

# FOR LEASE

19201 Woodinville Snohomish Road  
Woodinville, WA 98072



54,500 CPD COMBINED



WOODINVILLE SNOHOMISH RD 16,500 CPD



## WOODINVILLE CROSSING

Tim Weber

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



**WOODINVILLE, WA** is increasingly becoming known for its charming assortment of wineries, small town shopping boutiques, and outdoor events. There are approximately 130 wineries within the city and nearby, offering visitors enjoyable experiences of wine tastings, live music, and more. Located in King County, Woodinville is just a short drive northeast of Seattle.

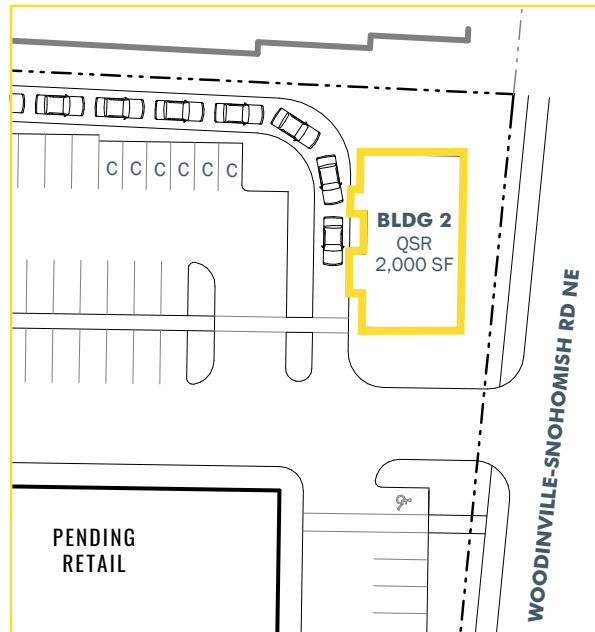


## AVAILABLE: CALL FOR DETAILS

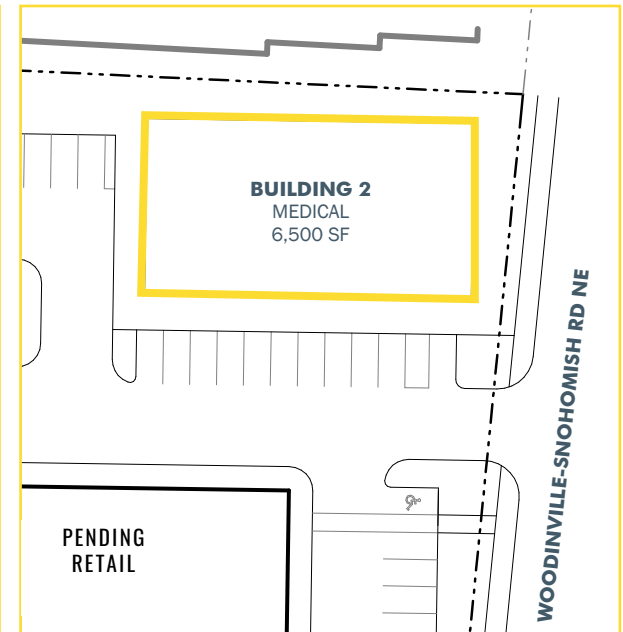
- OPTION 1      920 SF DRIVE THRU COFFEE KIOSK
- OPTION 2      2,000 SF DRIVE THRU QSR
- OPTION 3      6,500 SF RETAIL/MEDICAL/OFFICE - CAN BE DEMISED



