



MODERA® | BRIDLE TRAILS

BY MILL CREEK

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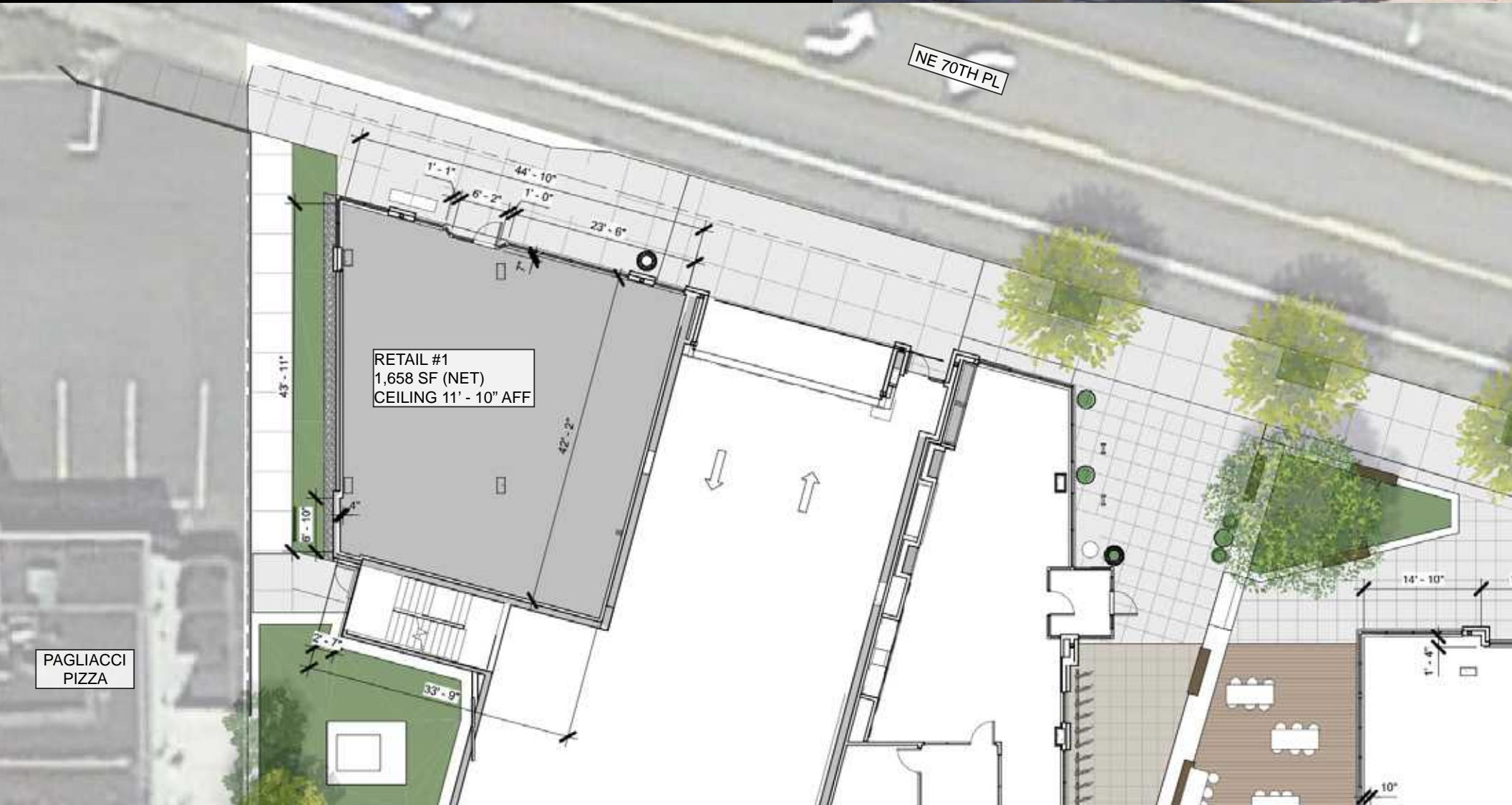
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BRIDLE TRAILS

Join Modera Bridle Trails, a 391-unit contemporary residential project, coming soon to Kirkland, Washington. Conveniently located just 10 miles east of Downtown Seattle, the project is nestled between downtown Kirkland, Redmond, Bellevue, and Overlake, offering prime access to key areas in the region. Kirkland boasts a growing population that includes young professionals, families, and retirees. With a median household income exceeding \$100,000, the area reflects an affluent and professional demographic. Three retail spaces are available for lease within Modera Bridle Trails, presenting excellent opportunities for businesses to serve this vibrant community. The building is anticipated to open Summer 2026.



