

RETAIL FOR LEASE

SAFFRON CENTER

*Retail and Medical Space Available
for Lease in Sammamish, WA*

22820-22850 NE 8TH ST | SAMMAMISH, WA



KIDDER.COM

 **TARRAGON**
PROPERTY SERVICES

 **Kidder
Mathews**





Ranked One of the Best Small Cities

Median household income is more than double the national figure, and Sammamish is consistently voted one of the best U.S. small cities to live in.*



An Integrated Customer Base

Saffron Apartments offers 100 stylish studio, one-, and two-bedroom units on premises.



A Prominent & Highly Visible Location

The intersection of NE 8th St & 228th Ave SE has an average of 26,912 vehicles per day.



A Turnkey Medical Space Opportunity

6,879 SF medical space with examination rooms, laboratory, x-ray room, classroom and a patient waiting area



A Strong Daytime & Residential Population

The area has a 24,454 daytime population (age 16+) as well as 61,963 residents within a 3-mile radius.



Abundant Free Customer Parking

140 surface parking spaces are available for Saffron Center's customers.

*Source: U.S. Census ACS Survey, WalletHub

SITE PLAN



Property Tenants

BUILDING 1: 22840 NE 8TH ST

101	Sammamish Family Dental	1,668 SF
102	AVAILABLE - \$45/SF	1,493 SF
103	iCode	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	AVAILABLE - \$45/SF Turnkey medical space*	6,879 SF

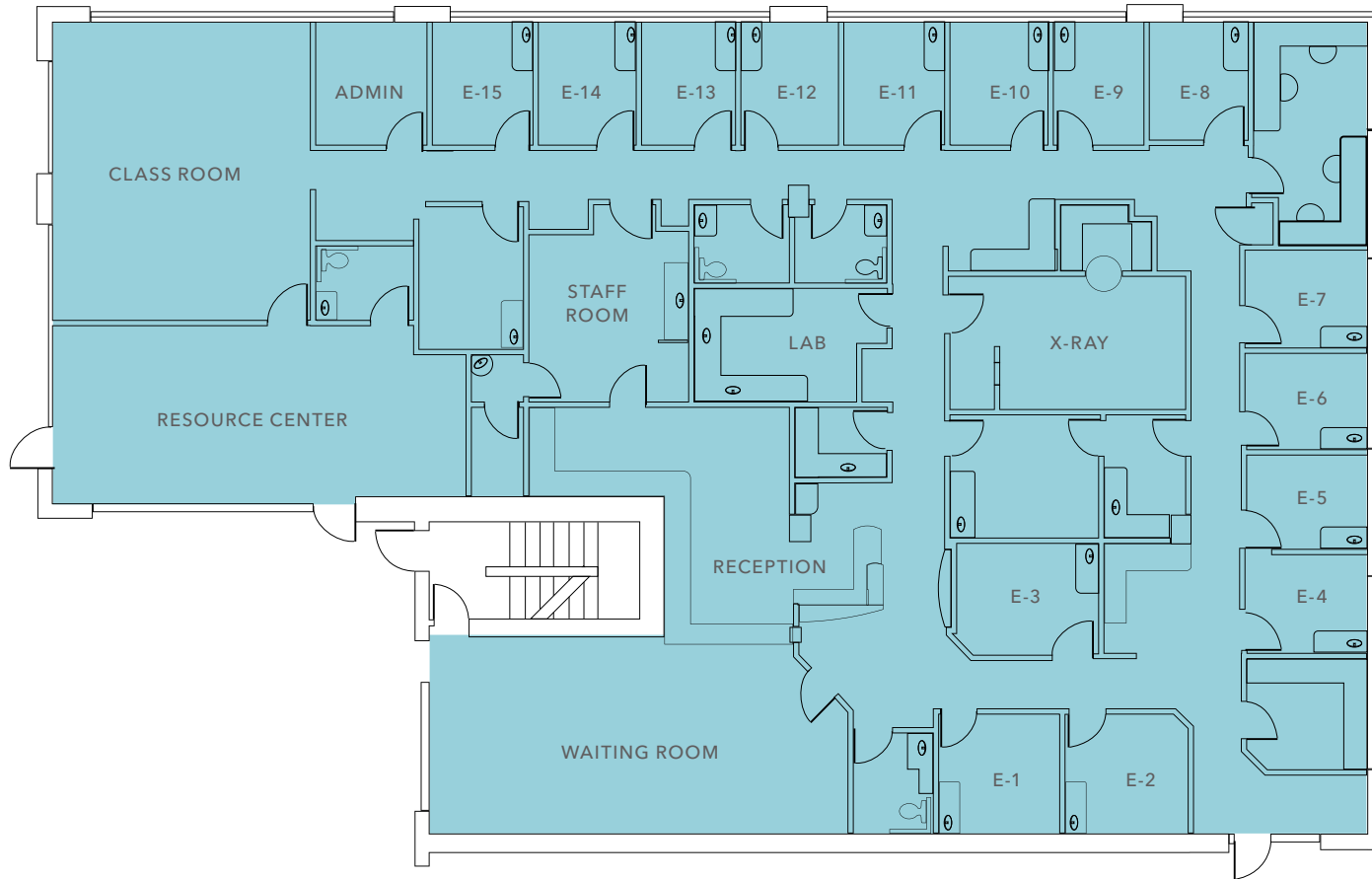
BUILDING 3: 22830 NE 8TH ST

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

SUITE 103 (MEDICAL BUILDOUT)



