

FOR LEASE

HOUGHTON PLAZA

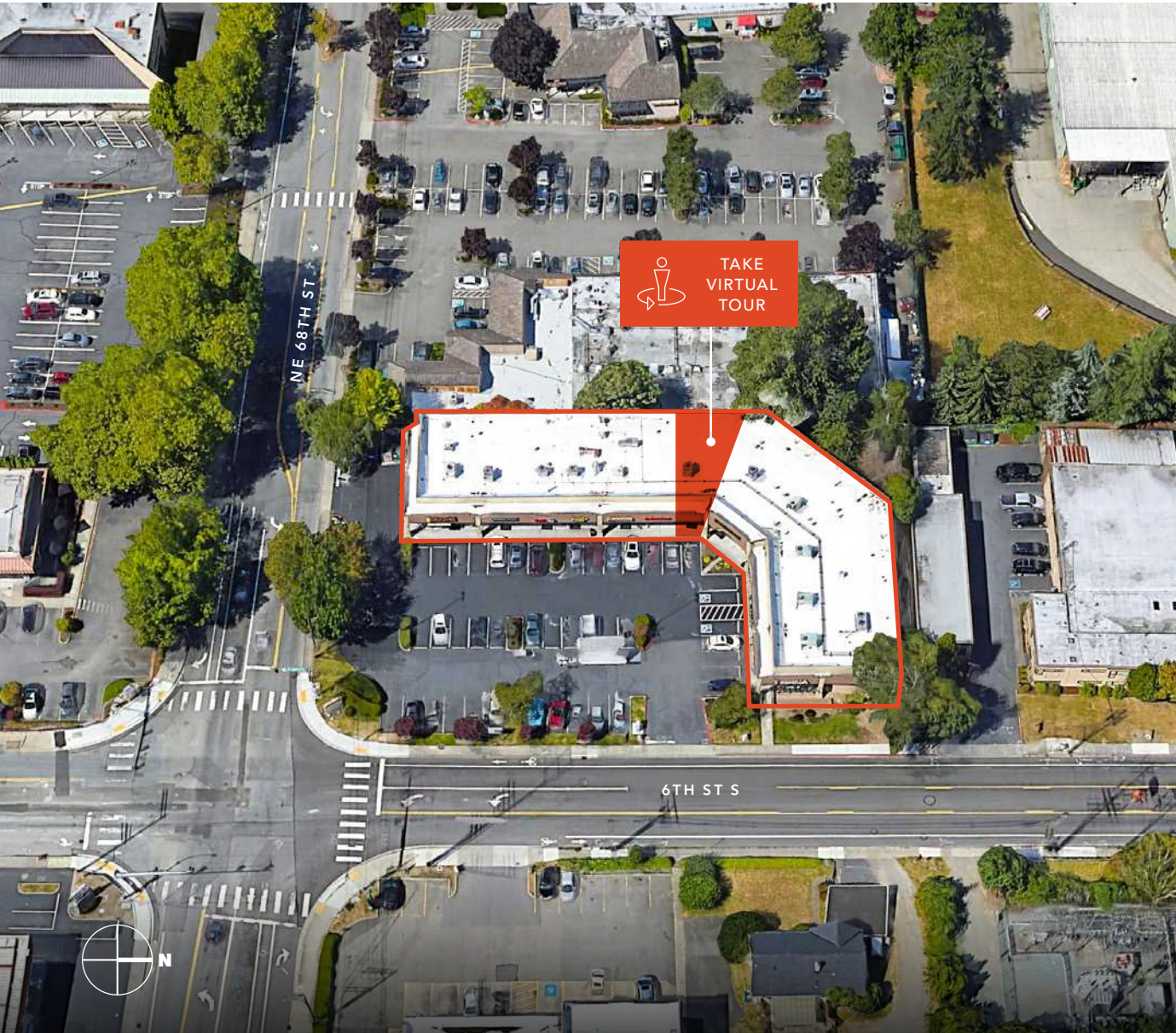
Rare Kirkland Retail Space Available



SUITE 949

949 6TH ST S | KIRKLAND, WA 98033

km Kidder Mathews



Property Features

Suite 949 1,506 SF

Rental rate \$42/SF/year

2024 NNN Estimate: \$11.26 / SF

Prime kirkland retail center on busy corner

Across from metropolitan market, and Sherwin-Williams

Next to multi-building Google Campus

Traffic count estimated at 30,000 car/day

Parking ratio 3/1,000

MONICA WALLACE

Executive Vice President

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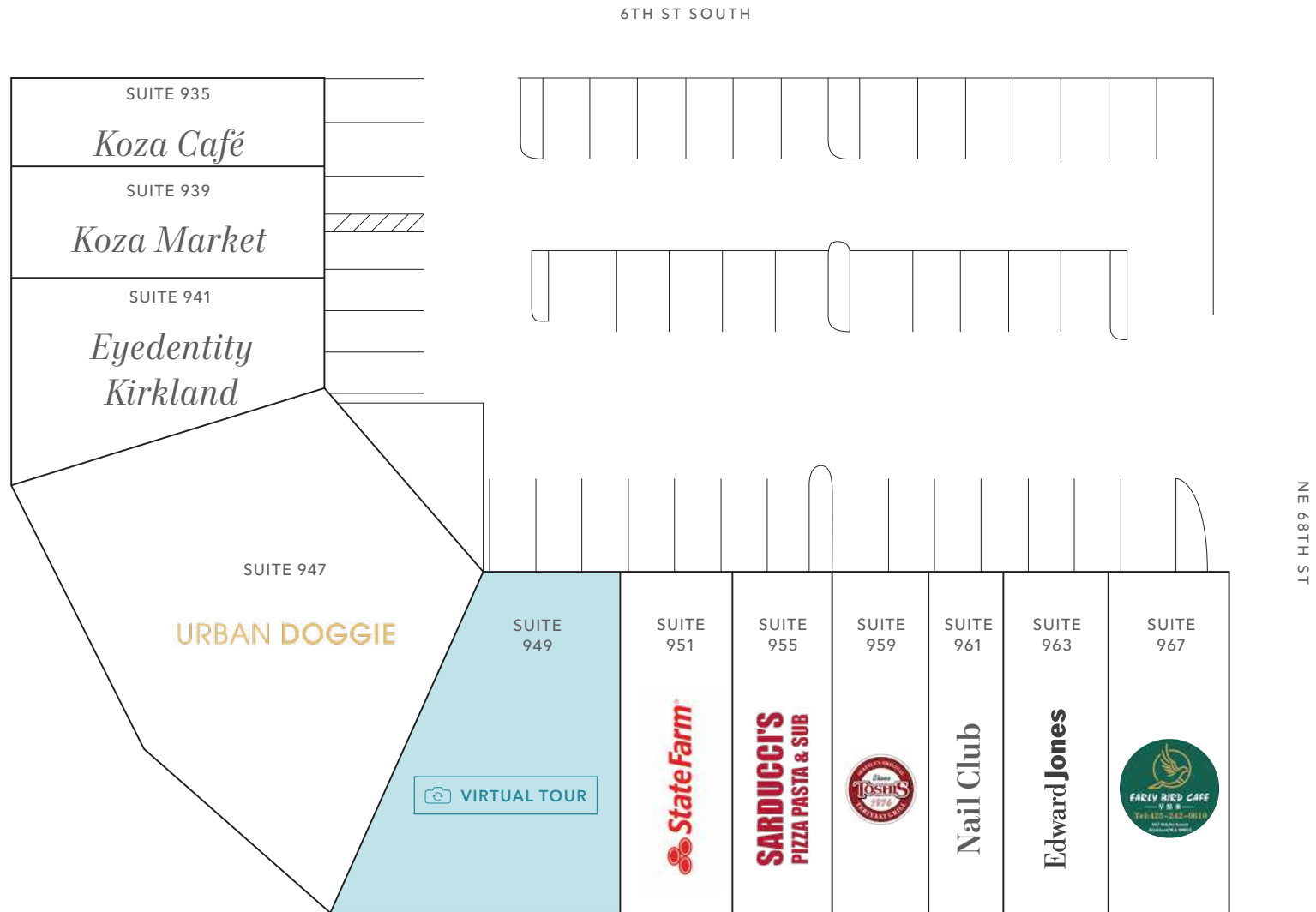
TYLER MILLER

Senior Associate

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SITE PLAN





Lake Washington

DOWNTOWN KIRKLAND

KIRKLAND URBAN

metropolitanmarket
1 ON 1 FITNESS
COMMUNITY WELLNESS
SUBWAY

LAKEVIEW ELEMENTARY

Google

Orc Quality Food Center
SUB DOUGH ZONE
SHAKE SHACK

108TH AVE NE
9,411+ CARS/DAY

SUBJECT PROPERTY

6TH ST S
6,655+ CARS/DAY

accenture

CROSS KIRKLAND CORRIDOR

EVEREST PARK

NE 68TH ST
16,272+ CARS/DAY

I-405
172,340+ CARS/DAY



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	16,459	84,681	306,522
2029 PROJECTION	17,330	85,597	319,625
2020 CENSUS	15,238	83,128	297,255
PROJECTED GROWTH 2024 - 2029	871	915	13,103