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RETAIL #1 FLOOR PLAN
• 1,658 SF AVAILABLE



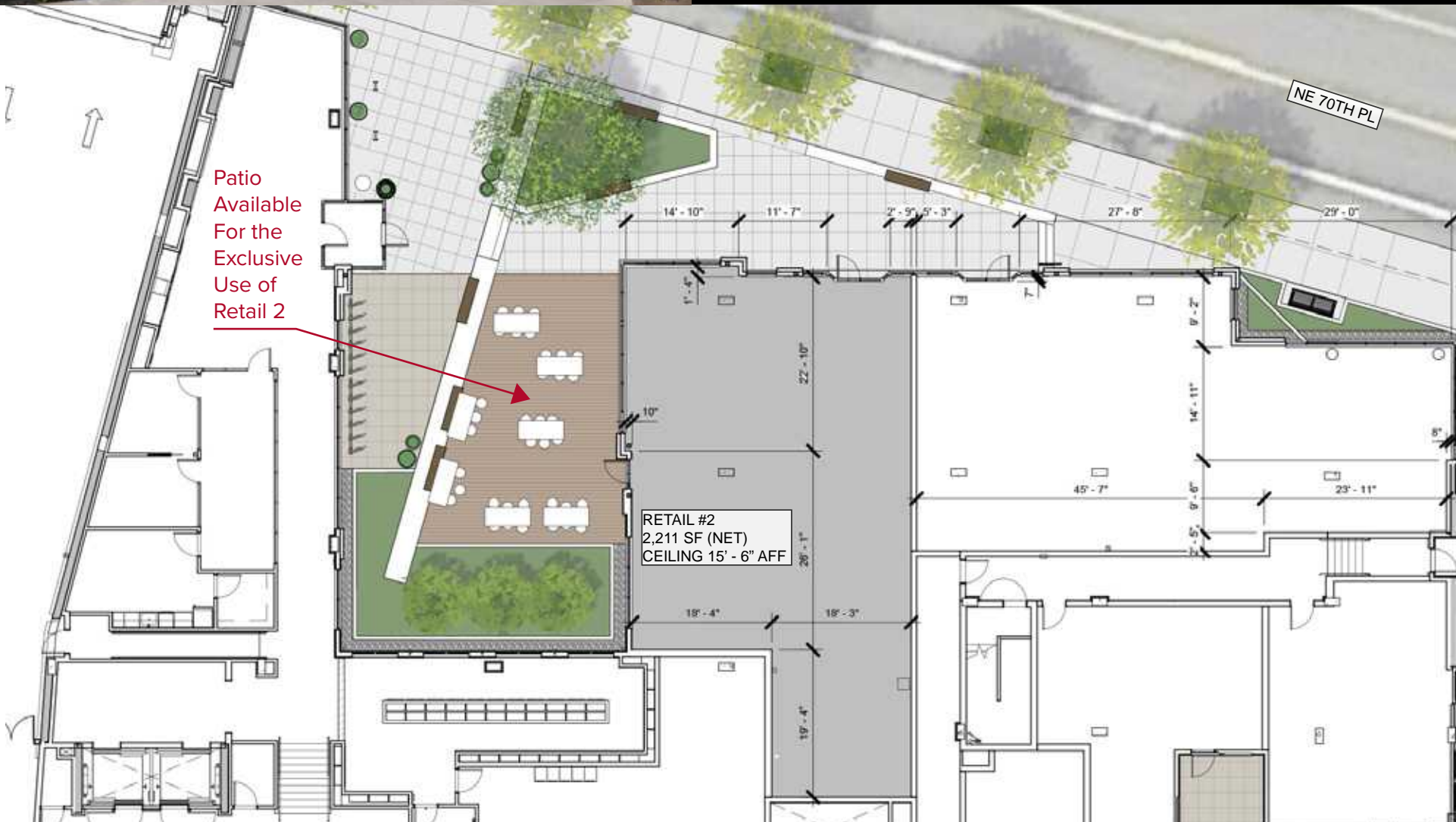


