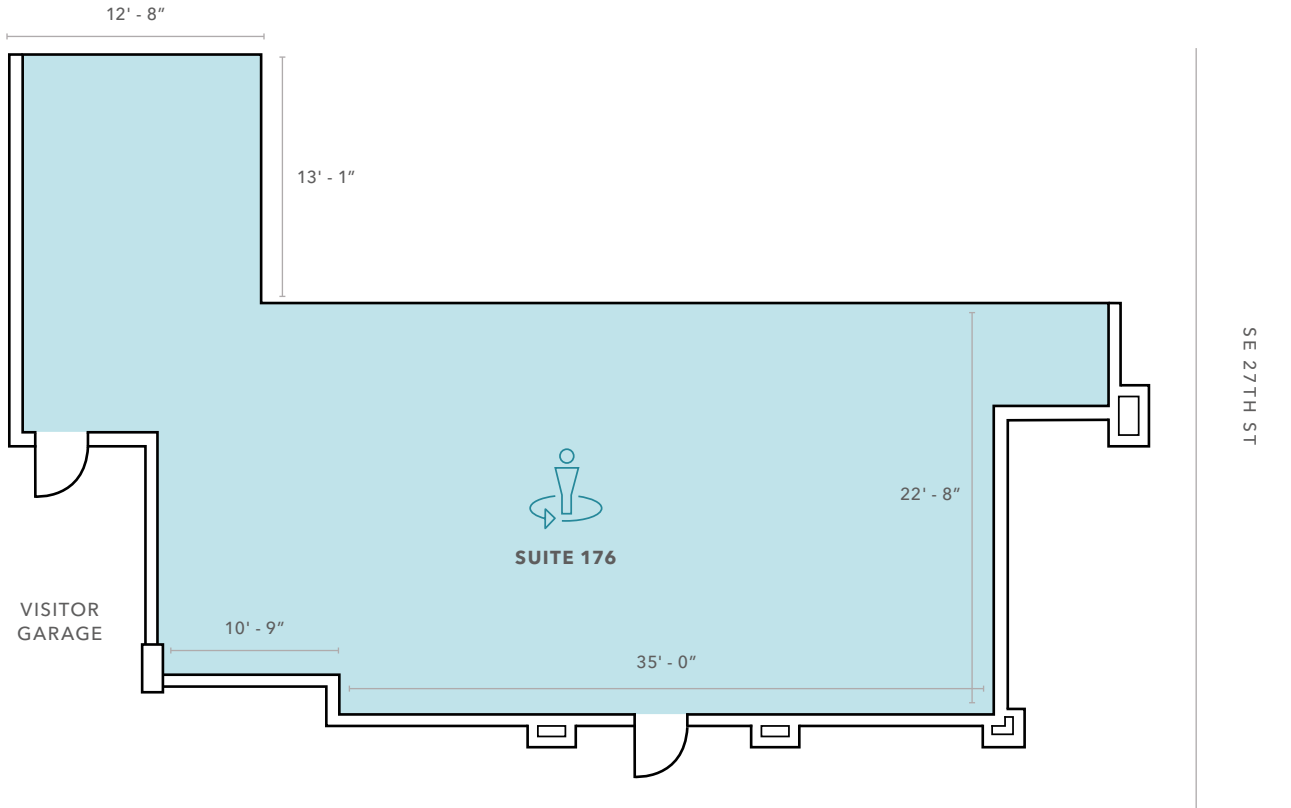
TO SEATTLE CBD

*5 MI*

TO BELLEVUE CBD



# FLOOR PLAN



1,280 SF

AVAILABLE

\$8.43

2024 ESTIMATED NNN'S

CALL

FOR LEASE RATES

NOW

AVAILABLE



Plan is for general reference and does not outline current configuration. Dimensions are subject to Tenant's field verification.