OPTION 1

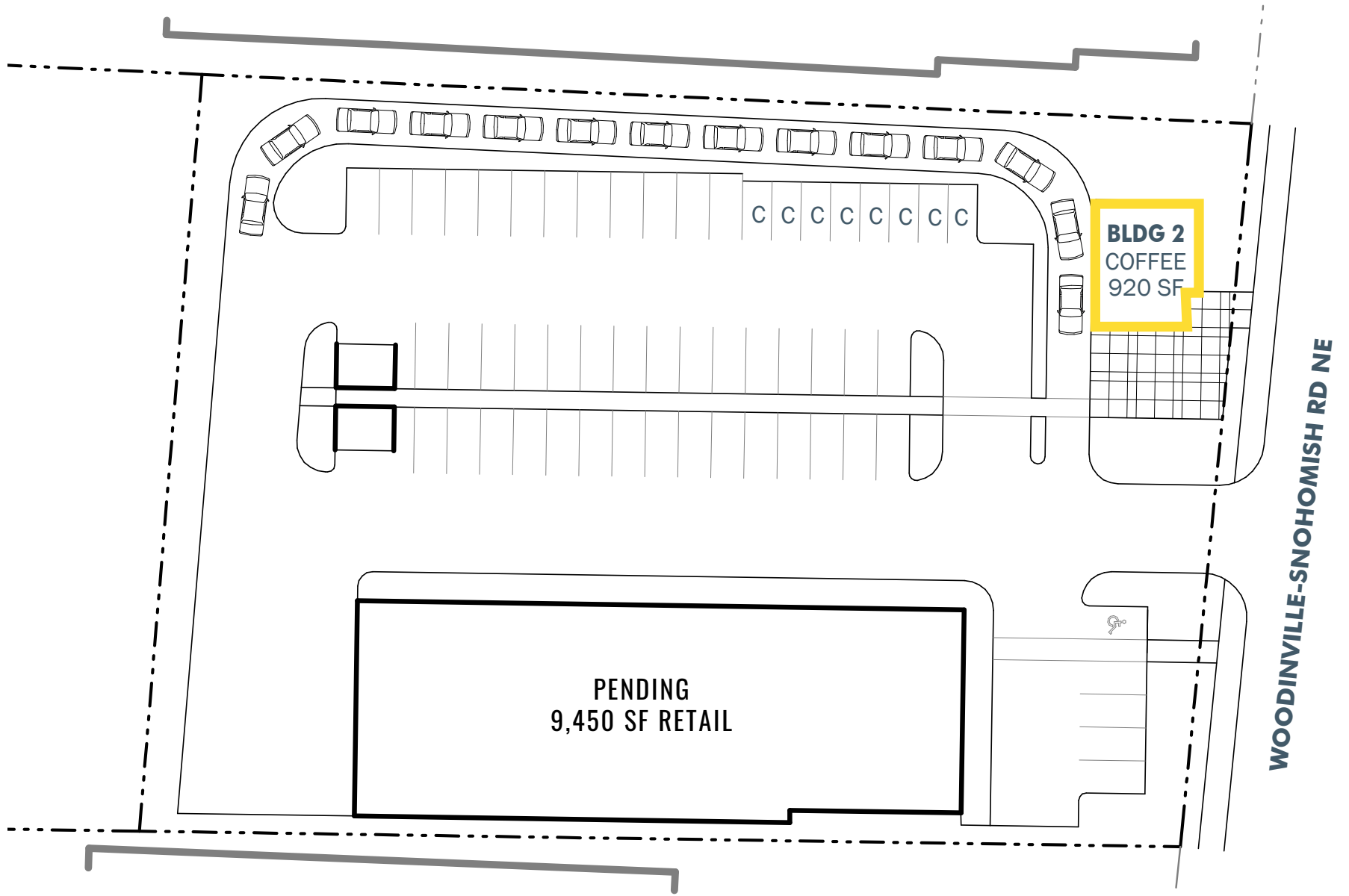


OPTION 2



OPTION 3

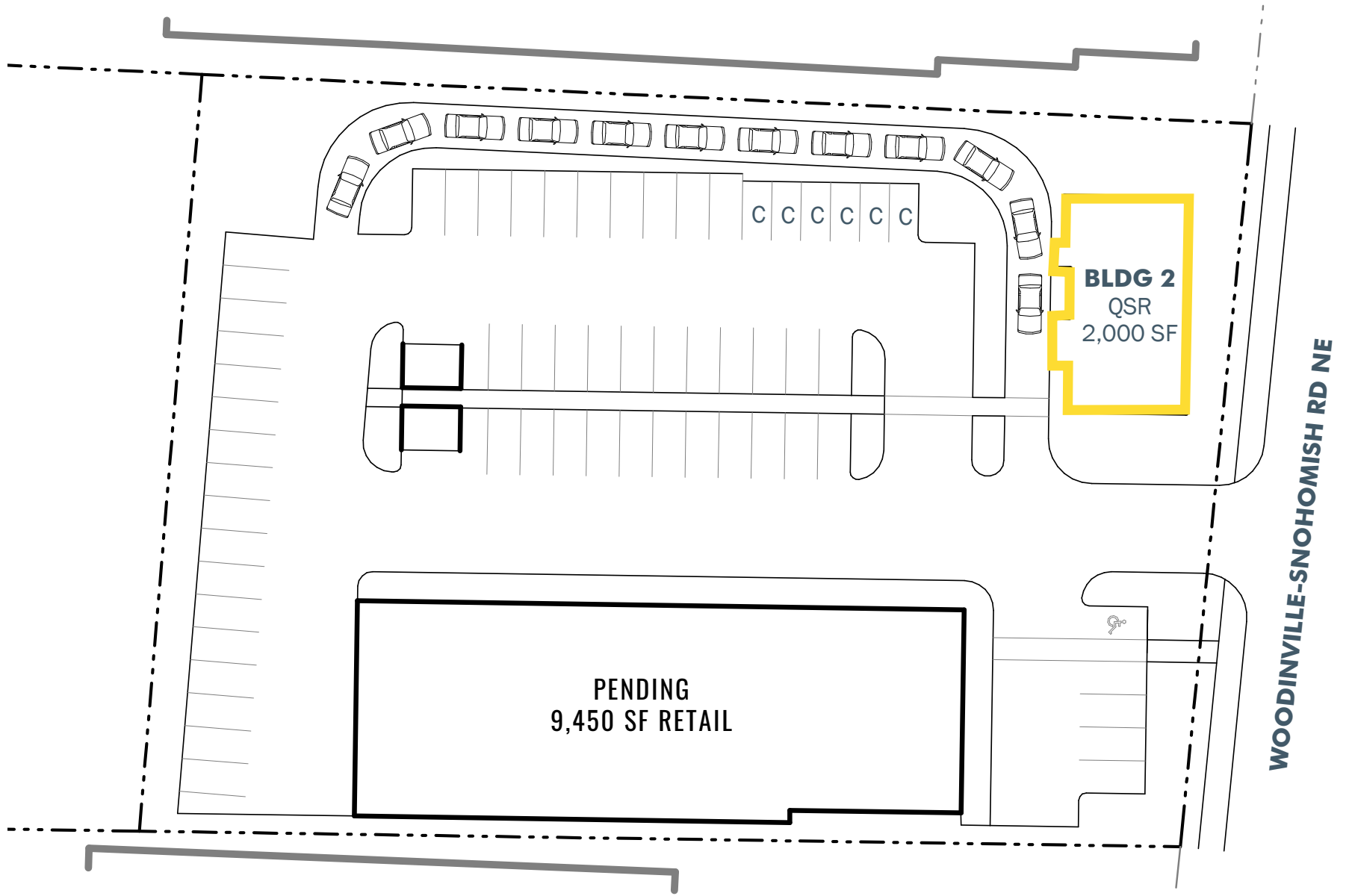