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RETAIL #2 FLOOR PLAN

• **2,211 SF AVAILABLE**

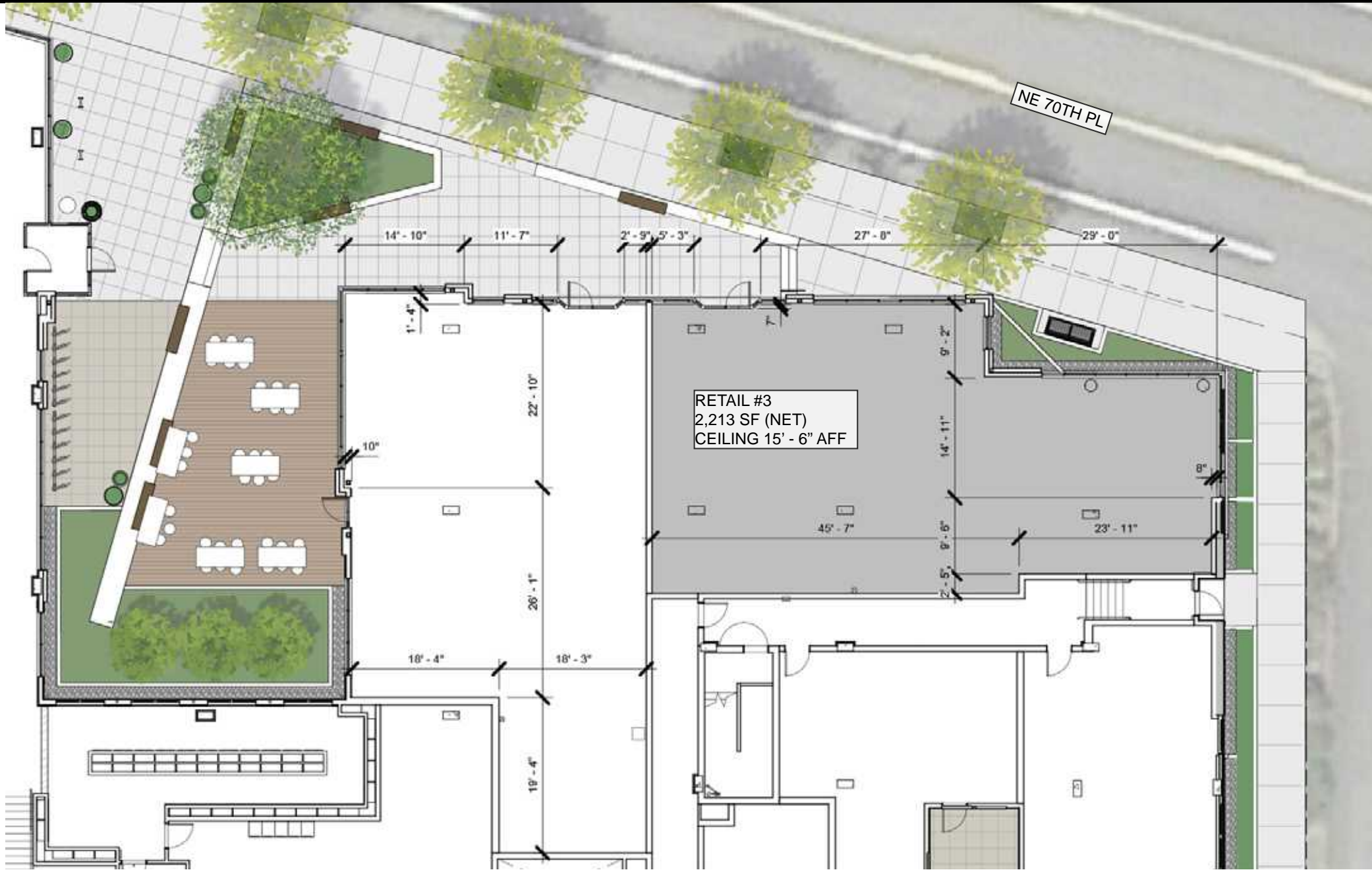
CAN BE COMBINED WITH RETAIL #3 FOR 4,424 SF

