



17313 140TH AVENUE NE | WOODINVILLE, WA

FOR LEASE

WOODINVILLE CENTER

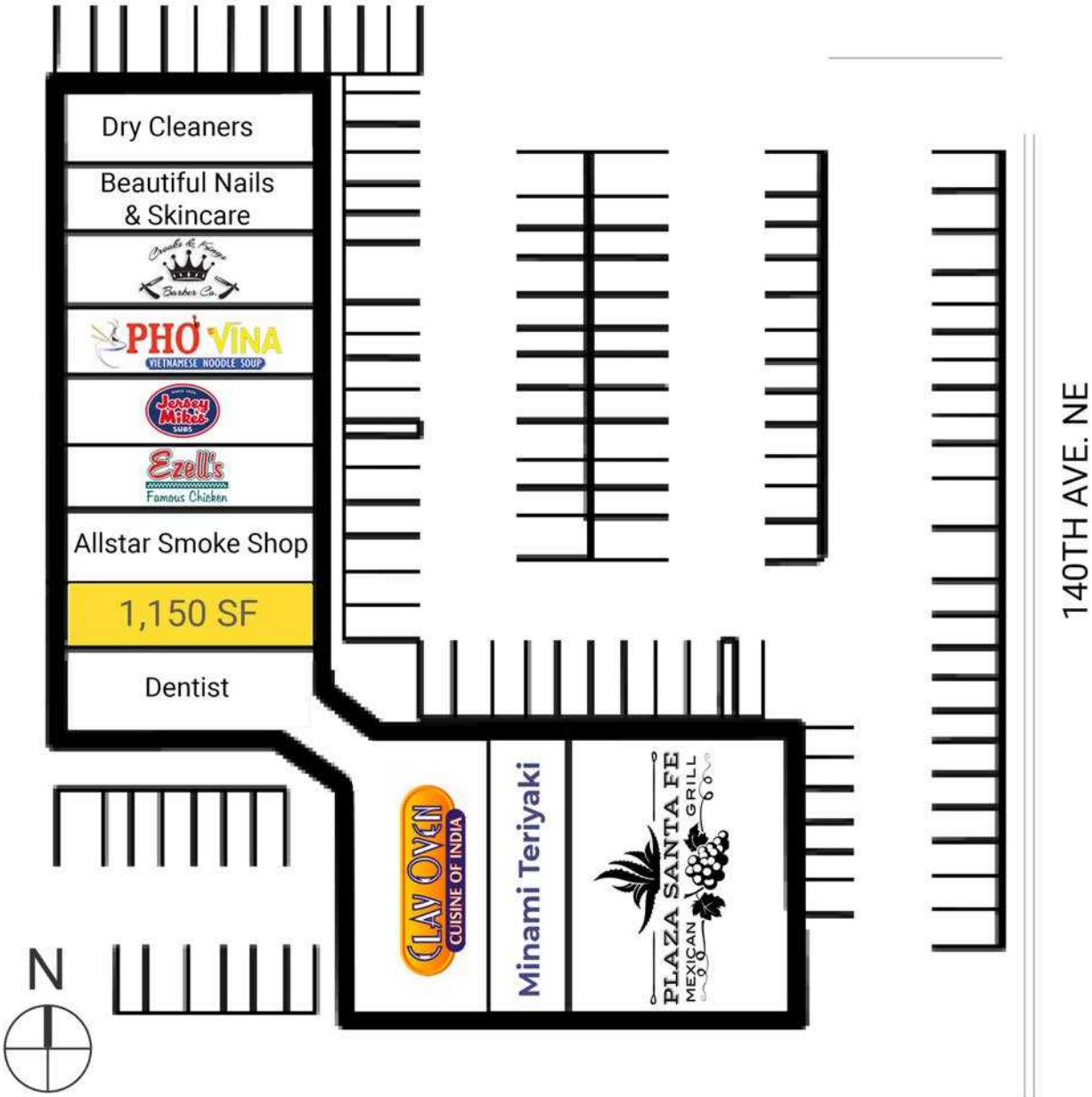


First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

SITE SUMMARY

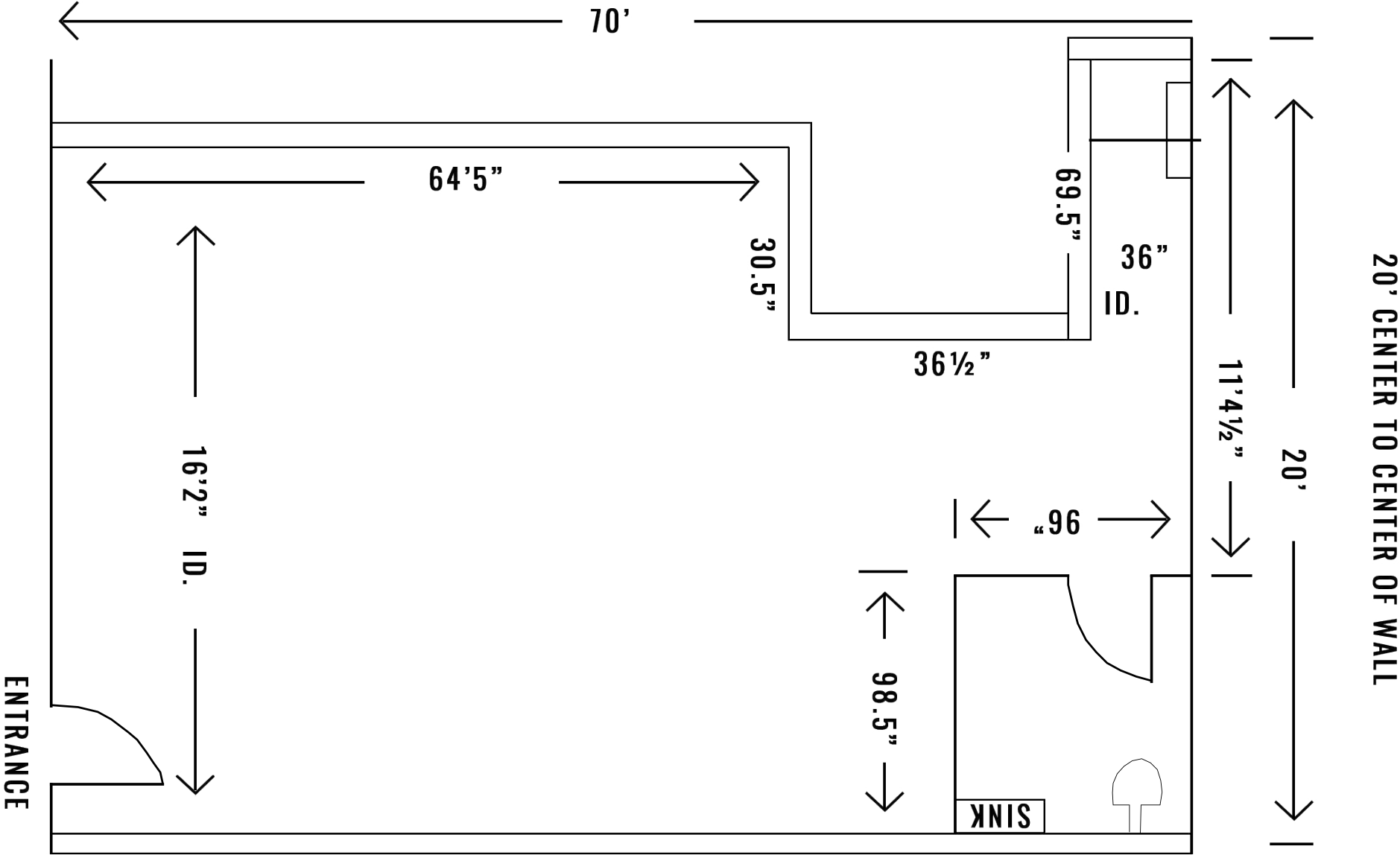
Woodinville Center presents a 1,150 SF retail opportunity in a well-established neighborhood center within one of the Eastside's most desirable lifestyle-driven markets. Anchored by a strong mix of food and service-oriented co-tenants, the property benefits from consistent daily traffic and convenient access to surrounding residential communities. A brand-new Trader Joe's planned directly across the street is expected to further enhance visibility, traffic, and long-term retail momentum, positioning the center as a key neighborhood shopping destination.

Available	1,150 SF
Asking Rate	\$35.00 PSF, NNN
Non- Restaurant NNN's	\$13.54 PSF
Restaurant NNN's	\$17.40 PSF
Co-Tenants	Plaza Santa Fe Mexican Grill, Jersey Mikes, Ezell's, Crooks & Kings Barber, Beautiful Nails, Pho Vina, Allstar, Clay Oven, Minami Teriyaki, Dry Cleaners
Parking	Dedicated Lot
Signage	Building Signage



