

# Meadows

SHOPPING CENTER

QFC anchored center with great visibility and access.  
Strong line-up of tenants, traffic counts and demographics.



1420-1660 NW GILMAN BOULEVARD | ISSAQUAH, WA 98027

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 JSH | PROPERTIES, INC.



\*3,548 SF Suite J1 Available  
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43,000 VPD

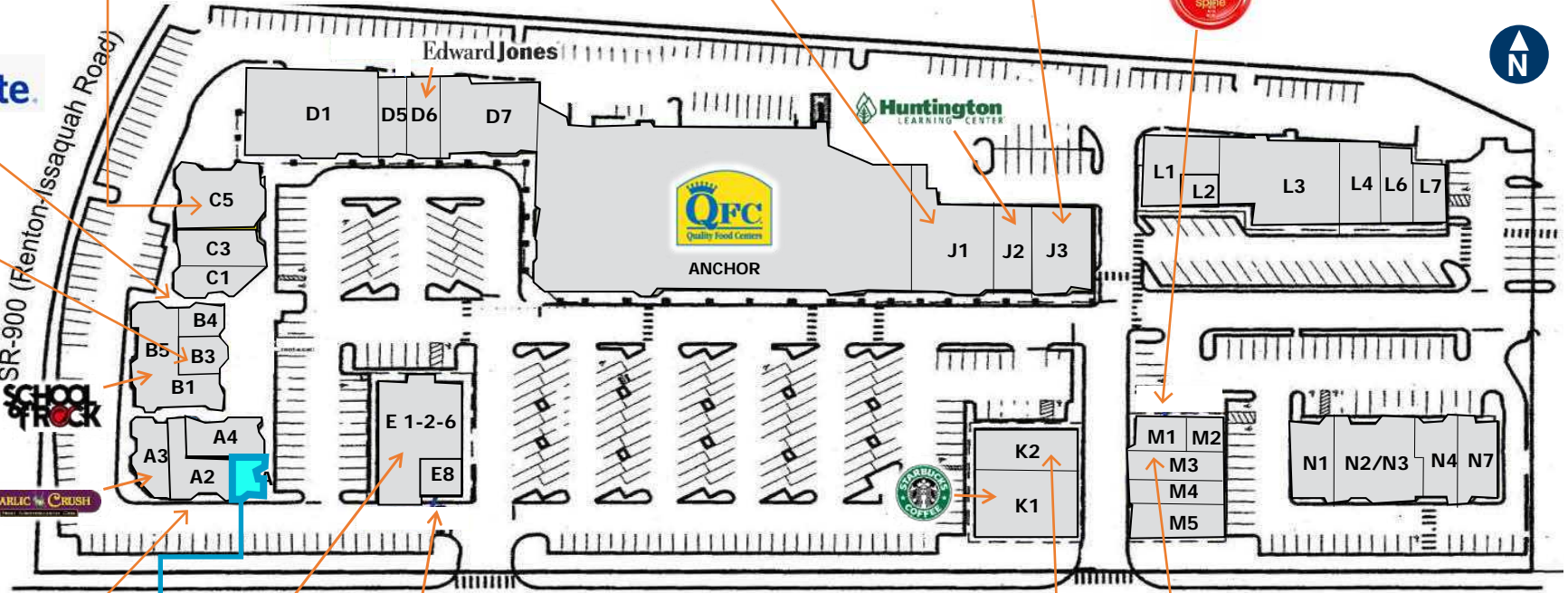


NW Gilman Boulevard

Issaquah Vision Clinic



24,603 VPD



**AVAILABLE: 485 SF SUITE A1A**

\$55.00 PSF/YR, NNN

2025 Budgeted NNNs approx \$11.00/ PSF/YR

\*A new food use will pay a higher prorated share.

Existing Class 1 hood, Tenant to verify it meets code. No existing grease interceptor, Tenant will need to install one for some food uses.

<b>A1A</b>	AVAILABLE
<b>A2</b>	Bishop's Barbershop
<b>A3</b>	Garlic Crush Mediterranean Grill
<b>A4</b>	Pure Indulgence Nail Salon
<b>B1-B5</b>	School of Rock
<b>B3</b>	Legendary Doughnuts
<b>B4</b>	Allstate Insurance
<b>C1</b>	Issaquah Valley Dental
<b>C3</b>	Meadows Cleaners

<b>C5</b>	Wild Birds Unlimited
<b>D1</b>	Dough Zone Dumpling House
<b>D5</b>	Timeless Tea Dessert Cafe
<b>D6</b>	Edwards Jones
<b>D7</b>	Issaquah Cafe
<b>E1-2-6</b>	Mud Bay
<b>E8</b>	Baskin Robbins Ice Cream
<b>ANCHOR</b>	QFC
<b>J1</b>	AVAILABLE*
<b>J2</b>	Huntington Learning Center

<b>J3</b>	Bricks & Minifigs
<b>K1</b>	Starbucks
<b>K2</b>	Issaquah Vision Clinic
<b>L1</b>	Enterprise Rent-A-Car
<b>L2</b>	Emerald City Smoothie
<b>L3</b>	Small Threads For Kids
<b>L4</b>	Level 3 Communications
<b>L6-L7</b>	Meadows Cat Hospital
<b>M1</b>	The Balanced Spine
<b>M2</b>	A-Plus Hearing

<b>M3</b>	Quest Diagnostics
<b>M4</b>	Marlow's Fine Jewelry
<b>M5</b>	H & R Block
<b>N1</b>	Countryside Floral
<b>N2-N3</b>	Naan N Curry Indian Cuisine
<b>N4</b>	Mail Clinic
<b>N7</b>	Frankie's Pizza

2025 NNN \$9.96 PSF/YR

AVAILABLE

485 SF SUITE A1A

\$55.00 PSF/YR, NNN\* See page 4.



NW GILMAN BOULEVARD



AVAILABLE

485 SF SUITE A1A

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# DEMOGRAPHICS

## KEY FACTS



60,976

Population



39.3

Median Age



2.6

Average Household Size



\$227,830

2023 Average Household Income (Esri)



2%

No High School Diploma



7%

High School Graduate



18%

Some College



72%

Bachelor's/Grad/Prof Degree

## EDUCATION

## EMPLOYMENT



88%

White Collar



6%

Blue Collar



7%

Services

## BUSINESS



2,273

Total Businesses



44,259

Total Employees

## ANNUAL HOUSEHOLD SPENDING



\$4,659

Apparel & Services



\$542

Computers & Hardware



\$7,884

Eating Out



\$6,330

Travel



\$165

Theatre/Operas/Concerts



\$129

Movies/Museums/Parks



\$13,863

Groceries



\$13,725

Health Care



\$156

Sports Events



\$18

Online Games

## ANNUAL LIFESTYLE SPENDING

## ISSAQUAH'S 10 LARGEST NON-RETAIL EMPLOYERS

- Costco Headquarters
- Microsoft
- Swedish Medical
- City of Issaquah
- Siemens
- SanMar
- King County
- Applied Precision (GE)
- Virginia Mason
- Issaquah School District



SOURCE: ESRI - WITHIN 3 MILE OF PROPERTY

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,986	60,976	140,246
DAYTIME POPULATION	18,237	81,221	146,882
HOUSEHOLDS	2,546	23,458	50,143
AVG. HH INCOME	\$202,339	\$227,830	\$240,874