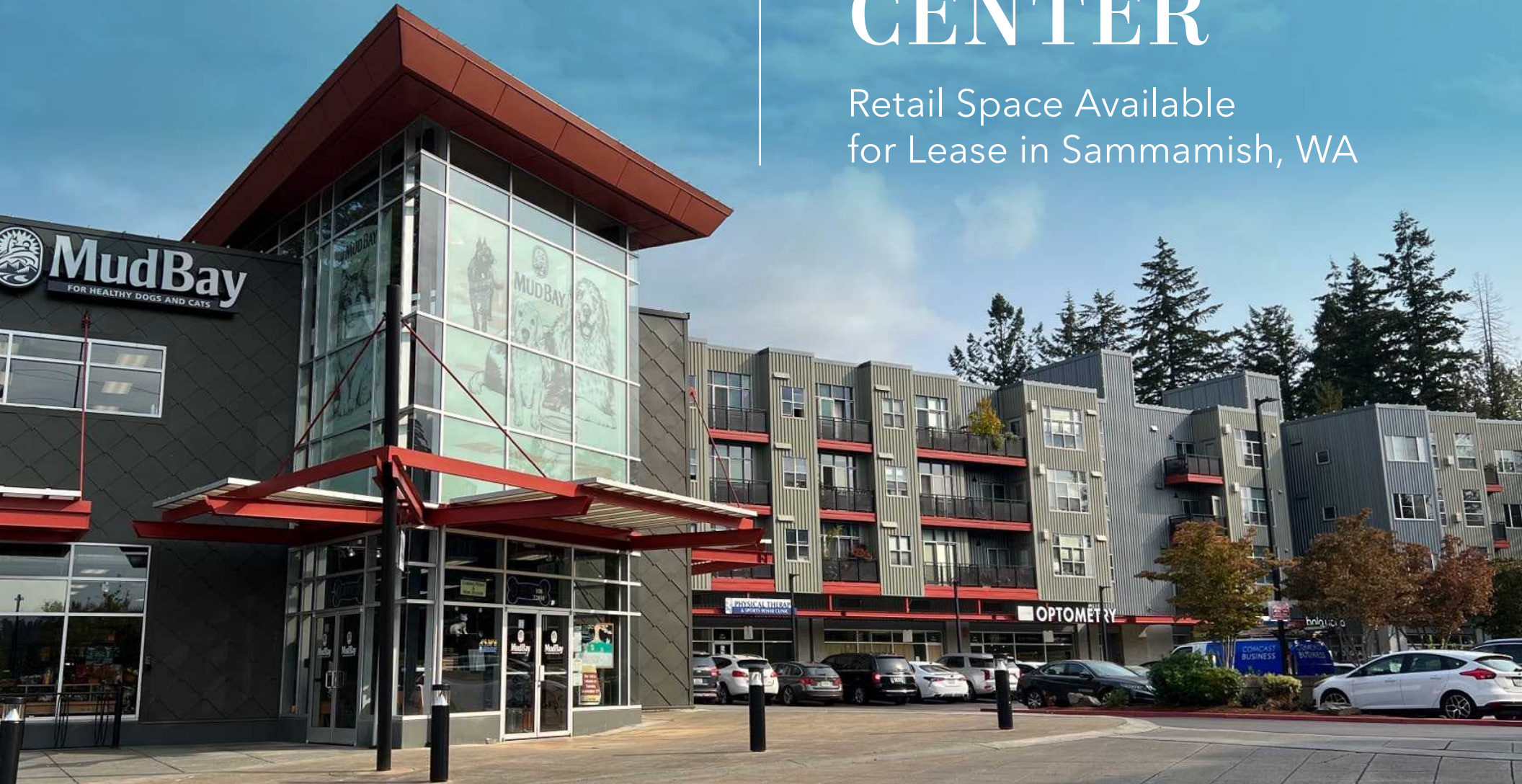


# SAFFRON CENTER

Retail Space Available  
for Lease in Sammamish, WA

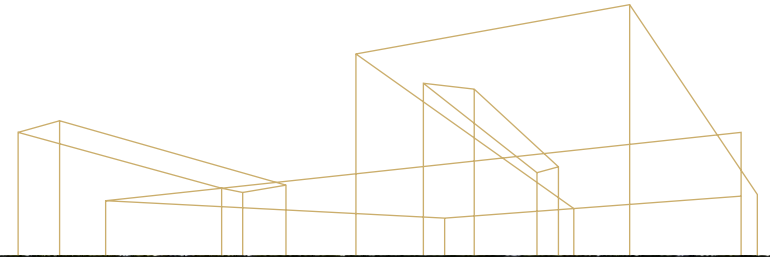


22820-22850 NE 8TH ST | SAMMAMISH, WA



# SAFFRON CENTER

22820-22850 NE 8TH ST | SAMMAMISH, WA



Saffron Center is located in Sammamish, WA, which is consistently ranked one of the best small cities to live in the U.S.



**2 SPACES AVAILABLE**  
Bldg 2, 102 (1,182 SF)  
Bldg 2, 103 (6,879 SF)



**SAMMAMISH, WA WAS AWARDED AMERICA'S RICHEST CITY 2019**



**26,912 AVERAGE VEHICLES PER DAY AT 228TH AVE SE & NE 8TH ST**



**INTEGRATED CUSTOMER BASE WITH 100 APARTMENT UNITS**



**PRIME RETAIL OPPORTUNITIES**



**STRONG TENANT MIX**



**STRONG DAYTIME & RESIDENTIAL POPULATION**



**ABUNDANT FREE CUSTOMER PARKING**

SOURCE: WALLETHUB AND MONEY MAGAZINE

For leasing  
information contact

**ERIC BISSELL**  
425.450.1121  
eric.bissell@kidder.com

