



**FOR LEASE**

14352 Lake City Way NE  
Seattle, WA 98125

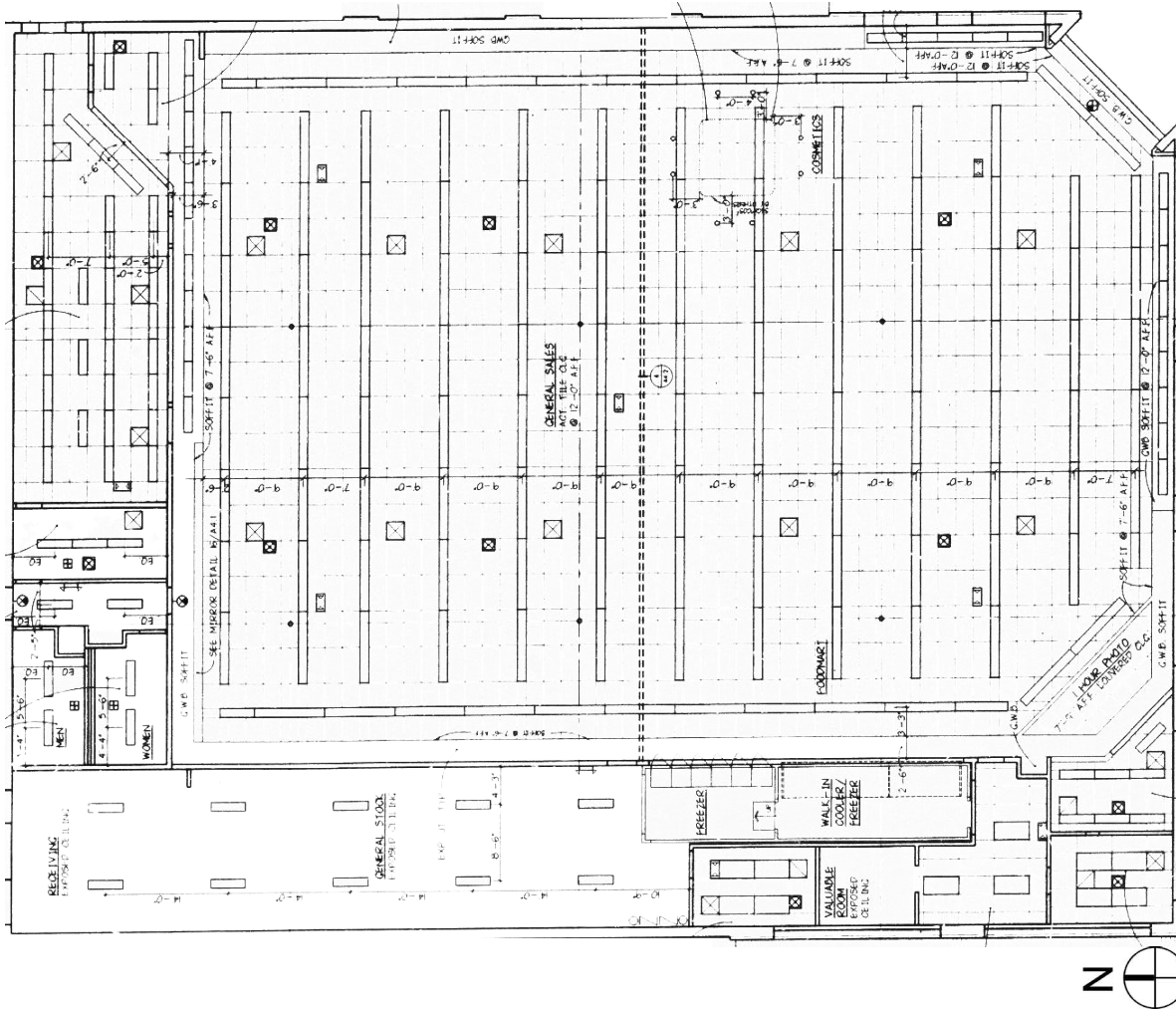


**FORMER WALGREENS**

Steve Erickson | Brennan McClurg

First Western Properties, Inc. | 425.822.5522  
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