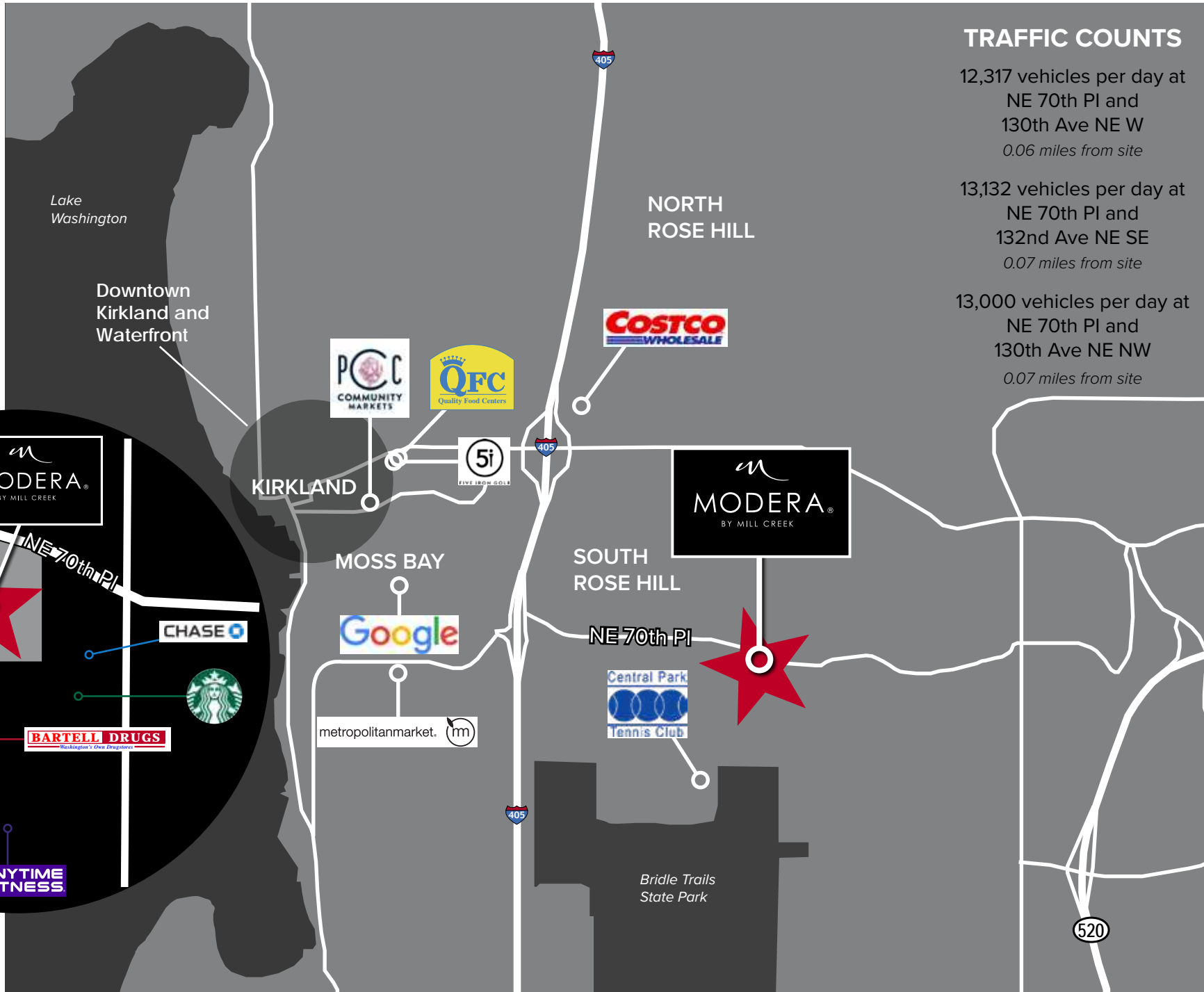


RETAIL #3 FLOOR PLAN

• 2,213 SF AVAILABLE

CAN BE COMBINED WITH RETAIL #2 FOR 4,424 SF







DEMOGRAPHICS

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$185,533

2-Mile: \$173,325

3-Mile: \$171,815

▶ TOTAL POPULATION

1-Mile: 12,034

3-Mile: 58,995

5-Mile: 112,025



TRAFFIC COUNTS

12,317 vehicles per day at
NE 70th PI and
130th Ave NE W
0.06 miles from site

13,132 vehicles per day at
NE 70th PI and
132nd Ave NE SE
0.07 miles from site

13,000 vehicles per day at
NE 70th PI and
130th Ave NE NW
0.07 miles from site



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RETAIL FOR LEASE FOR MORE INFORMATION

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ICSC

CoStar

POWERBROKER

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