**BRAD BISSELL**  
425.450.1182  
brad.bissell@kidder.com



# SAFFRON CENTER

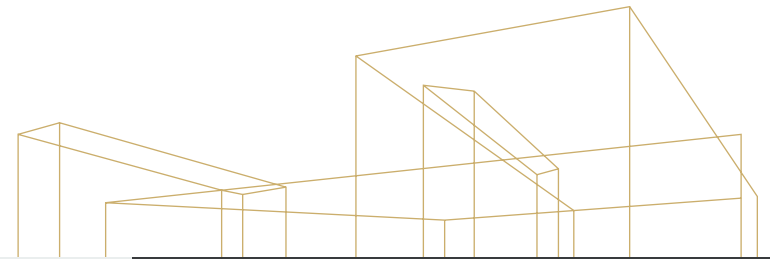
22820-22850 NE 8TH ST | SAMMAMISH, WA



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# SAFFRON CENTER

22820-22850 NE 8TH ST | SAMMAMISH, WA



## Property Tenants

### BUILDING 1 – 22840 NE 8th St

101	Sammamish Family Dental	1,668 SF
102	Physical Therapy & Sports Rehab	1,493 SF
103	Icode (coming soon)	1,692 SF
104	Occhio Optometry	1,419 SF
105	C2 Education	2,691 SF
106	Renzo Gracie Jiu Jiutsu	3,961 SF

### BUILDING 2 – 22850 NE 8th St

101	Sammamish Cafe & Spirits	5,559 SF
102	<b>AVAILABLE - \$40/SF</b>	<b>1,182 SF</b>
103	<b>TURNKEY MEDICAL SPACE AVAILABLE* - \$45/SF</b>	<b>6,879 SF</b>

### BUILDING 3 – 22830 NE 8th St

101	Pagliacci Pizza	3,172 SF
103/104	Orangetheory Fitness	3,973 SF
105	Salon 074	1,581 SF
106	RE/MAX Alliance	1,351 SF
107	Vinason Pho Kitchen	2,635 SF
108	Mud Bay	4,010 SF

