

SAFFRON CENTER

Retail Space Available
for Lease in Sammamish, WA

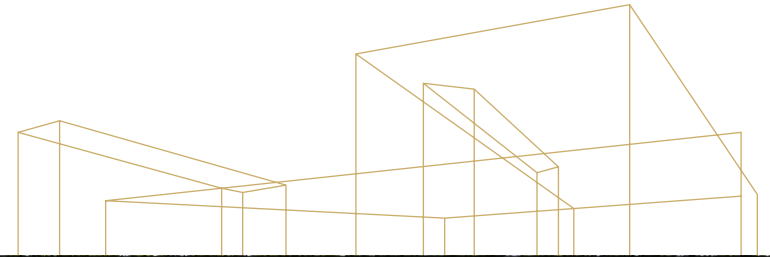


22820-22850 NE 8TH ST | SAMMAMISH, WA



SAFFRON CENTER

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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
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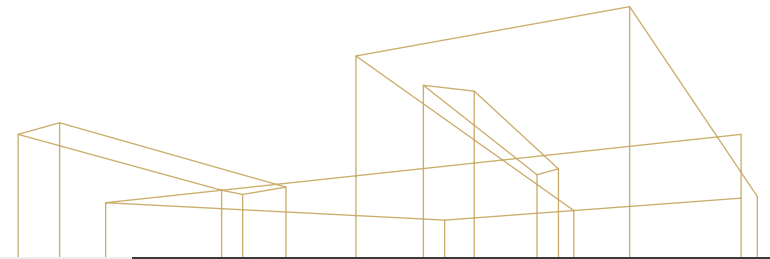
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Property Tenants

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	AVAILABLE - \$40/SF	1,182 SF
103	TURNKEY MEDICAL SPACE AVAILABLE* - \$45/SF	6,879 SF

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

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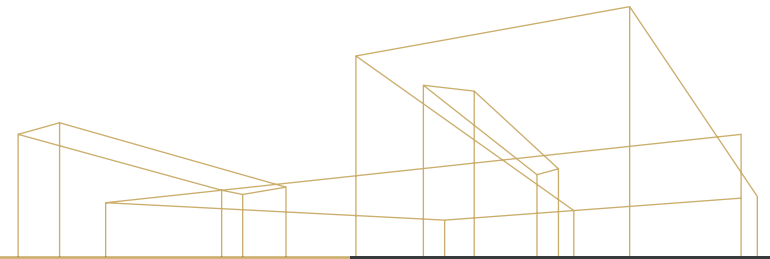
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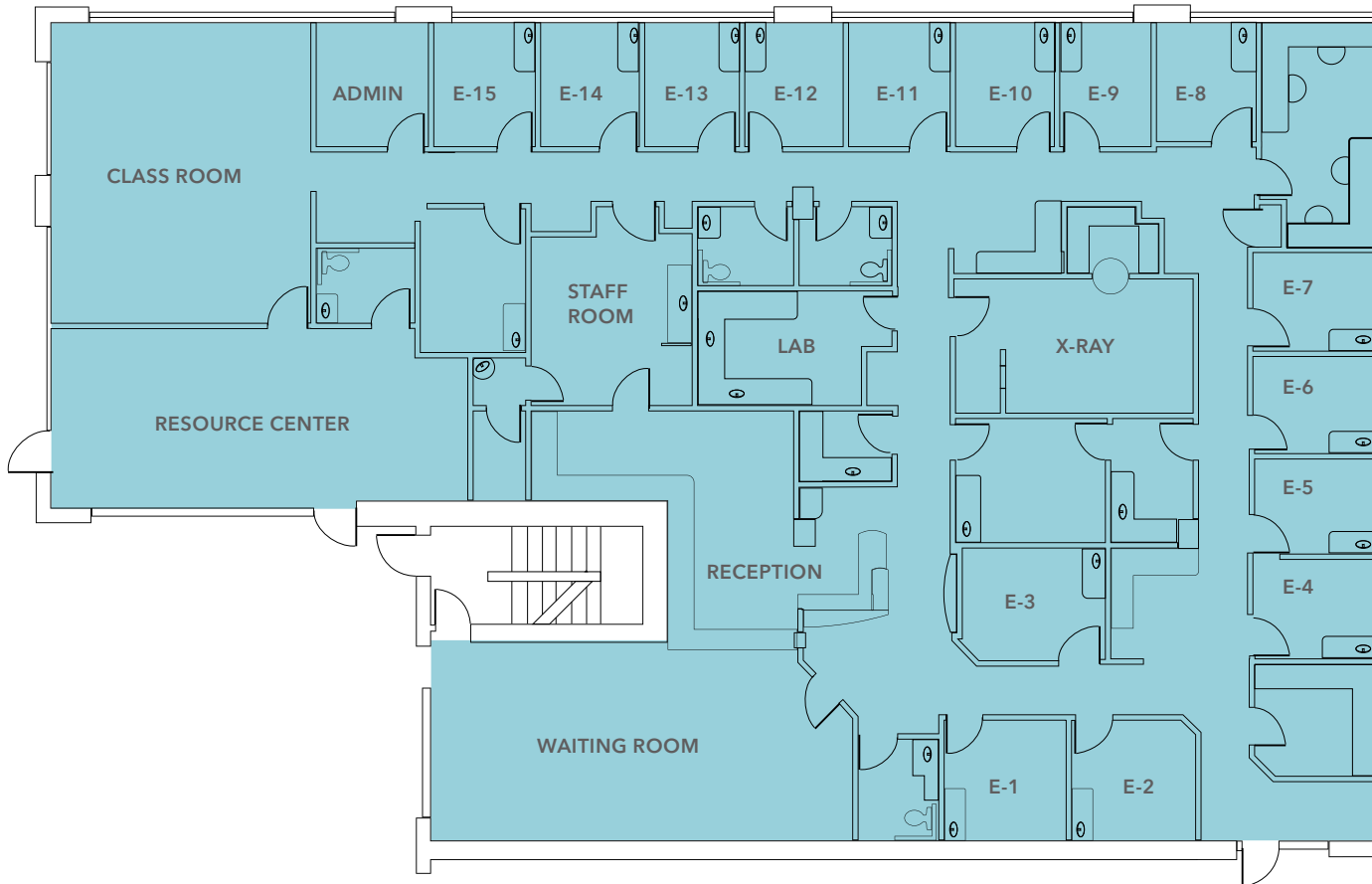


