

FOR LEASE



PRIME KLAHANIE RETAIL SPACE AVAILABLE

4570 KLAHANIE DRIVE SE, SAMMAMISH, WA

JOIN CURRENT TENANTS



Great Clips®



THE UPS STORE



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Regency
Centers.

km Kidder
Mathews

KLAHANIE SHOPPING CENTER



*Klahanie Shopping Center
is Located in the Heart
of a Vibrant and Densely
Populated Neighborhood*

QFC-anchored shopping center

Extremely strong demographics

Great co-tenancy

New landscaping & updated facades

Upgraded monument sign

Call agent for rates

KLAHANIE SHOPPING CENTER



Unit	Tenant	SF
1000	Quality Food Centers	37,834
101	Klahanie Village Veterinary	1,920
102	The UPS Store	1,600
103	Great Clips	1,280
104	Klahanie Cleaners	1,600
105	Pet Pros	2,048
201	Saint + Taylor Salon	1,280
202	Poke Café	1,600
203	Swedish Health Services	4,288
301	Klahanie Family Dentistry	1,400
302	Klahanie Chiropractic Center	1,400
303	Edward Jones	1,050
304	Aya Yoga	1,400
305	Peak Sports & Spine	2,800
307	Mathnasium	1,050
308	Issaquah Nails	1,050
309	Hawkins Orthodontic	2,042
311	Klahanie Eye Care Center	1,400
312	Available Q2 2025	1,400
313	Available Now	2,450
316	Brightmont Academy	2,800
320	Anytime Fitness	6,123
401	Brightmont Academy	3,875
402	Available Now (Former Restaurant)	4,500
501	Over the Rainbow Tea	1,100
502	2-4-6-8 Restaurant	2,200
504	Menya Musashi Tsukemen & Ramen	1,100
505	Wizard of Paws Pet Salon	2,172
601	Tutu School	785
602	Steamoji	1,215
603	Emler Swim School	5,000
701	Chevron	2,967

KLAHANIE SHOPPING CENTER



PINE LAKE VILLAGE

19,160+ VPD

LAKE SAMMAMISH CENTER

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	12,581	59,624	107,866
2029 PROJECTION	12,346	59,786	107,769
PROJECTED GROWTH 2024 - 2029	-0.4%	-	-
HISTORICAL GROWTH (2010 - 2020)	1.0%	2.5%	2.3%
MEDIAN AGE	36.9	38.3	39.0

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	4,394	21,915	39,539
2029 PROJECTED	4,259	21,747	39,068
GROWTH 2024 - 2029	-0.6%	-0.2%	-0.2%
HISTORICAL GROWTH (2010-2024)	-	1.5%	1.4%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$258,520	\$272,462	\$274,555
2024 MEDIAN HH INCOME	\$198,071	\$196,087	\$201,032
PER CAPITA INCOME	\$90,283	\$100,240	\$100,738

RACE / ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	53.0%	54.7%	57.5%
BLACK OR AFRICAN AMERICAN	2.3%	2.5%	2.3%
ASIAN	35.2%	33.7%	31.0%
AMERICAN INDIAN OR ALASKA NATIVE	0.2%	0.2%	0.2%
HISPANIC	7.3%	6.8%	6.7%
OTHER RACE	1.7%	1.5%	1.6%

EDUCATION

	1 Mile	3 Miles	5 Miles
HIGH SCHOOL GRADUATE	6.8%	6.7%	7.1%
BACHELOR DEGREE	36.2%	37.2%	39.1%
GRADUATE DEGREE	36.8%	35.9%	34.0%
COLLEGE DEGREE+	73.0%	73.1%	73.1%

DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	357	2,849	4,689
TOTAL EMPLOYEES	1,407	18,520	28,575
EMPLOYEE POPULATION PER BUSINESS	3.9	6.5	6.1
RESIDENTIAL POPULATION PER BUSINESS	35.2	20.9	23.0