6,879 SF

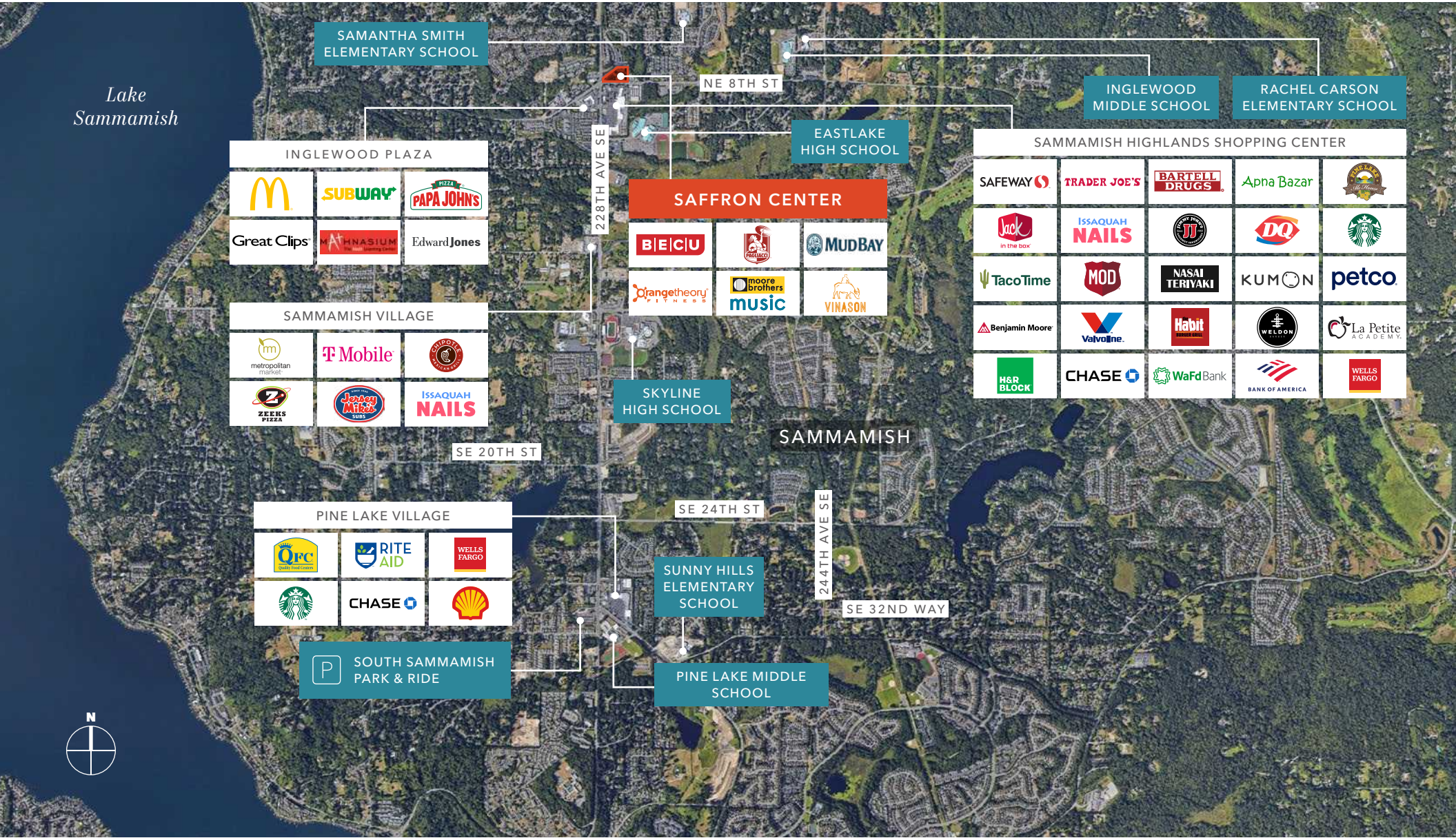
AVAILABLE

\$45/SF

LEASE RATE

04/01/25

AVAILABLE FOR LEASE



DEMOGRAPHICS

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
PROJECTED ANNUAL GROWTH (2024-2029)	-0.3%	-0.2%	-0.1%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.8	39.3	39.4
FEMALE	50.7%	50.3%	50.3%
MALE	49.3%	49.7%	49.7%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	2,272	21,024	43,304
2029 PROJECTED	2,217	20,597	42,614
2020 CENSUS	2,338	21,188	43,833
GROWTH 2024-2029	-0.5%	-0.4%	-0.3%
OWNER-OCCUPIED	79.4%	82.0%	75.4%
RENTER-OCCUPIED	20.6%	18.0%	24.6%

INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN HH INCOME	\$250,486	\$231,884	\$212,805
2029 PROJ. MEDIAN HH INCOME	\$260,199	\$242,997	\$222,417
ANNUAL CHANGE 2024-2029	0.8%	1.0%	0.9%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	324	1,863	4,856
TOTAL EMPLOYEES	1,823	8,752	28,482
WHITE COLLAR WORKERS	93.1%	87.3%	86.3%
BLUE COLLAR WORKERS	6.9%	12.7%	13.7%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	0.4%	1.3%	1.1%
HIGH SCHOOL DIPLOMA	3.0%	6.1%	6.8%
SOME COLLEGE	6.1%	10.1%	11.3%
ASSOCIATE	2.2%	5.3%	5.6%
BACHELOR'S	38.2%	38.9%	39.2%
GRADUATE	48.9%	37.0%	34.7%

Data Source: ©2024, Sites USA

SAFFRON CENTER

Managed by



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