# SUMMARY



## AVAILABLE:

**BUILDING: 13,905 SF**

**LAND: 63,562 SF**

**CALL AGENT FOR RATES**

- Prominent Hard-corner Location at Busy Intersection
- 60 Parking Stalls
- Building has Existing Drive-thru
- Traffic Counts: 31,592 ADT



Population



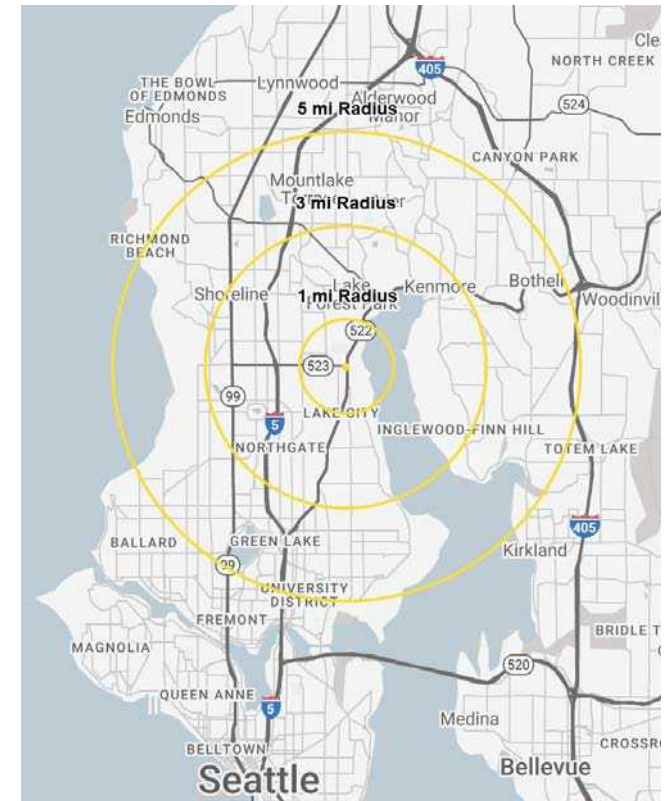
Average HH Income

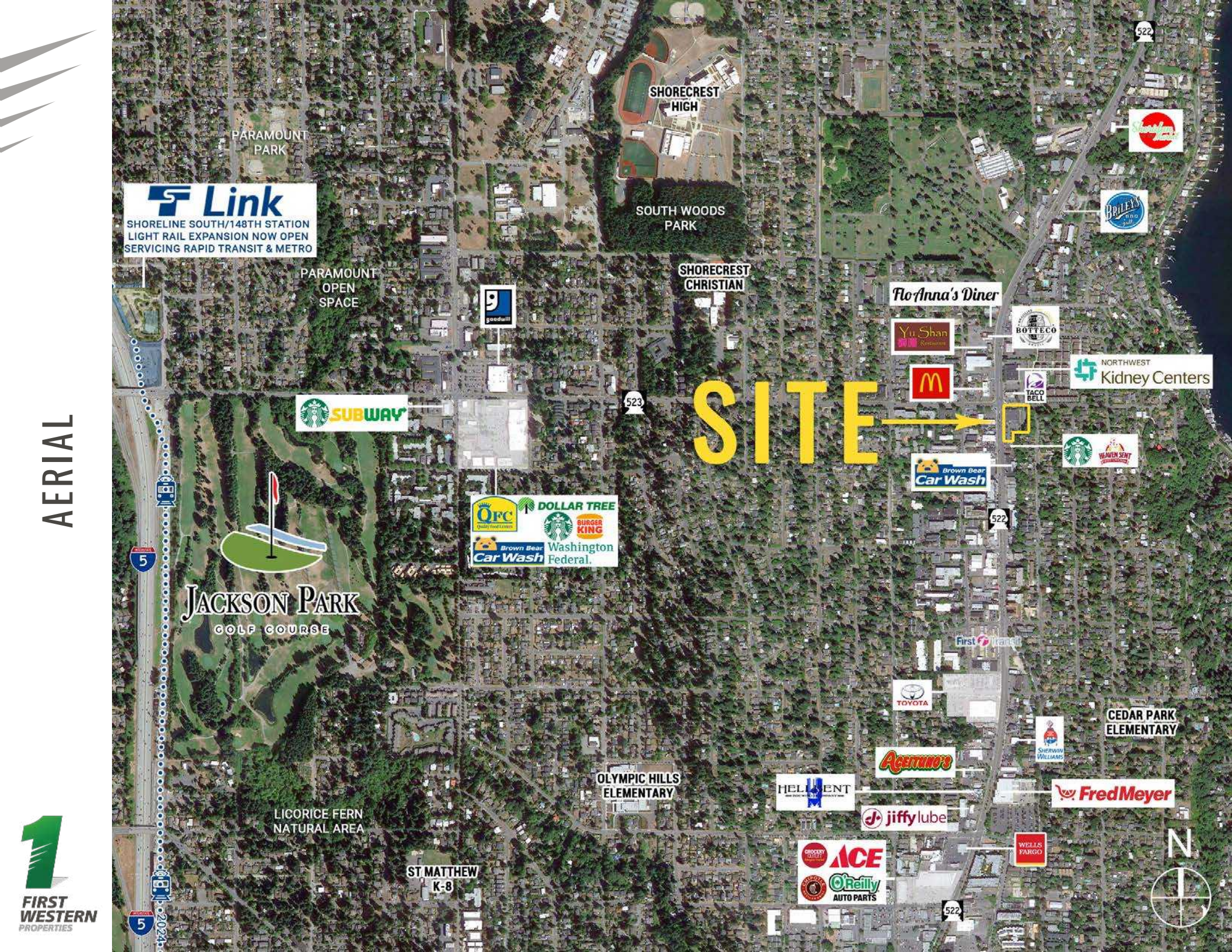


Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	18,256	\$115,900	4,916
Mile 3	138,316	\$168,285	38,164
Mile 5	407,998	\$181,186	102,579





AERIAL

522

**Link**  
SHORELINE SOUTH/148TH STATION  
LIGHT RAIL EXPANSION NOW OPEN  
SERVICING RAPID TRANSIT & METRO

PARAMOUNT PARK

SHORECREST HIGH

SOUTH WOODS PARK

PARAMOUNT OPEN SPACE

SHORECREST CHRISTIAN

FloAnna's Diner

goodwill

PRILEY'S

STARBUCKS SUBWAY

523

**SITE**

Yu Shan

BOTTECO

NORTHWEST Kidney Centers

McDonald's

BELL

STARBUCKS HEAVEN SENT

Brown Bear Car Wash

522

5



JACKSON PARK GOLF COURSE

OFC Quality Food Centers  
Brown Bear Car Wash  
DOLLAR TREE  
STARBUCKS BURGER KING  
Washington Federal

First Transit

TOYOTA

CEDAR PARK ELEMENTARY

LICORICE FERN NATURAL AREA

OLYMPIC HILLS ELEMENTARY

HELLBENT

Agentino's

SHERWIN WILLIAMS

Fred Meyer

ST MATTHEW K-8

jiffylube

ACE O'Reilly AUTO PARTS

WELLS FARGO

522

5

**1**  
FIRST WESTERN PROPERTIES



# SITE PLAN



LAKE CITY WAY NE

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

STEVE ERICKSON

 425.822.5522

 serickson@fwp-inc.com

BRENNAN MCCLURG

 425.822.5522

 bmcclurg@fwp-inc.com



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