

Premier Downtown Kirkland Retail Space

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FOR LEASE	12,972 RSF
ADDRESS	312 Central Way, Kirkland WA 98033
YEAR BUILT	2020
TYPE	70 Unit Mixed-Use Apartment
ZONING	CBD-7 "Retail"
CO-TENANCY	5 Stones Coffee Co & Arleana's Caribbean Soul
PARKING	68 Dedicated Retail Customer Stalls
WALK SCORE	96, Walker's Paradise

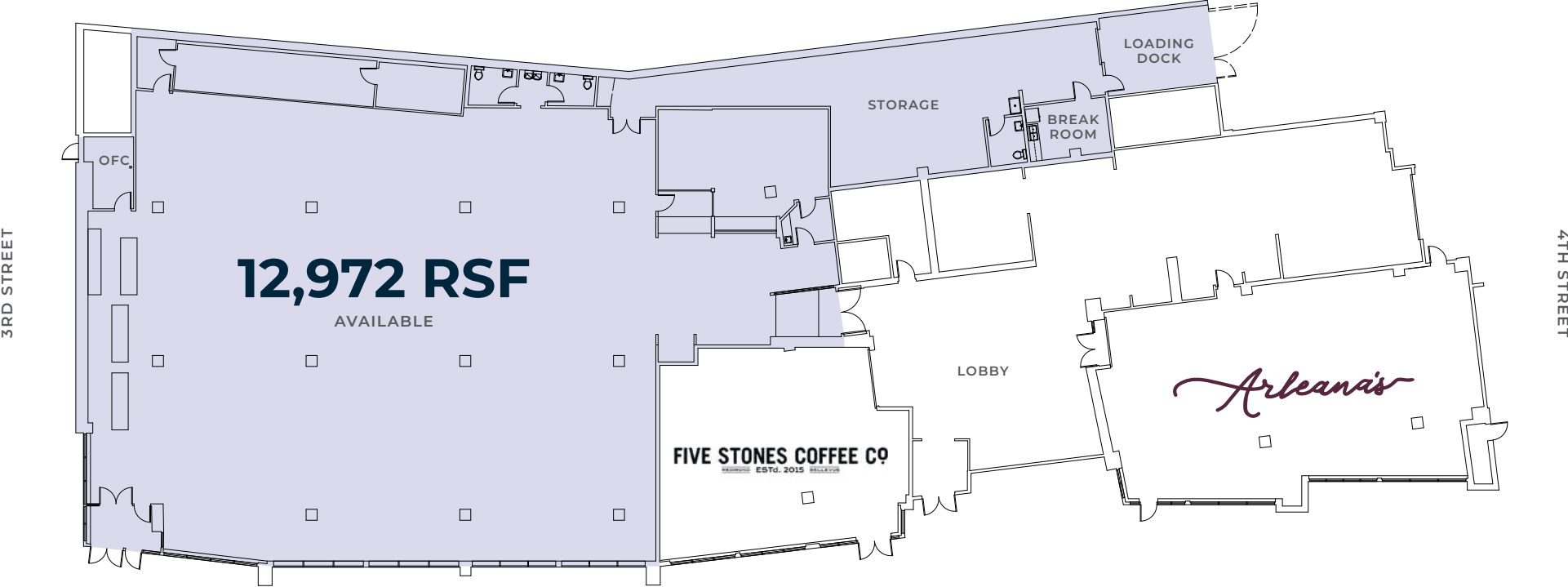


PARQUEKIRKLANDRETAIL.COM

km Kidder
Mathews

Located Just Off Central Way

ELECTRICAL CAPACITY	800 amps
HVAC CAPACITY	26 tons
COLUMN SPACING	24' - 25'
CEILING HEIGHT	16' to roof deck, 12' - 6" to ceiling