# SITE PLAN - OPTION 1



## OPTION 1

920 SF DRIVE THRU COFFEE KIOSK

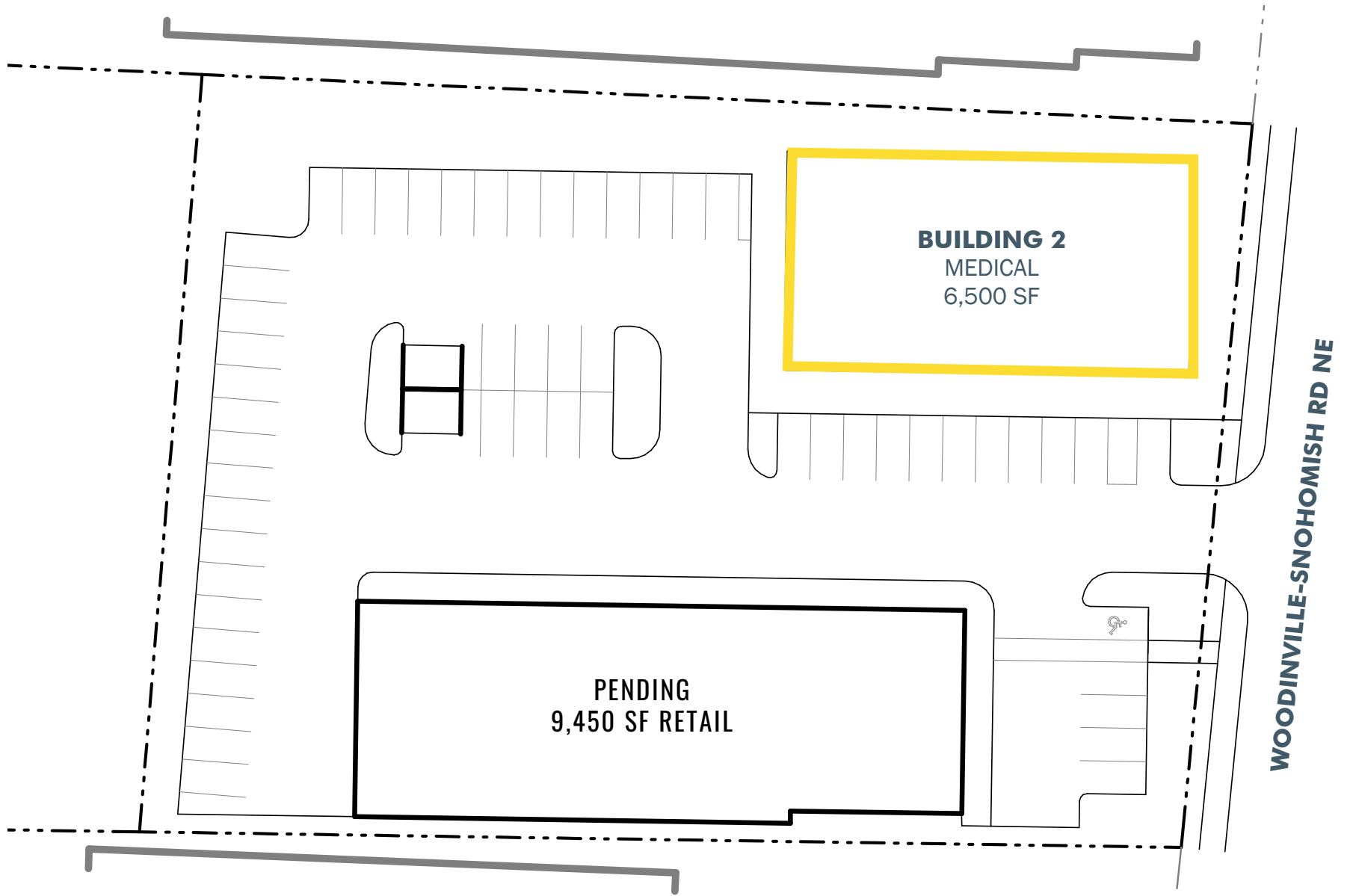