### BUILDING 4 – 22820 NE 8th St

101	BECU	2,450 SF
102	Moore Brothers Music	1,588 SF

\*EXPIRES 3/31/25

For leasing  
information contact

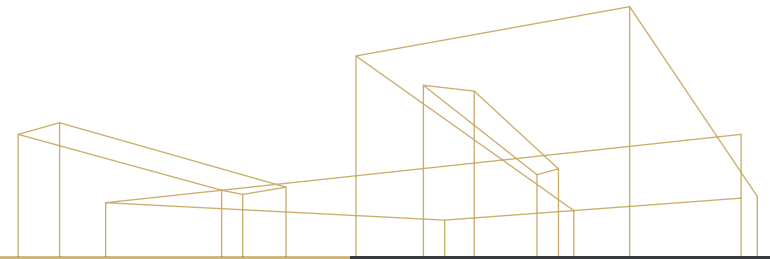
**ERIC BISSELL**  
425.450.1121  
eric.bissell@kidder.com

**BRAD BISSELL**  
425.450.1182  
brad.bissell@kidder.com

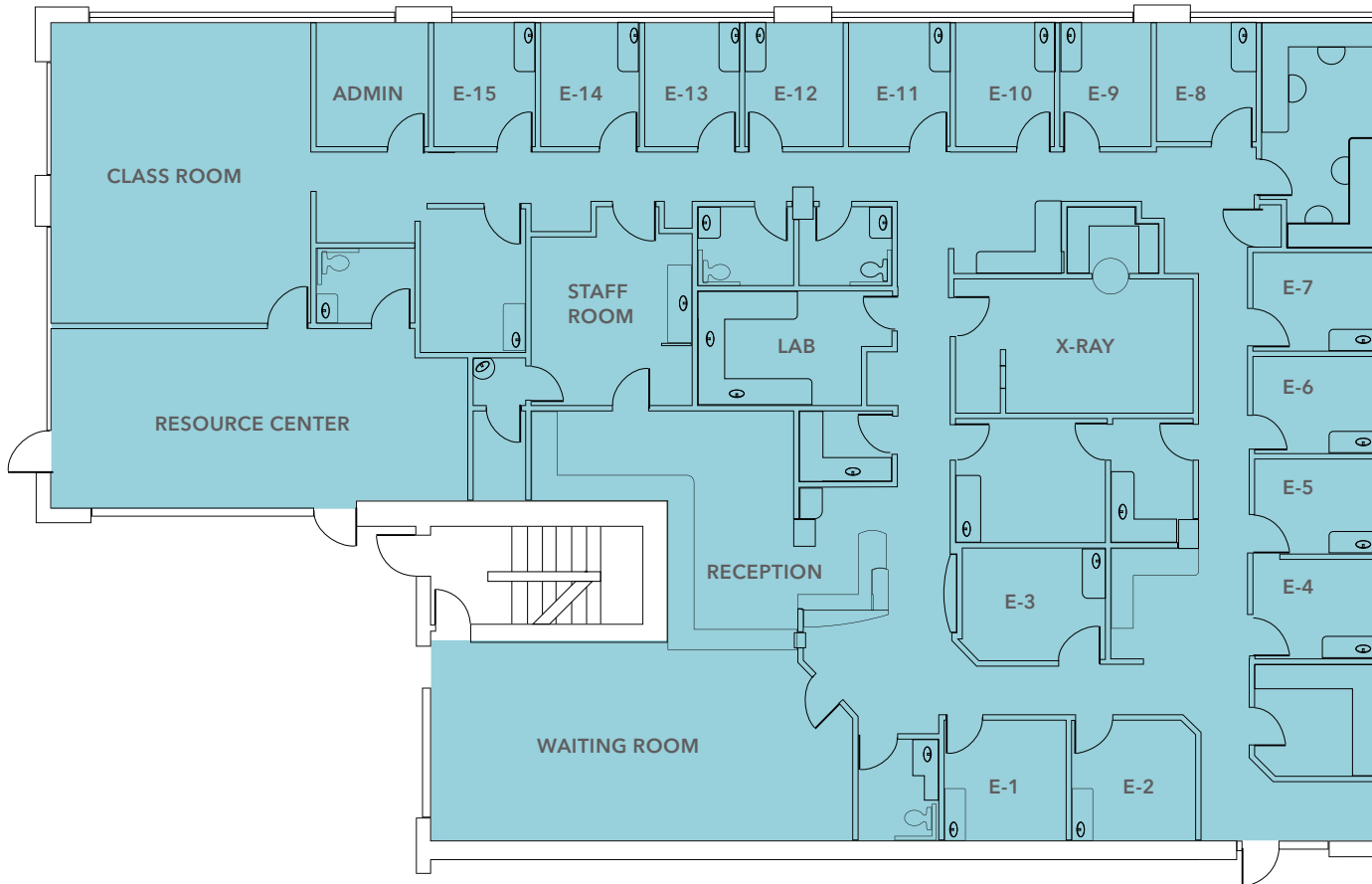


# SAFFRON CENTER

22820-22850 NE 8TH ST | SAMMAMISH, WA



## Suite 103



**04/01/25**

DATE AVAILABLE

**6,879**

SQUARE FEET

**\$45**

LEASE RATE (PER SF)

**ERIC BISSELL**

425.450.1121

[eric.bissell@kidder.com](mailto:eric.bissell@kidder.com)

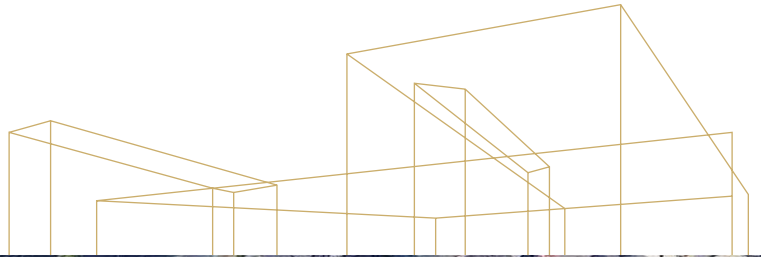
**BRAD BISSELL**

425.450.1182

[eric.bissell@kidder.com](mailto:eric.bissell@kidder.com)

# SAFFRON CENTER

22820-22850 NE 8TH ST | SAMMAMISH, WA



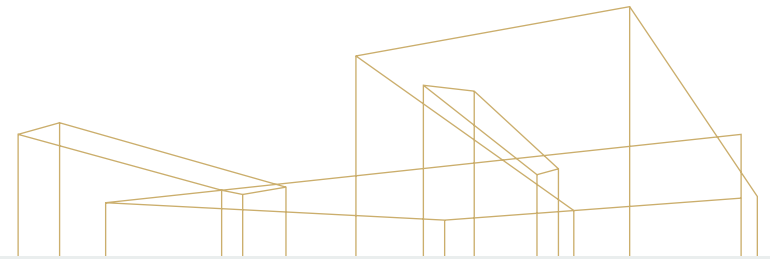
KIDDER.COM

 TARRAGON  
PROPERTY SERVICES

 Kidder  
Mathews

# SAFFRON CENTER

22820-22850 NE 8TH ST | SAMMAMISH, WA



<b>POPULATION</b>	1 Mile	3 Miles	5 Miles
2024 Estimated Population	7,185	61,963	121,488