Interior Retail Area



PARQUE KIRKLAND RETAIL PARQUEKIRKLANDRETAIL.COM

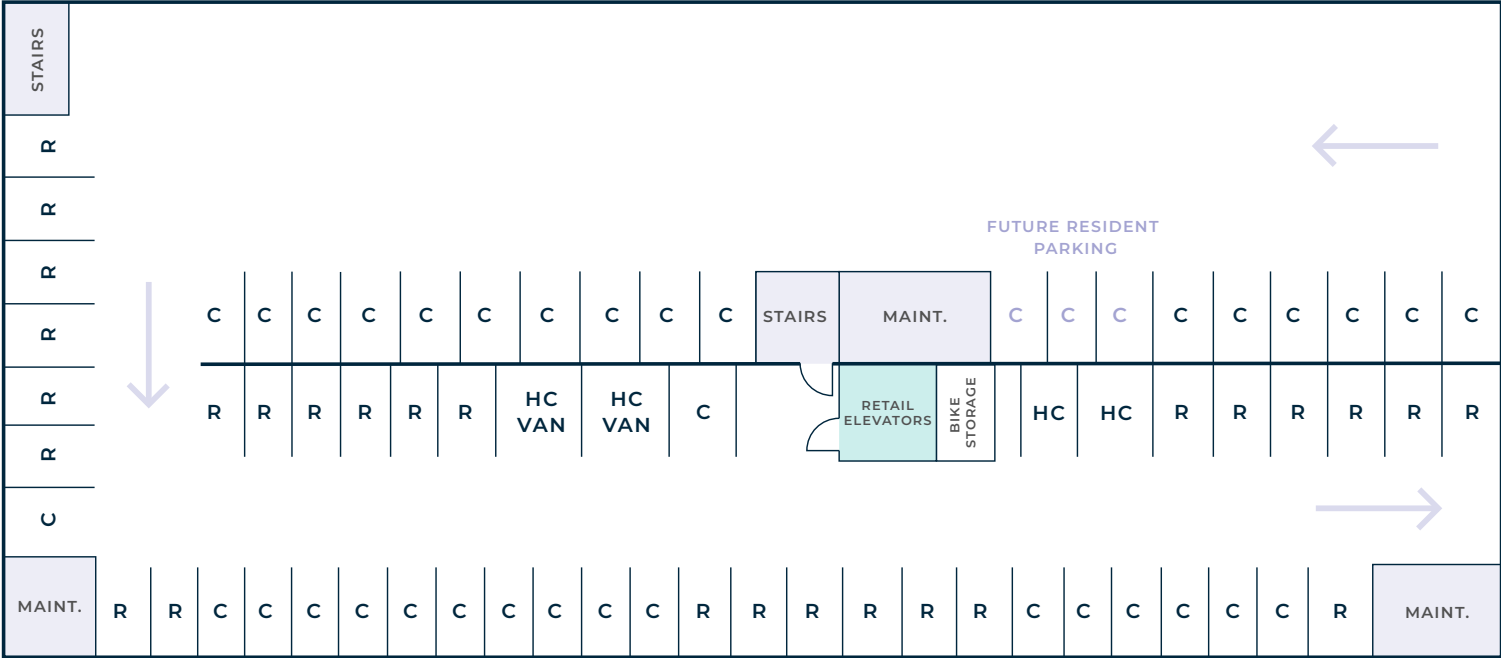


KIDDER MATHEWS

Excellent Loading Dock Access & Customer Parking

68 STALLS

DEDICATED RETAIL CUSTOMER PARKING



2-Hour Free
Customer
Parking

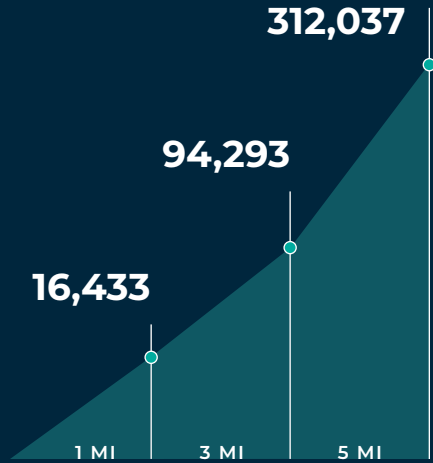
- HC Handicapped
- R Regular Size Parking
- C Compact Parking



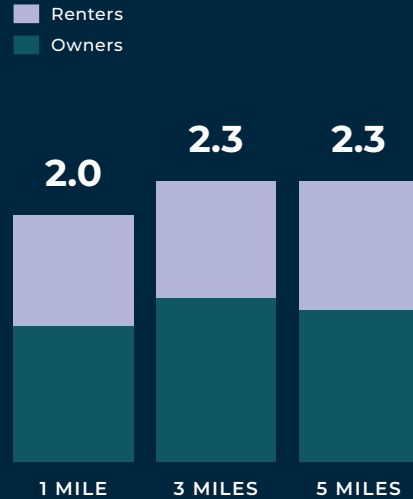
Demographics

Demographic Source: Sites USA ©2024

POPULATION (2024)