# SITE PLAN



83

WALK SCORE

+1,150

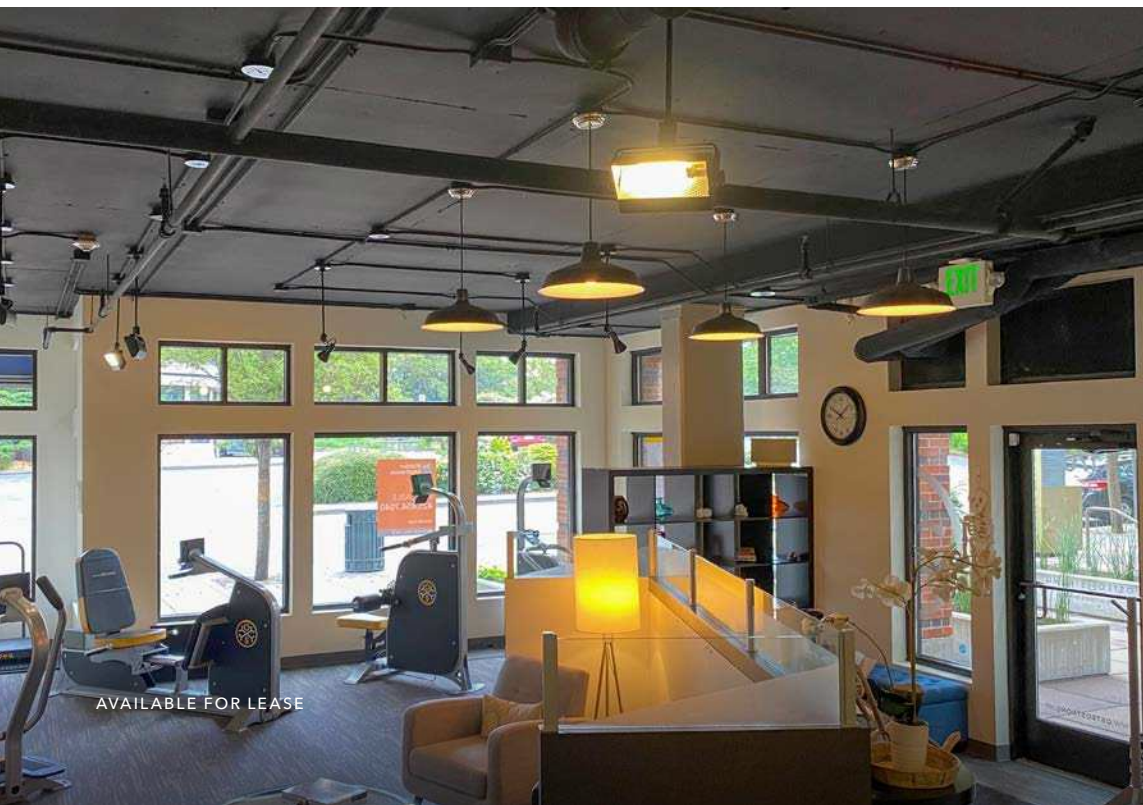
APARTMENTS IN 3-BLOCK RADIUS

FREE

CUSTOMER PARKING



MERCER ISLAND RETAIL



AVAILABLE FOR LEASE

KIDDER MATHEWS

# MERCER ISLAND RETAIL



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	11,852	23,132	76,756
2029 PROJECTION	11,503	22,539	78,148
2020 CENSUS	11,807	23,589	73,343
PROJECTED GROWTH 2024 - 2029	-0.6%	-0.5%	0.4%

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	42.3	42.3	40.1
% FEMALE	51.3%	50.9%	49.9%
% MALE	48.7%	49.1%	50.1%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	5,280	9,531	34,472
2029 PROJECTED	5,069	9,185	34,810
2020 CENSUS	5,174	9,669	31,968
GROWTH 2024 - 2029	-0.8%	-0.7%	0.2%
OWNER-OCCUPIED	49.3%	58.6%	51.1%
RENTER-OCCUPIED	50.7%	41.4%	48.9%

## INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$255,888	\$296,866	\$288,137
2029 PROJECTED HH INCOME	\$281,798	\$326,066	\$302,483
ANNUAL CHANGE 2024 - 2029	2.0%	2.0%	1.0%

