

12217 NE 116TH ST

KIRKLAND, WA 98033



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K I R K L A N D , W A 9 8 0 3 3

HIGHLIGHTS

- 4,800 SF + 1,695 SF Patio
- Convenient access on/off I-405
- 36 + 2 ADA Dedicated Stalls
- Excellent visibility
- Monument signage

Highly convenient retail location with excellent accessibility. Situated along a well-traveled corridor in a vibrant mixed-use area, the property benefits from steady traffic, nearby residential density, and complementary retail.

Public transit is within walking distance, with multiple bus routes connecting to Bothell, Bellevue, and downtown Kirkland, while future RapidRide K Line service will further enhance regional connectivity.

This combination of visibility, strong neighborhood demand, and easy access makes it a prime location for retail success.





15-MINUTE DRIVE TIME DEMOGRAPHICS

265k
TOTAL
POPULATION

\$235k
AVG. HOUSEHOLD
INCOME

249k
DAYTIME
POPULATION

SITE

115.5k
HOUSEHOLDS

*2025 PROJECTIONS FOR 15-MINUTE DRIVE TIME FROM SITE. COLLECTED VIA SITESUSA





FIVE GUYS
BURGERS and FRIES
Ezell's
Famous Chicken
QFC
Starbucks

WHOLE FOODS MARKET
CHIPOTLE
CINEMARK
verizon
ALL THE BEST
NORDSTROM
rack
ROSS
DRESS FOR LESS
CHASE
KeyBank
Mendocino Farms
TRADER JOE'S
SALT & STRAW
MOD
AT&T
ULTA

LA FITNESS

Tires LES SCHWAB DISCOUNT TIRE
TACO BELL
Ford DEALERSHIP
FIAT DEALERSHIP
SHERWIN WILLIAMS
HYUNDAI DEALERSHIP
VW DEALERSHIP

Fred Meyer
Wendy's
Starbucks
Olive Garden
ITALIAN KITCHEN

enterprise
SUBARU DEALERSHIP
GOLD'S GYM

20,697 VPD
Jack

SITE

1 MILLION SF
TECH & AEROSPACE OFFICE
NVIDIA
META
LOCKHEED MARTIN

Willows Run
Golf Complex

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