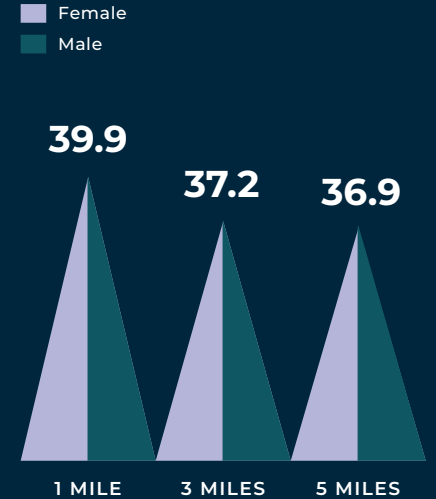
HOUSEHOLD SIZE (AVG)



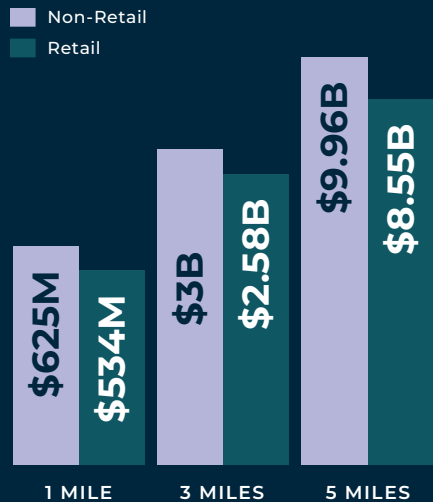
ANNUAL HOUSEHOLD INCOME (AVG)



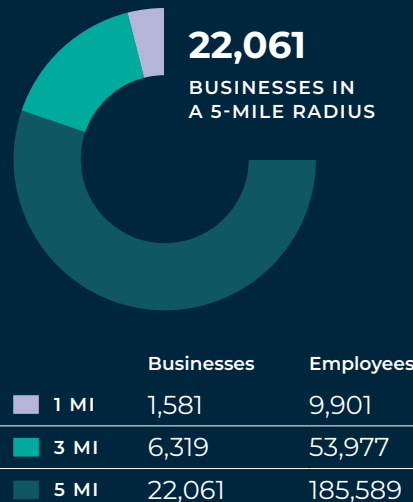
MEDIAN AGE & GENDER



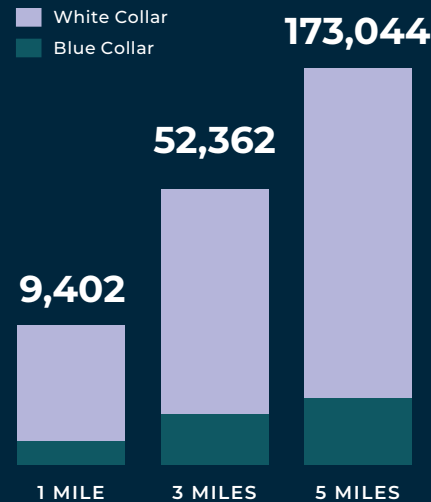
CONSUMER SPENDING



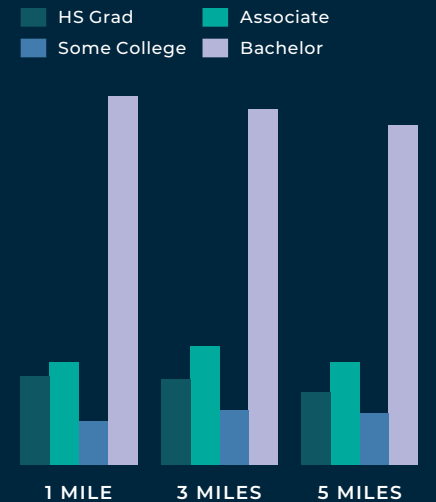
2024 DAYTIME



2024 EMPLOYMENT



EDUCATION OVERVIEW



Kirkland Ranked #3 Best Place to Live in the United States

Nestled on the shores of Lake Washington, Kirkland effortlessly blends urban sophistication with suburban tranquility. Boasting top-rated schools, abundant green spaces, and a myriad of dining, entertainment, and community offerings, Kirkland caters to every lifestyle. Its prime location provides easy access to the thriving tech hubs of Seattle, Bellevue, and Redmond, ensuring an unparalleled blend of convenience and Pacific Northwest charm.

92K

TOTAL
POPULATION

\$1.4M

MEDIAN HOUSE
PRICE (2024)

9.5 MI

LAKE WASHINGTON
WATERFRONT

630 AC

PARKLAND &
OPEN SPACES

PARQUE
KIRKLAND RETAIL

 **22,122+ VPD**

PETER KIRK PARK

Ranked by Money Magazine, "50 Best Places to Live in the U.S. 2022-2023."
Kirkland House Price information sourced by Redfin, May 2024.