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Suite 103



04/01/25

DATE AVAILABLE

6,879

SQUARE FEET

\$45

LEASE RATE (PER SF)

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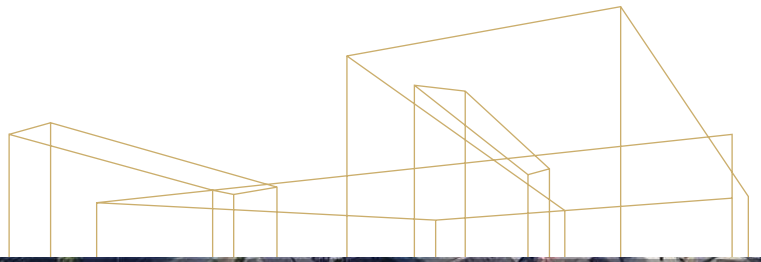
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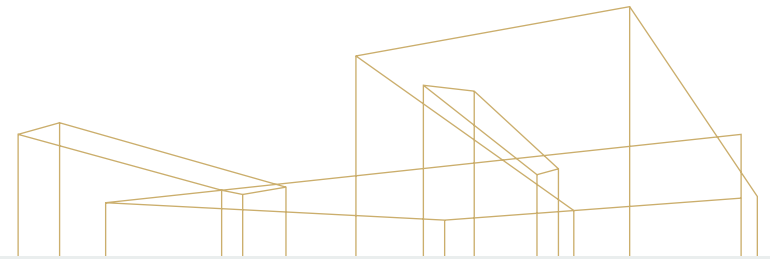
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POPULATION	1 Mile	3 Miles	5 Miles
2024 Estimated Population	7,185	61,963	121,488
2029 Projected Population	7,089	61,472	120,851
2020 Census Population	7,809	63,713	125,572
2010 Census Population	6,195	53,988	104,433
Projected Annual Growth (2024-2029)	-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

HOUSEHOLDS	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%

BUSINESS (2024 EST)	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

INCOME (2024 EST)	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

RACE/ETHNICITY (2024)	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%

EDUCATION, AGES 25+ (2024 EST)	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

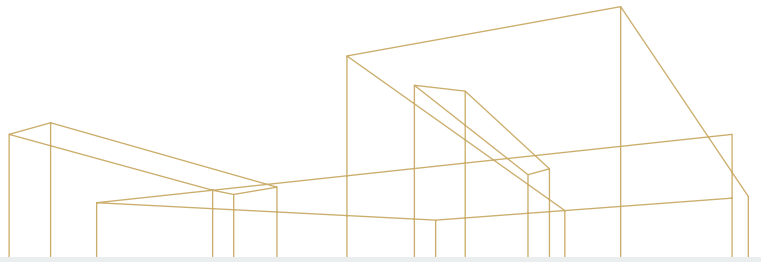
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Sammamish, WA 2024 Demographics

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

5.8% HS GRAD
9.8% SOME COLLEGE
5.3% ASSOCIATES
39.1% BACHELORS



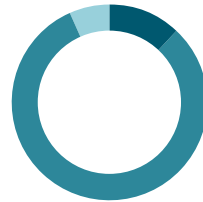
GENDER & AGE

49.8% MEN
50.2% 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

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



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