Data Source: ©2024, Sites USA

SAMMAMISH, WA DEMOGRAPHICS

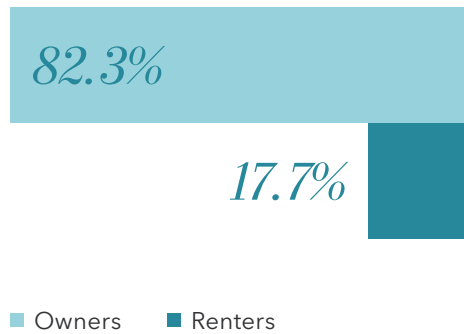
65,194
POPULATION

3.0
AVG HH SIZE

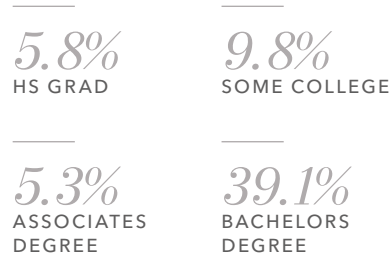
\$306,226
AVG HH INCOME

38.8
MEDIAN AGE

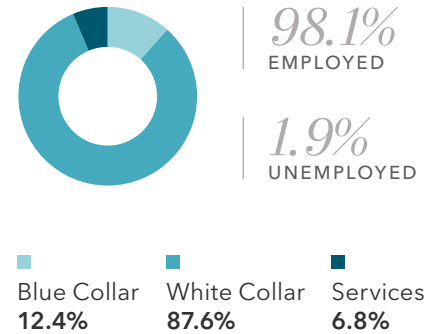
HOME OWNERSHIP



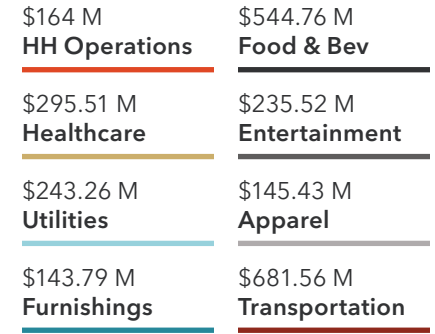
EDUCATION



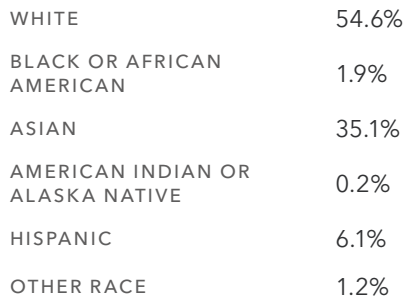
EMPLOYMENT



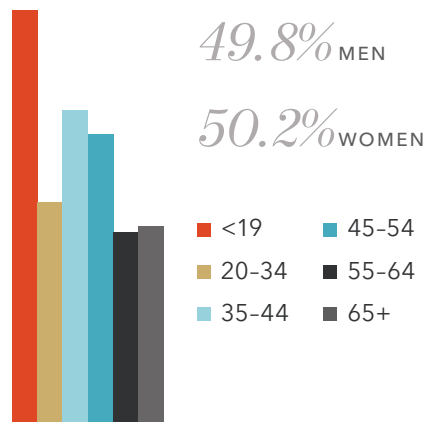
HOUSEHOLD SPENDING



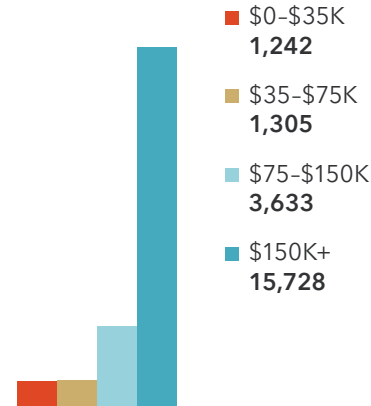
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD



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Exclusively listed by

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