



FOR LEASE

375 NW Gilman Boulevard
Issaquah, WA



VILLAGE WEST

Kyle Nordby

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com



AVAILABLE:

- **BUILDING A**
 - First Floor Retail A-201: 1,153 SF±
 - Rental Rate: \$25.00 PSF, NNN
- **BUILDING B**
 - First Floor Retail B-101: 1,061 SF
 - Rental Rate: \$36.00 PSF, NNN
 - Second Floor Office B-201 1,067 SF
 - Rental Rate: \$25.00 PSF, NNN
- **BUILDING C**
 - Second Floor Office C-201: 833 SF
 - Rental Rate: \$25.00 PSF, NNN
- NNN: \$13.75 PSF
- Next door to Gilman Village & St. George's Square
- Plentiful pull-up parking
- Full vehicle access from Gilman Blvd.
- Traffic count at intersection: 26,451 ADT
- Site is located 8 miles from downtown Bellevue and 17 miles from downtown Seattle
- Issaquah is home to Costco's International HQ and 40% of the states population in a 40 mile radius



Population



Average HH Income



Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	9,635	\$209,593	11,893
Mile 3	56,486	\$248,486	20,354
Mile 5	111,824	\$269,663	30,153



AERIAL



QFC
MudBay
Starbucks
Legendary Doughnuts
PIZZA
Garlic & Crush

Lowe's	POC Community Property
Michaels	planet fitness

COSTCO
WHOLESALE

value village

Fred Meyer	BEST BUY
Home Depot	Starbucks
QDOBA	Happy House

REGAL	MOD	Habit	ups	hilton
HomeGoods	Marshalls	MudBay		
DICK'S	BevMo!	ULTA		
Snap-on	AGAVE	RAM		

Safe Rite	ups
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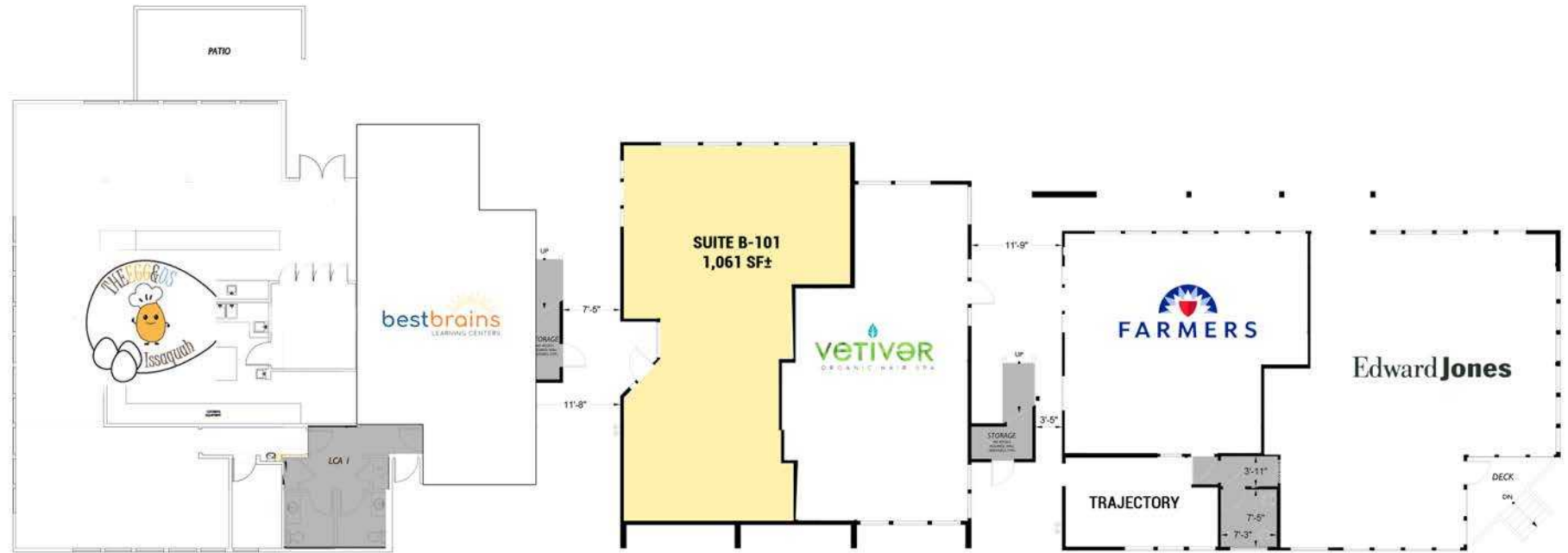
Target	petco	ROSS
TRADER JOE'S	tutta bella	FIVE GUYS

HOBBY LOBBY

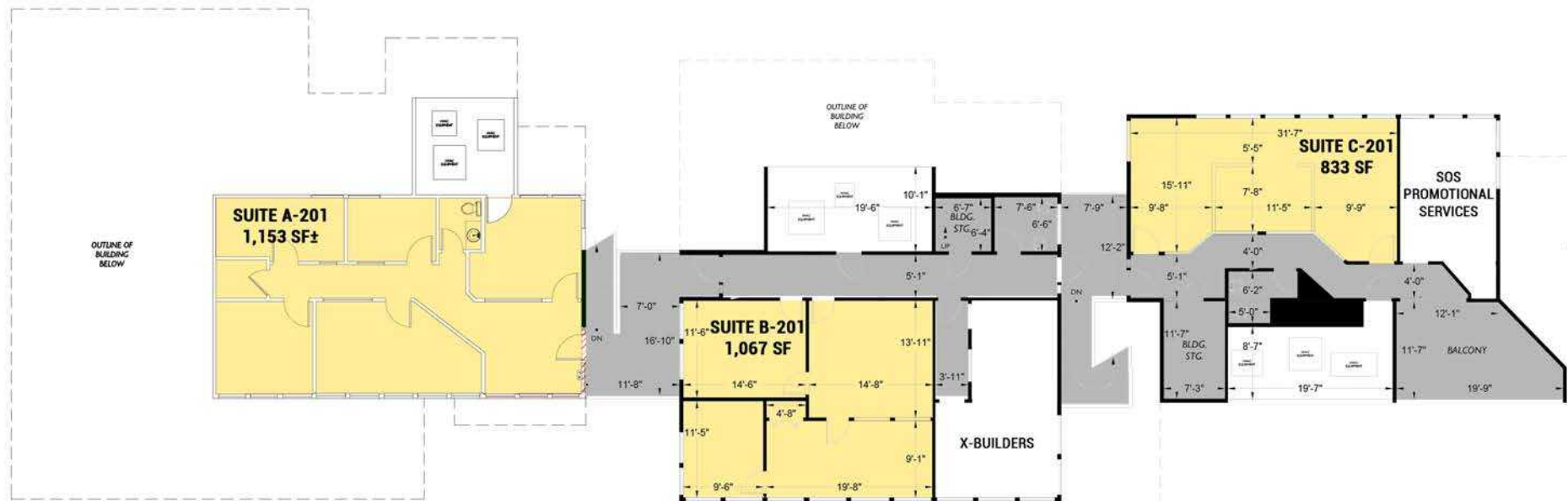
Walgreens

GRAND RIDGE PLAZA

FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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