# SITE PLAN - OPTION 2



## OPTION 2

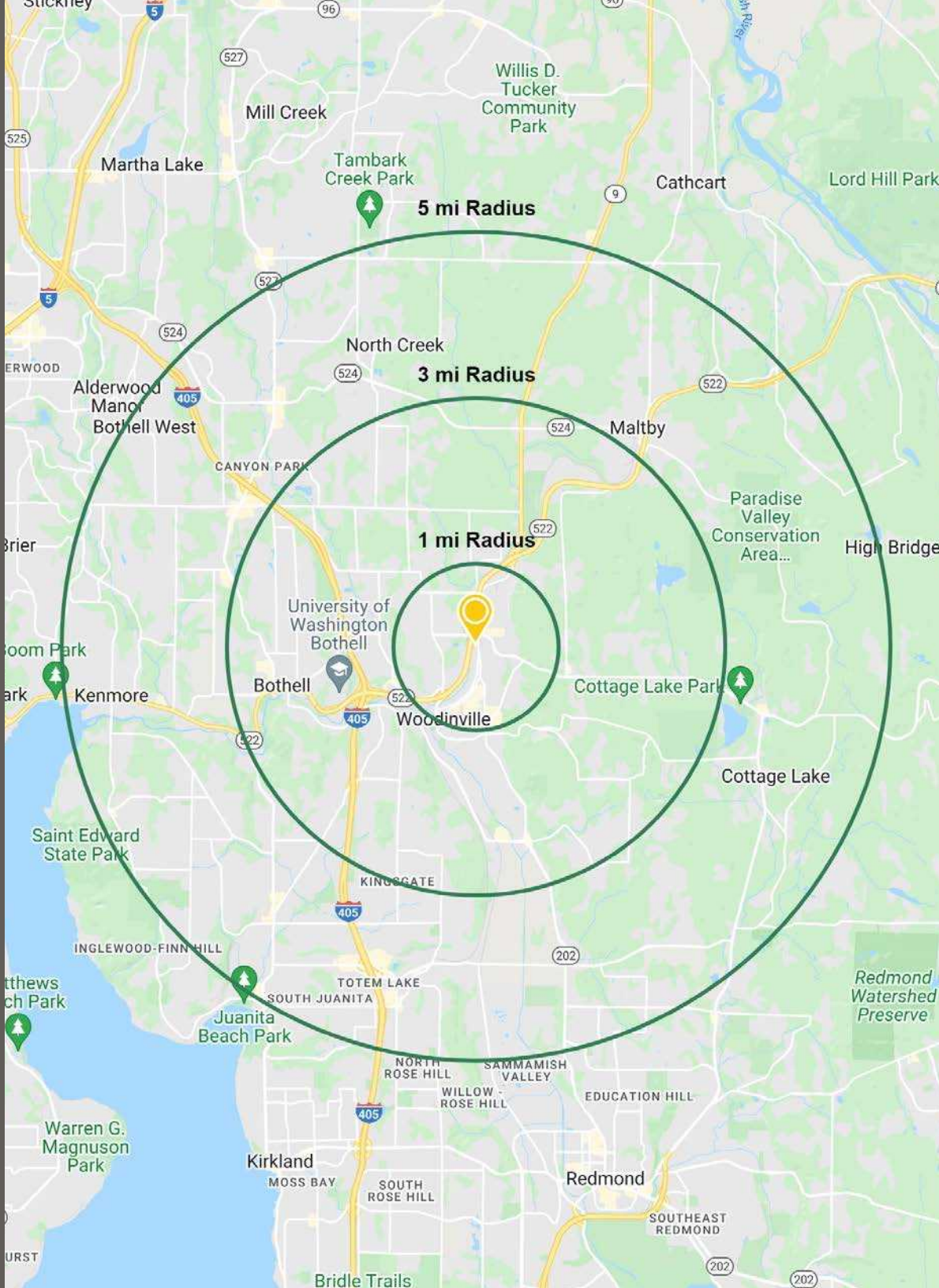
2,000 SF DRIVE THRU QSR

# SITE PLAN - OPTION 3



## OPTION 