2029 Projected Population	7,089	61,472	120,851
2020 Census Population	7,809	63,713	125,572
2010 Census Population	6,195	53,988	104,433
Projected Annual Growth (2024-2029)	-0.3%	-0.2%	-0.1%
Historical Annual Growth (2010-2022)	2.6%	1.8%	2.0%
2024 Estimated Population Density	2,288	2,193	1,547

<b>HOUSEHOLDS</b>	1 Mile	3 Miles	5 Miles
2024 Estimated Households	2,272	21,024	43,304
2029 Projected Households	2,217	20,597	42,614
2020 Census Households	2,338	21,188	43,833
2010 Census Households	1,919	18,631	37,390
Projected Annual Growth (2024-2029)	-0.5%	-0.4%	-0.3%
Historical Annual Growth (2010-2024)	1.3%	0.9%	1.1%

<b>BUSINESS (2024 EST)</b>	1 Mile	3 Miles	5 Miles
Total Business	324	1,863	4,856
Total Employees	1,823	8,752	28,482
Employees/Business	5.6	4.7	5.9
Residential Population/Business	22.2	33.3	25.0

<b>INCOME (2024 EST)</b>	1 Mile	3 Miles	5 Miles
Avg HH Income	\$312,740	\$300,435	\$289,363
Median HH Income	\$250,486	\$231,884	\$212,805
Per Capita Income	\$98,930	\$102,004	\$103,229