SITE SUMMARY | FLOOR PLAN

OUTSIDE TO OUTSIDE

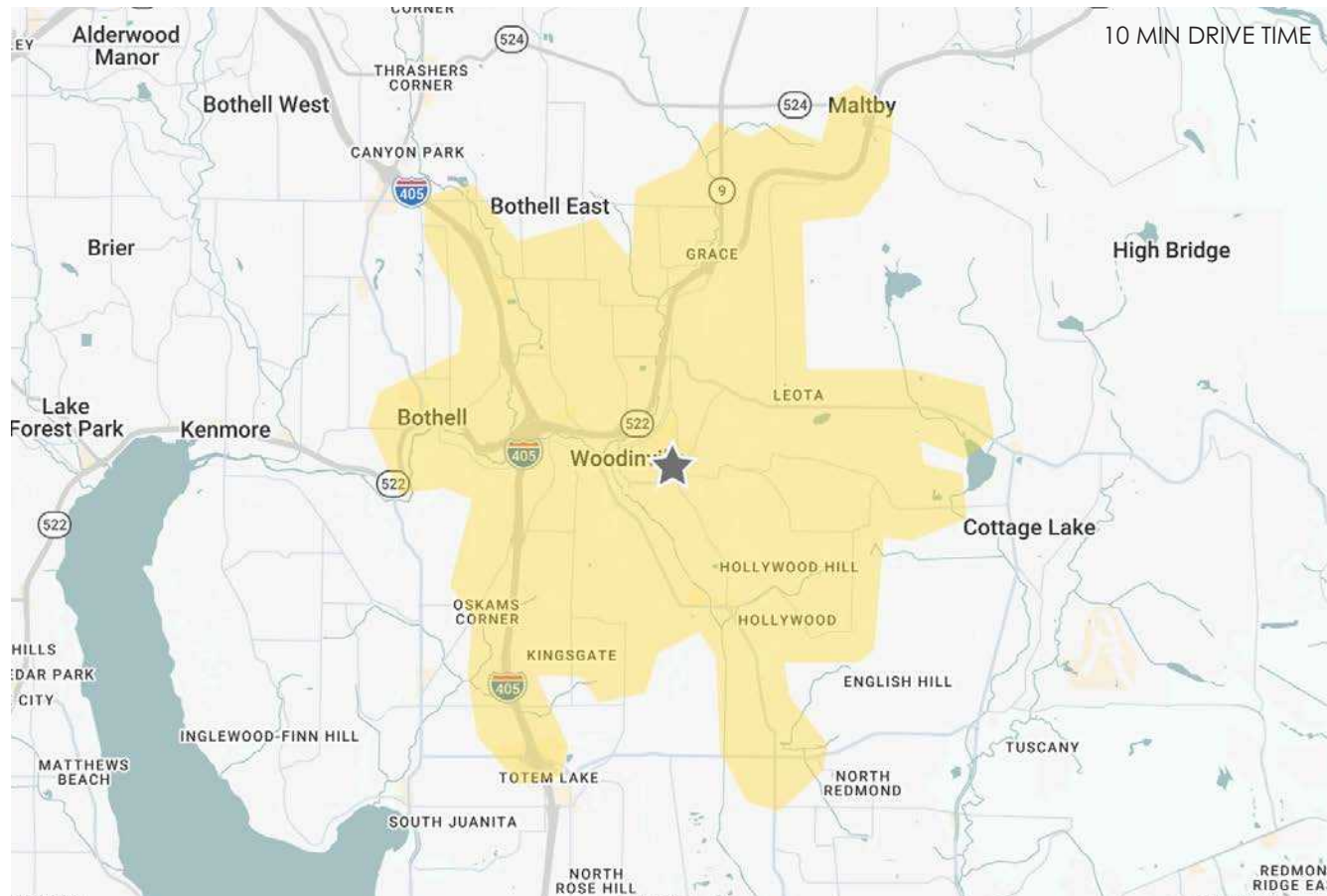


LOCATION AERIAL



DEMOGRAPHICS

Woodinville Washington, is a premier lifestyle-driven enclave positioned within the high-growth Eastside corridor, offering strategic proximity to Bellevue, Redmond, and the greater Seattle technology hub. Known for attracting affluent residents seeking larger residential properties paired with strong regional connectivity, Woodinville combines a semi-rural character with sophisticated amenities and investment appeal. The city benefits from exceptional household demographics and a thriving tourism economy anchored by its nationally recognized wine country, featuring more than 120 wineries, breweries, and distilleries that collectively draw over 795,000 visitors annually. This unique blend of destination-driven hospitality, strong purchasing power, and proximity to major employment centers continues to support Woodinville's long-term growth and desirability.



64,677

POPULATION
10 MIN DT



26,649

NO OF HOUSEHOLDS
10 MIN DT



\$199,088

AVERAGE HH INCOME
10 MIN DT



\$973,415

MEDIAN PROPERTY VALUE
10 MIN DT



37.9

YEARS OLD
MEDIAN AGE



\$2.07B

TOTAL NON-RETAIL
EXPENDITURE



53,646

DAYTIME ADJ. POPULATION
10 MIN DT



16,691

140TH AVENUE NE
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

Steve Erickson
+1 425.822.5522
serickson@fwp-inc.com

Dale Goong
+1 425.250.3275
dale@fwp-inc.com

Jake Thurber
+1 425.250.3277
jthurber@fwp-inc.com

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