PARQUE KIRKLAND RETAIL [PARQUEKIRKLANDRETAIL.COM](https://parquekirklandretail.com)

KIDDER MATHEWS

Be A Part of Kirkland's Growing Community



DOWNTOWN KIRKLAND

Park Lane, known as an “American woonerf,” after the Dutch word that translates roughly to “living street”, is a plaza-style, two-block retail corridor that offers eclectic dining, indulgent desserts, art galleries, curated boutiques, and an overall unforgettable shopping experience.

KIRKLAND URBAN

Kirkland Urban is an 11.5-acre mixed-use development and a vibrant extension of downtown Kirkland. The first phase is comprised of more than 390,000 SF office and 140,000 square feet of retail, bringing together a collection of neighborhood services, shops, restaurants, and a public plaza.

KIRKLAND RETAILERS

LAKE WASHINGTON

KIRKLAND HOMEPORT MARINA

MARINA PARK

HERITAGE PARK

Google

DOWNTOWN KIRKLAND



22,122+ VPD

KIRKLAND URBAN

Google

INTERSTATE 405

CROSS KIRKLAND CORRIDOR



Nearby Amenities

MAJOR EMPLOYERS

- 01 Google
- 02 Tableau Software
- 03 GoDaddy
- 04 ServiceNow
- 05 Evergreen Health

GROCERY

- 01 Costco
- 02 PCC Community Markets
- 03 Metropolitan Market
- 04 QFC
- 05 Trader Joe's

DINING + SHOPPING

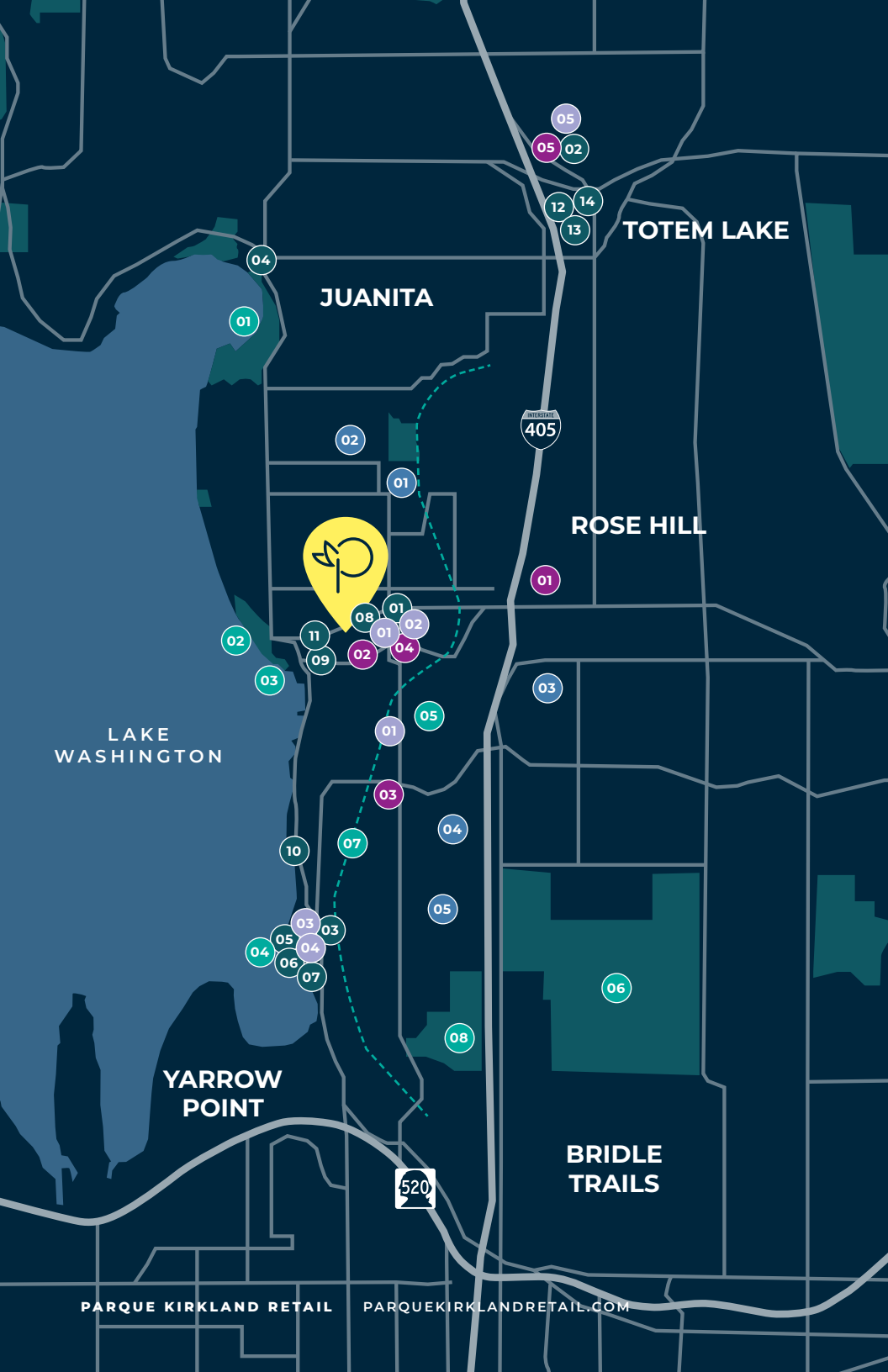
- 01 Kirkland Urban
- 02 The Village at Totem Lake
- 03 Carillon Point
- 04 Kathakali
- 05 El Encanto
- 06 Como
- 07 Le Grand Bistro Americain
- 08 Dough Zone Dumpling House
- 09 Cactus
- 10 BeachHouse Bar + Grill
- 11 Ristorante Paradiso
- 12 Nick's Grill
- 13 Shawarmaniac Mediterranean
- 14 Aria Food & Bakery

