



2255 CARILLON POINT | KIRKLAND

# RETAIL SPACE AVAILABLE

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1,289 SF  
Coffee Shop

**NEWMARK**





# THE POINT

Carillon Point in Kirkland features a 31-acre waterfront property on Lake Washington where brilliant office space meets dynamic restaurants, engaging retail, a luxury hotel, and local marina – creating a welcoming public space between the downtown Kirkland and Bellevue cores. Ample public seating and gathering spaces abound.

Join local and national retailers, including COMO, Engel & Volkers, Luxlab, El Encanto, T. Anthony Jewelers and more



Located on the shore of Lake Washington →





# THE PLACE

Located at the entrance to the prestigious Carillon Point complex, the 1,289 SF corner retail space offers a prime opportunity for a thriving coffee shop venture.

This picturesque location combines scenic waterfront access with the vibrant energy of a bustling community, attracting a steady stream of local professionals, residents and visitors alike.

Additionally, its close proximity to high-end boutiques, luxury residences, and corporate offices ensures a diverse clientele, making it an ideal spot for a successful retail coffee business.



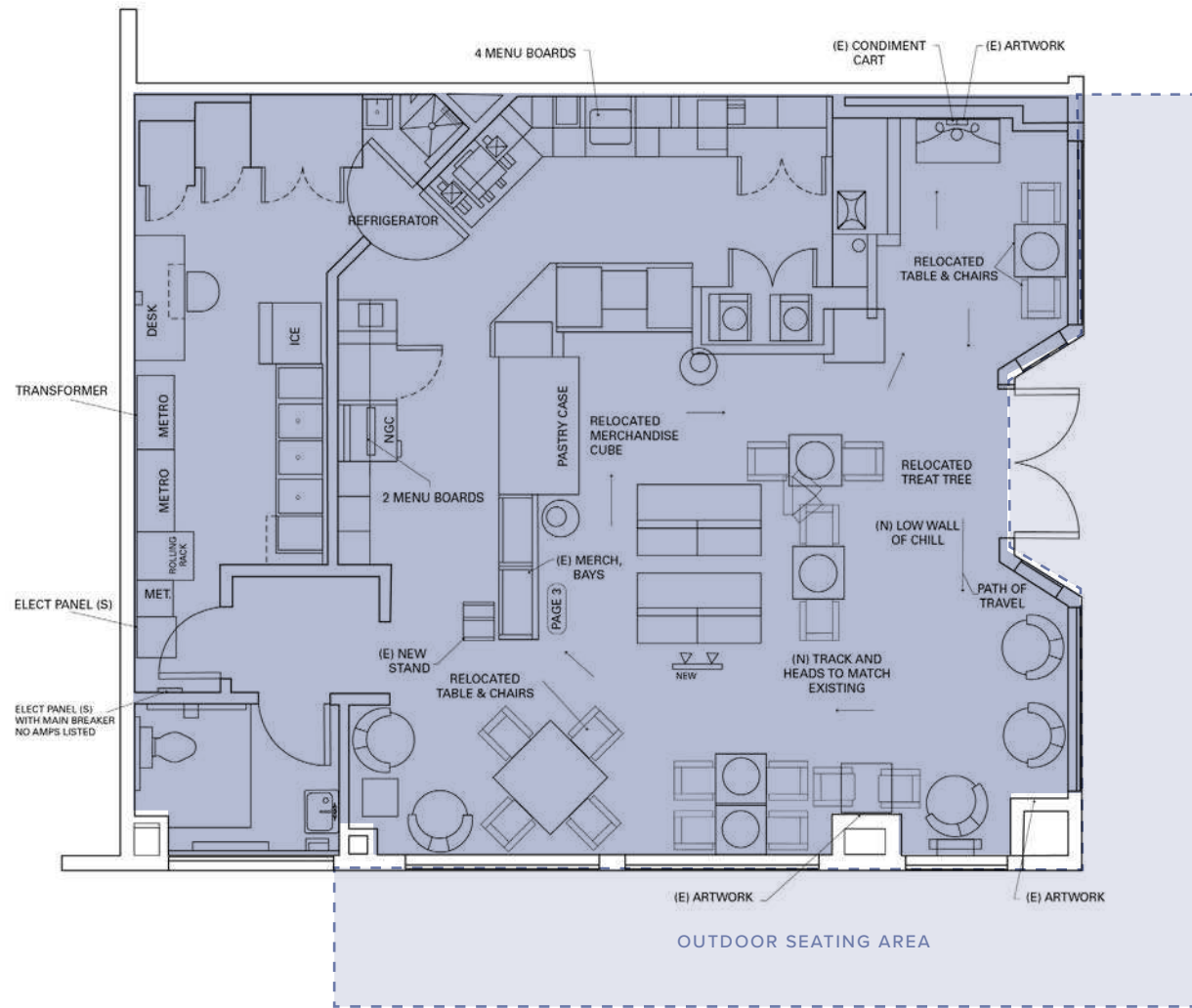
← The corner coffee spot



# THE SUITE

## SUITE 2255

- Size: 1,289 RSF
- Asking Rate: Call for rates
- NNN Estimate: \$16.00 PSF
- Available June 2025
- Ideal for a coffee shop user
- Fully equipped with existing improvements and infrastructure, this space offers a seamless path to opening your next location with minimal build-out required.



LAKEVIEW DRIVE

CARILLON POINT



W

EL ENCANTO

COMO

URBANHERE

LUXLAB

T. ANTHONY JEWELERS

ENGEL & VOLKERS

LE GRAND

PICKLES PLAYLAND  
& LILI BEAR BAKERY

CARILLON KITCHEN

Pul  
Gu





# THE CUSTOMER



## 2025 Market Dynamics

Demographics by drive time

	ESTIMATED DAYTIME POPULATION	5,285 3 minutes	17,055 5 minutes	124,197 10 minutes
	RESIDENTIAL POPULATION	3,087 3 minutes	11,788 5 minutes	67,329 10 minutes
	AVERAGE HOUSEHOLD INCOME	\$253K 3 minutes	\$240K 5 minutes	\$238K 10 minutes

# THE AREA

Carillon Point is located between the Kirkland CBD and Bellevue CBD with easy access to SR 520.



6  
MINUTES

to Kirkland CBD

13  
MINUTES

to Bellevue CBD

15  
MINUTES

to Redmond CBD

18  
MINUTES

to Seattle CBD





## FOR RETAIL LEASING

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