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	40.3	37.9	37.1
% FEMALE	49.7%	49.5%	49.1%
% MALE	50.3%	50.5%	50.9%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	8,105	35,744	132,624
2029 PROJECTED	8,515	35,883	138,118
2020 CENSUS	7,365	35,079	124,001
GROWTH 2024 - 2029	411	138	5,494
OWNER-OCCUPIED	52.6%	57.6%	50.8%
RENTER-OCCUPIED	47.4%	42.4%	49.2%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$270,826	\$272,810	\$242,982
2029 PROJECTED HH INCOME	\$288,813	\$289,965	\$255,257
ANNUAL CHANGE 2024 - 2029	\$17,987	\$17,155	\$12,275

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,673	6,814	22,602
TOTAL EMPLOYEES	14,227	56,269	196,847
WHITE COLLAR WORKERS	7,806	39,785	142,361
BLUE COLLAR WORKERS	1,615	7,698	27,945

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	0.8%	1.2%	1.5%
HIGH SCHOOL DIPLOMA	9.8%	8.1%	8.4%
SOME COLLEGE	11.6%	12.2%	11.2%
ASSOCIATE	6.0%	5.4%	5.5%
BACHELOR'S	39.3%	38.4%	36.8%
GRADUATE	31.2%	33.6%	35.0%

Data Source: ©2024, Sites USA

KIRKLAND DEMOGRAPHICS

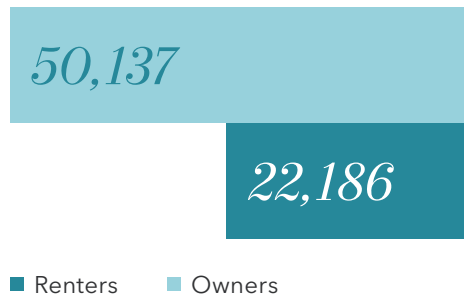
96,593
POPULATION

2.4
AVG HH SIZE

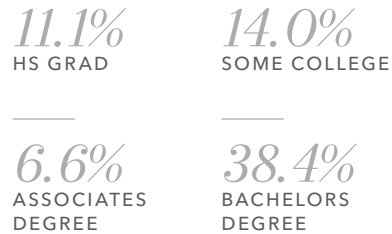
\$229,708
AVG HH INCOME

37.8
MEDIAN AGE

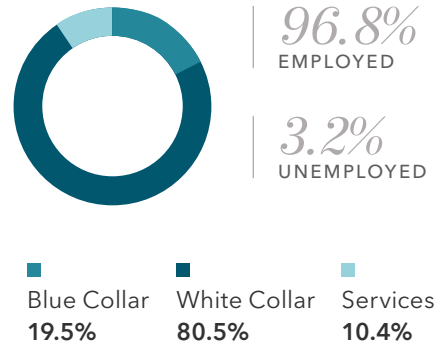
HOME OWNERSHIP



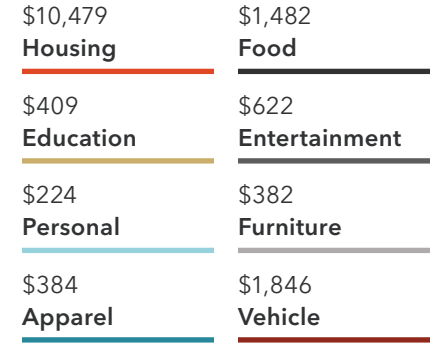
EDUCATION



EMPLOYMENT



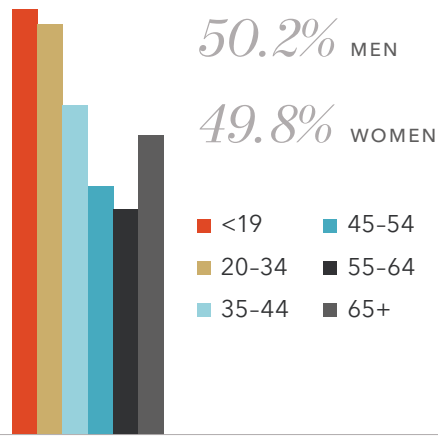
HOUSEHOLD SPENDING



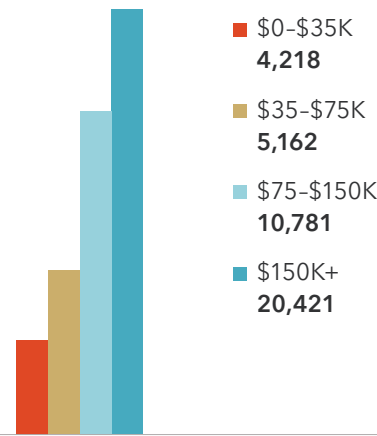
RACE & ETHNICITY

WHITE	63.1%
ASIAN	21.2%
PACIFIC ISLANDER	0.2%
AFRICAN-AMERICAN	3.6%
HISPANIC	11.3%
TWO OR MORE RACES	8.6%

GENDER & AGE



INCOME BY HOUSEHOLD



Source: ESRI



SUITE 949

HOUGHTON PLAZA

*For more information on
this property, please contact*

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