

FOR LEASE

12335 120th Ave NE
Kirkland, WA 98034



POLARIS AT TOTEM LAKE

Amanda Blackwood

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

POLARIS AT TOTEM LAKE located in the heart of Kirkland's Totem Lake commercial corridor, this property offers excellent visibility and accessibility. Surrounded by a strong mix of national retailers, medical offices, and service providers, benefitting from high traffic counts and a dense residential population. With ample parking and convenient access to I-405, this opportunity is ideally positioned for retail, medical, or service-oriented users seeking a premier location in Kirkland's fastest-growing district.

12335 120TH AVE NE:

1,200-4,591 RSF \$40.00 PSF PLUS NNN

Space can be demised.

- Ground-floor retail beneath 200+ luxury apartment units at Adara Totem Lake
- 28 parking spots designated for retail customers/clients
- High-traffic Totem Lake location with visibility along 120th Ave NE and easy access to I-405
- Built-in customer base from Adara residents plus surrounding medical, office, and retail density
- Steps from The Village at Totem Lake, Kirkland's premier shopping, dining, and entertainment destination



Population



Average HH Income

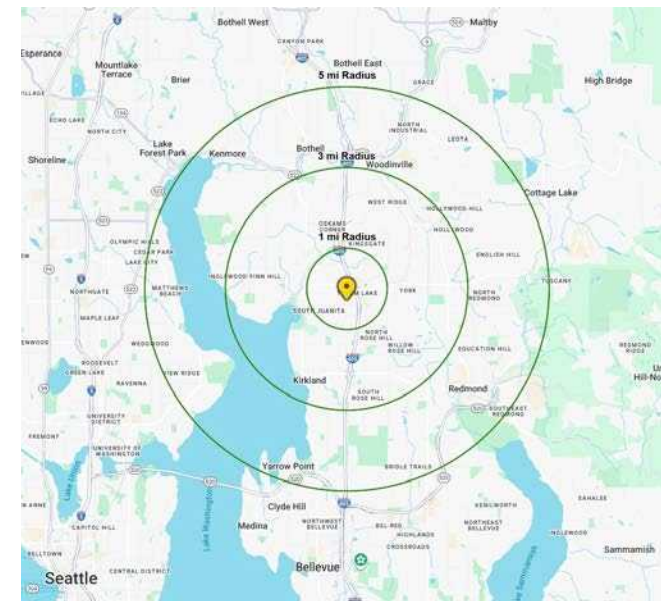


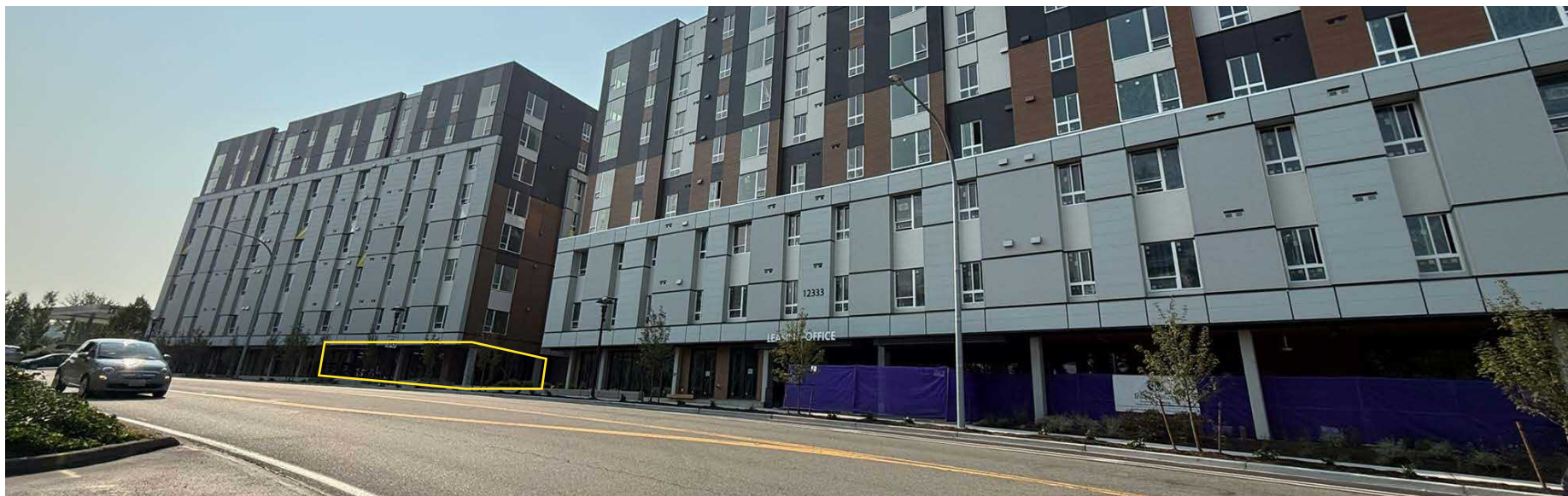
Daytime Population

Regis - 2025

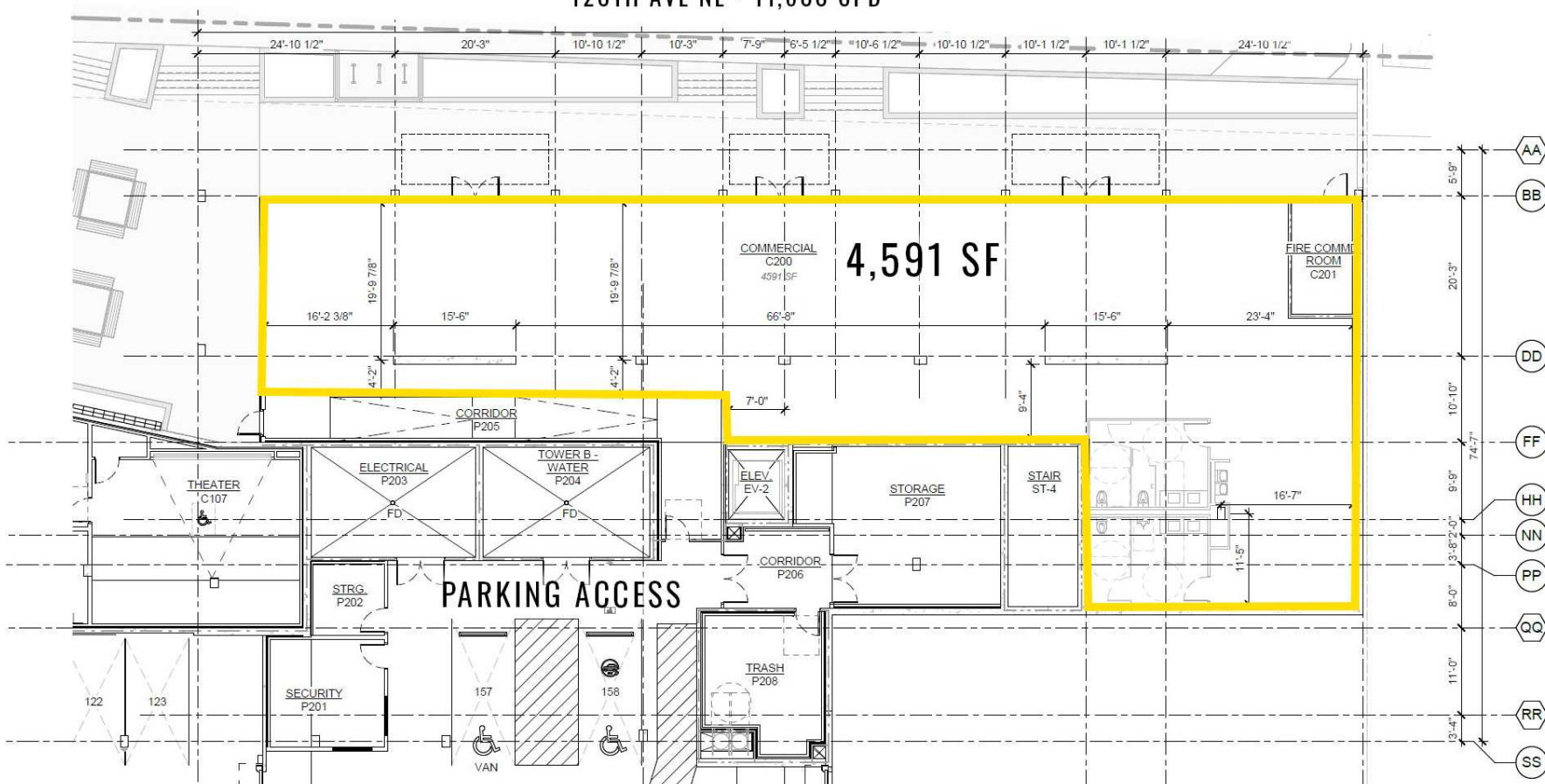
	Population	Average HH Income	Daytime Population
Mile 1	22,028	\$170,834	18,881
Mile 3	111,584	\$224,878	76,856
Mile 5	270,985	\$226,508	187,646

NEARBY RETAIL





120TH AVE NE - 11,800 CPD






TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

AMANDA BLACKWOOD

Vice President | Broker

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