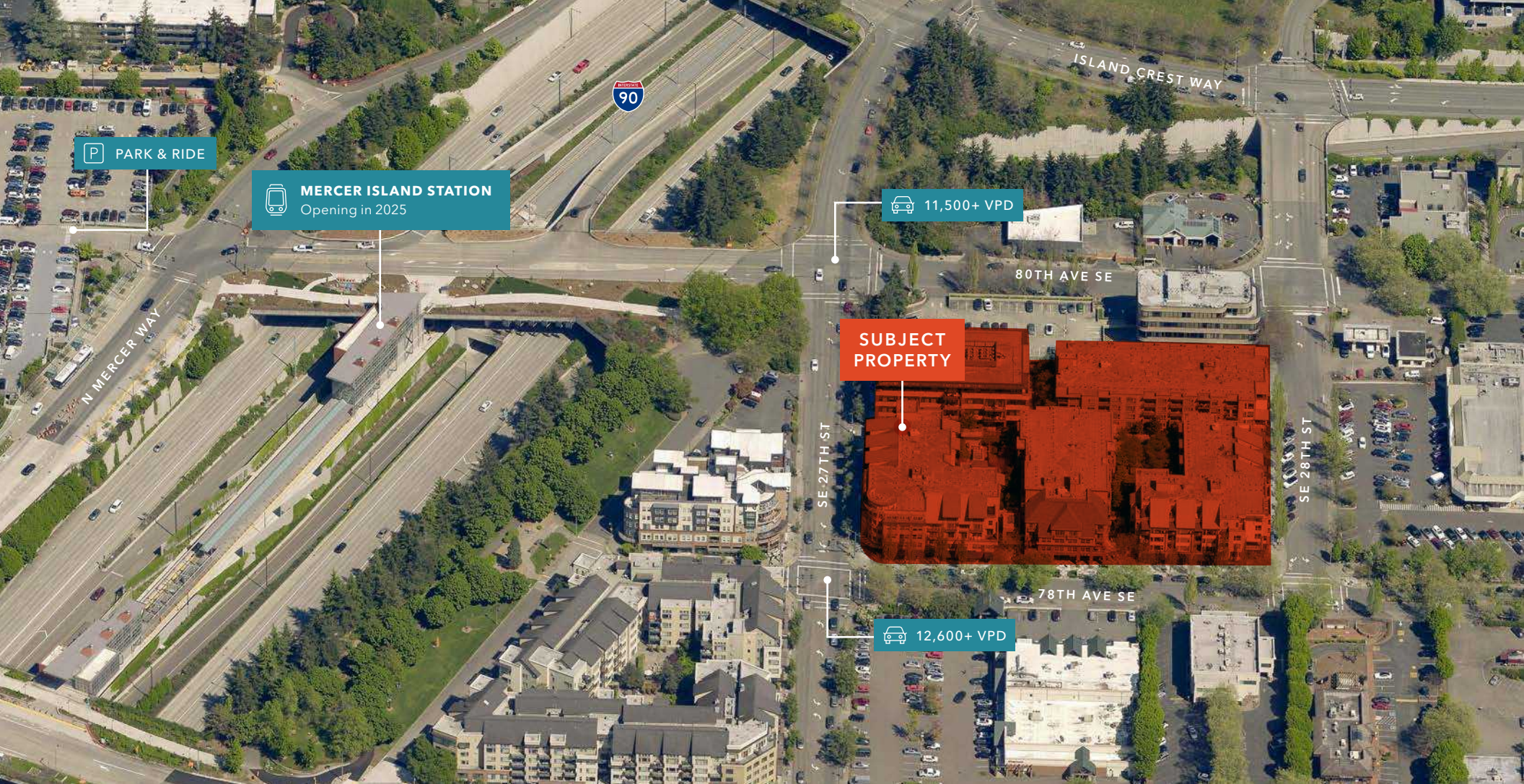
## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,103	1,709	7,111
TOTAL EMPLOYEES	6,759	10,939	65,708
WHITE COLLAR WORKERS	87.1%	85.7%	85.5%
BLUE COLLAR WORKERS	12.9%	14.3%	14.5%

## RACE

	1 Mile	3 Miles	5 Miles
WHITE	63.7%	61.8%	58.2%
BLACK / AFRICAN AMERICAN	3.8%	4.1%	6.4%
ASIAN	21.8%	22.6%	23.2%
HISPANIC	11.4%	11.8%	13.2%
HAWAIIAN / PACIFIC ISLANDER	0.1%	0.2%	0.2%
AMERICAN INDIAN / ALASKA NATIVE	0.2%	0.3%	0.3%

Data Source: ©2023, Sites USA



# MERCER ISLAND RETAIL

*For more information on this property, please contact*

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**KIDDER.COM**

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