EDUCATION

- 01 Peter Kirk Elementary School
- 02 Kirkland Middle School
- 03 Lake Washington High School
- 04 International Community School
- 05 Northwest University

PARKS + RECREATION

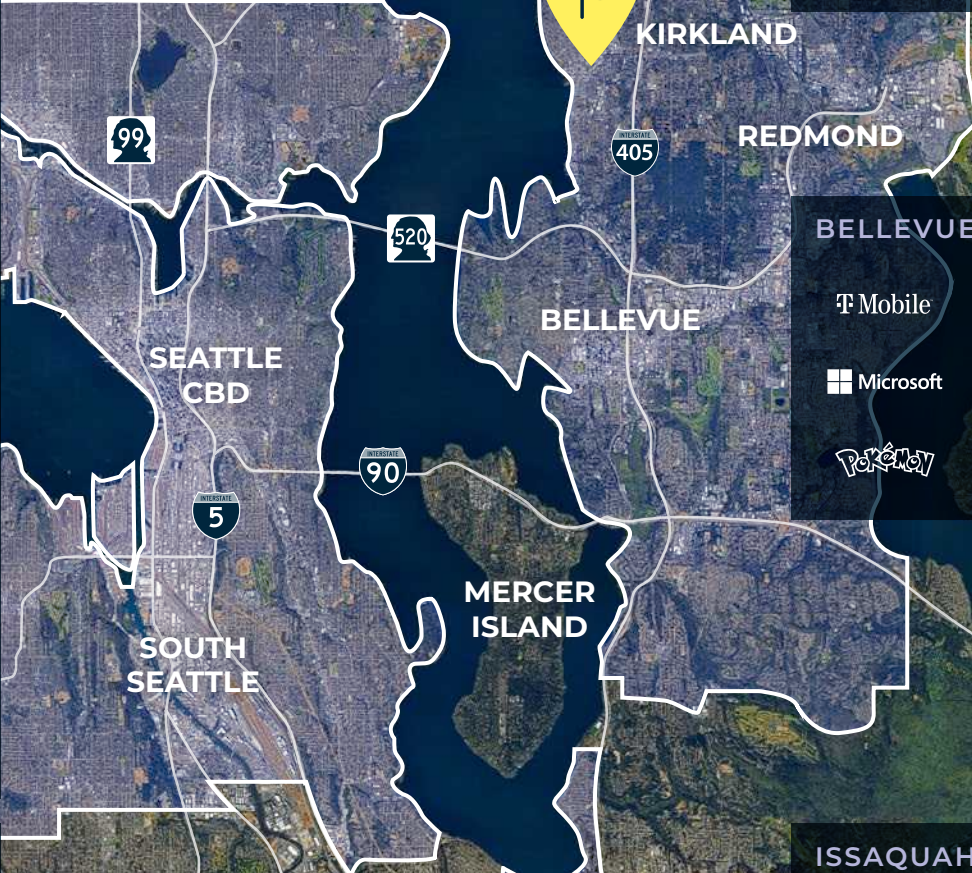
- 01 Juanita Bay Park
- 02 Heritage Park
- 03 Marina Park
- 04 Carillon Point Marina
- 05 Everest Park
- 06 Bridle Trails State Park
- 07 Cross Kirkland Corridor
- 08 Watershed Park



Proximity to Major Employment Hubs

SEATTLE

KENT VALLEY INDUSTRIAL



KIRKLAND

REDMOND

BELLEVUE

ISSAQUAH





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Exclusively leased by

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Mathews**

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