3

6,500 SF RETAIL/MEDICAL/OFFICE - CAN BE DEMISED



## DEMOGRAPHICS

### POPULATION

Mile 1	Mile 3	Mile 5
10,333	68,116	208,477

### AVERAGE HH INCOME

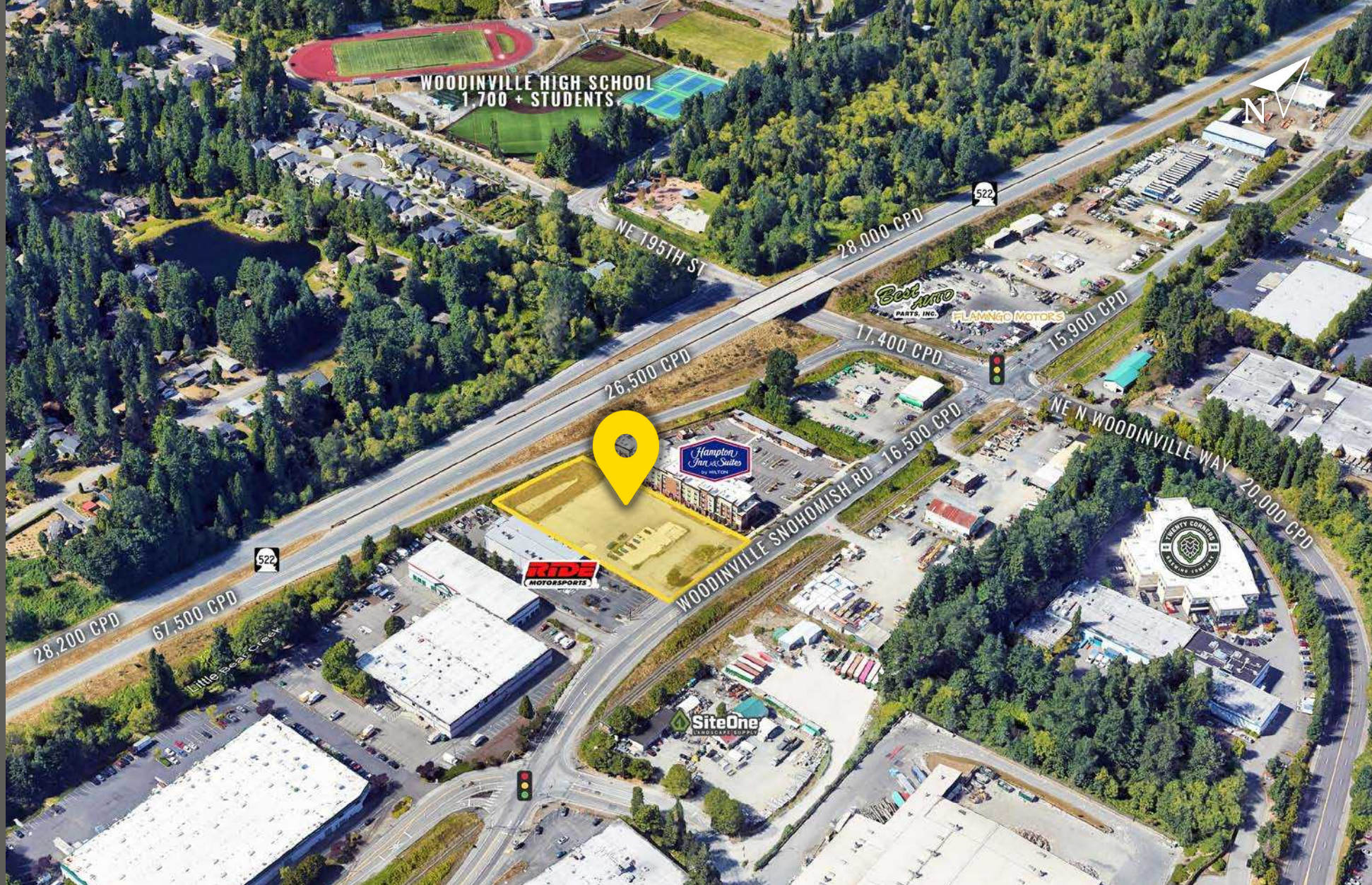
Mile 1	Mile 3	Mile 5
\$129,393	\$142,560	\$149,413

### DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
12,492	58,899	148,272



# LOCATION DETAILS



Centered within the North Industrial complexes of Woodinville



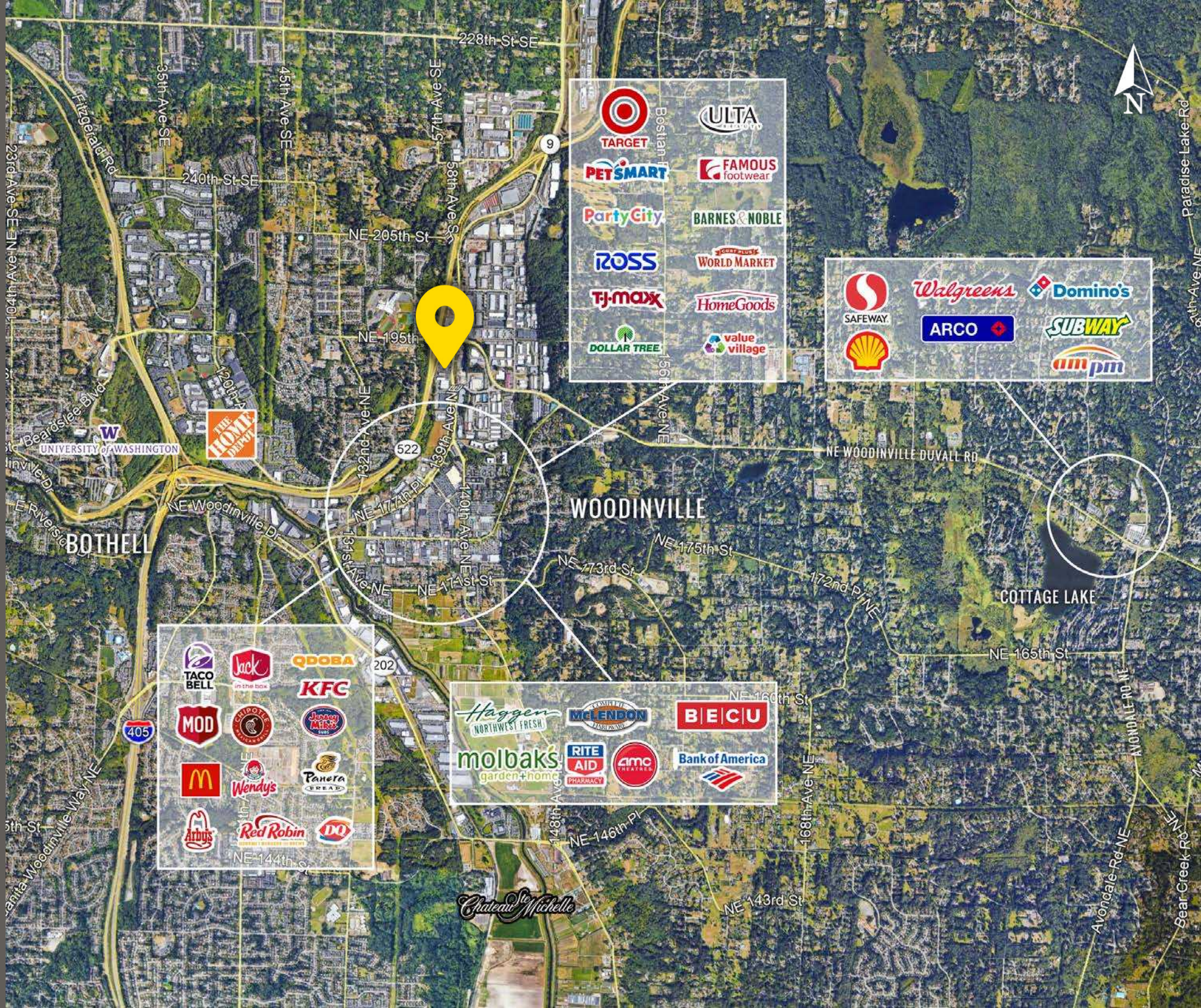
Located moments from Hwy 522 on & off ramps



16,500 CPD  
Woodinville Snohomish Rd



# LOCATION AERIAL



Businesses in the top callout box:

- TARGET
- ULTA
- PETSMART
- FAMOUS footwear
- Party City
- BARNES & NOBLE
- ROSS
- WORLD MARKET
- TJ-MAXX
- HomeGoods
- DOLLAR TREE
- value village

Businesses in the middle callout box:

- SAFeway
- Walgreens
- Domino's
- ARCO
- SUBWAY
- Shell
- am pm

Businesses in the bottom-left callout box:

- TACO BELL
- Jack in the Box
- QDOBA
- KFC
- MOD
- Firehouse Subs
- Jersey Mike's
- McDonald's
- Wendy's
- Panera Bread
- Arby's
- Red Robin
- DD's

Businesses in the bottom-right callout box:

- Haggen NORTHWEST FRESH
- McLendon FARMERS
- B|E|CU
- molbak's garden+home
- RITE AID PHARMACY
- AMC
- Bank of America



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

TIM WEBER

253.471.5502

[tweber@firstwesternproperties.com](mailto:tweber@firstwesternproperties.com)



First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | [fwp-inc.com](http://fwp-inc.com)

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