

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
<b>312</b>	<b>Available Q2 2025</b>	<b>1,400</b>
<b>313</b>	<b>Available Now</b>	<b>2,450</b>
316	Brightmont Academy	2,800
320	Anytime Fitness	6,123
401	Brightmont Academy	3,875
<b>402</b>	<b>Available Now (Former Restaurant)</b>	<b>4,500</b>
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

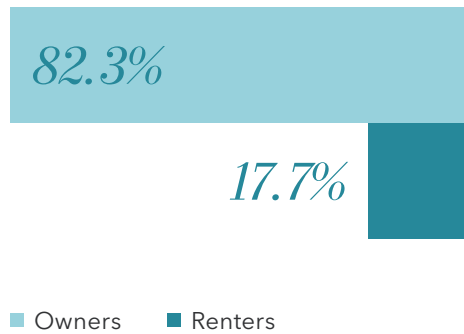
**65,194**  
POPULATION

**3.0**  
AVG HH SIZE

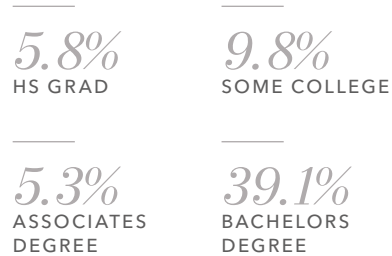
**\$306,226**  
AVG HH INCOME

**38.8**  
MEDIAN AGE

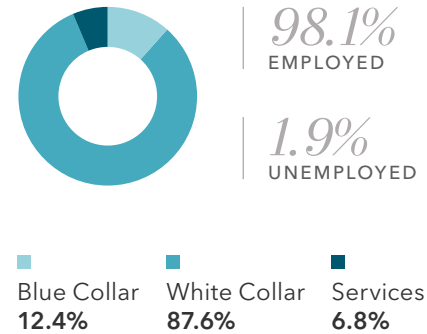
## HOME OWNERSHIP



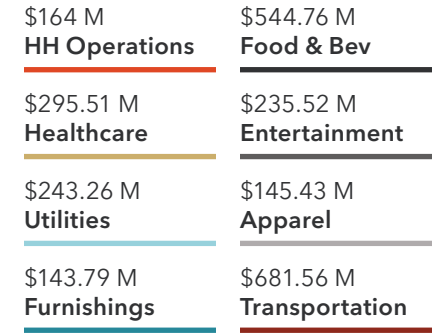
## EDUCATION



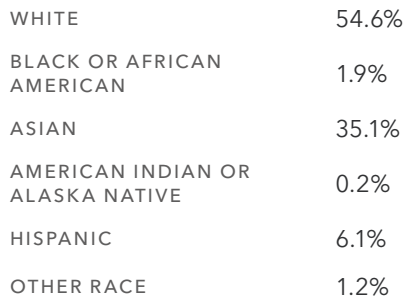
## EMPLOYMENT



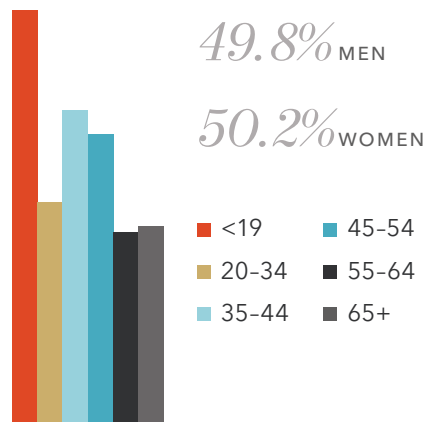
## HOUSEHOLD SPENDING



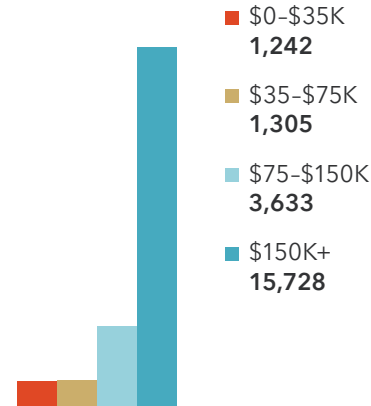
## RACE & ETHNICITY



## GENDER & AGE



## INCOME BY HOUSEHOLD



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*Exclusively listed by*

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