<b>RACE/ETHNICITY (2024)</b>	1 Mile	3 Miles	5 Miles
White	43.8%	54.7%	57.5%
Black or African American	2.3%	1.9%	2.2%
Native American	0.2%	0.2%	0.2%
Asian	45.7%	35.0%	31.5%
Hawaiian or Pacific Islander	0.2%	0.1%	0.1%
Other Race	1.2%	1.2%	1.4%

<b>EDUCATION, AGES 25+ (2024 EST)</b>	1 Mile	3 Miles	5 Miles
Elementary Grade 0-8	1.2%	1.3%	1.4%
Some High School Grade 9-11	0.4%	1.3%	1.1%
High School Graduate	3.0%	6.1%	6.8%
Some College	6.1%	10.1%	11.3%
Associates Degree Only	2.2%	5.3%	5.6%
Bachelors Degree Only	38.2%	38.9%	39.2%
Graduate Degree	48.9%	37.0%	34.7%

DATA SOURCE: SITES USA

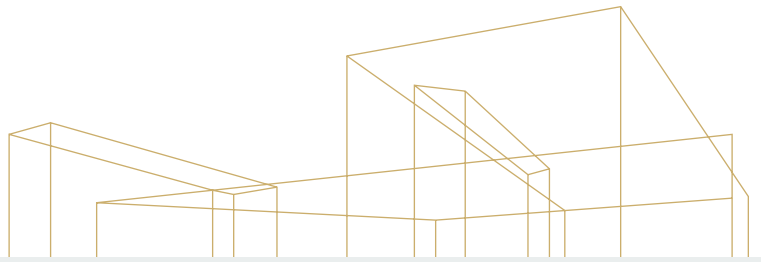
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM



# SAFFRON CENTER

22820-22850 NE 8TH ST | SAMMAMISH, WA



## Sammamish, WA 2024 Demographics

**65,194**

POPULATION

**3.0**

AVG HH SIZE

**\$331,209**

AVG HH INCOME

**38.8**

MEDIAN AGE



### HOME OWNERSHIP



**17.7%** RENTERS  
**82.3%** OWNERS



### RACE & ETHNICITY

White	54.6%
Asian	35.1%
Pacific Islander	0.1%
African-American	1.9%
Hispanic	7.3%
Native American	0.2%



### EDUCATION

<b>5.8%</b> HS GRAD	<b>9.8%</b> SOME COLLEGE
<b>5.3%</b> ASSOCIATES	<b>39.1%</b> BACHELORS



### GENDER & AGE

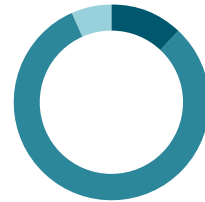
<b>49.8%</b> MEN	<b>50.2%</b> WOMEN
---------------------	-----------------------

● <24	● 45-54
● 25-34	● 55-64
● 35-44	● 65+



### EMPLOYMENT



- Blue Collar 12.4%
- White Collar 87.6%
- Services 6.8%

**98.1%** EMPLOYED  
**1.9%** UNEMPLOYED



### INCOME BY HOUSEHOLD

● 0-35k	5.6%
● 35-50k	1.8%
● 50-100k	9.2%
● 100-200k	25.8%
● 200K+	57.5%



### TOTAL MONTHLY HOUSEHOLD EXPENDITURES

<b>\$624</b> HOUSEHOLD OPS	<b>\$2.1K</b> FOOD & BEV
<b>\$1.1K</b> HEALTH CARE	<b>\$896</b> ENTERTAINMENT
<b>\$925</b> UTILITIES	<b>\$553</b> APPAREL
<b>\$547</b> FURNISHINGS	<b>\$2.6K</b> TRANSPORTATION



DATA SOURCE: SITES USA





# SAFERON CENTER

## For leasing information contact

**ERIC BISSELL**

425.450.1121

[eric.bissell@kidder.com](mailto:eric.bissell@kidder.com)

**BRAD BISSELL**

425.450.1182

[brad.bissell@kidder.com](mailto:brad.bissell@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

