

RETAIL FOR LEASE

# SAFFRON CENTER

*Retail Space Available  
for Lease in Sammamish, WA*

22820-22850 NE 8TH ST | SAMMAMISH, WA



KIDDER.COM

 **TARRAGON**  
PROPERTY SERVICES

 **Kidder  
Mathews**





### *Ranked One of the Best Small Cities*

Median household income is more than double the national figure, and Sammamish is consistently voted one of the best U.S. small cities to live in.\*



### *An Integrated Customer Base*

Saffron Apartments offers 100 stylish studio, one-, and two-bedroom units on premises.



### *A Prominent & Highly Visible Location*

The intersection of NE 8th St & 228th Ave SE has an average of 26,912 vehicles per day.



### *Unique Leasing Opportunity*

High Ceiling space that is in the prominent position at the entrance of the property.



### *A Strong Daytime & Residential Population*

The area has a 24,454 daytime population (age 16+) as well as 61,963 residents within a 3-mile radius.

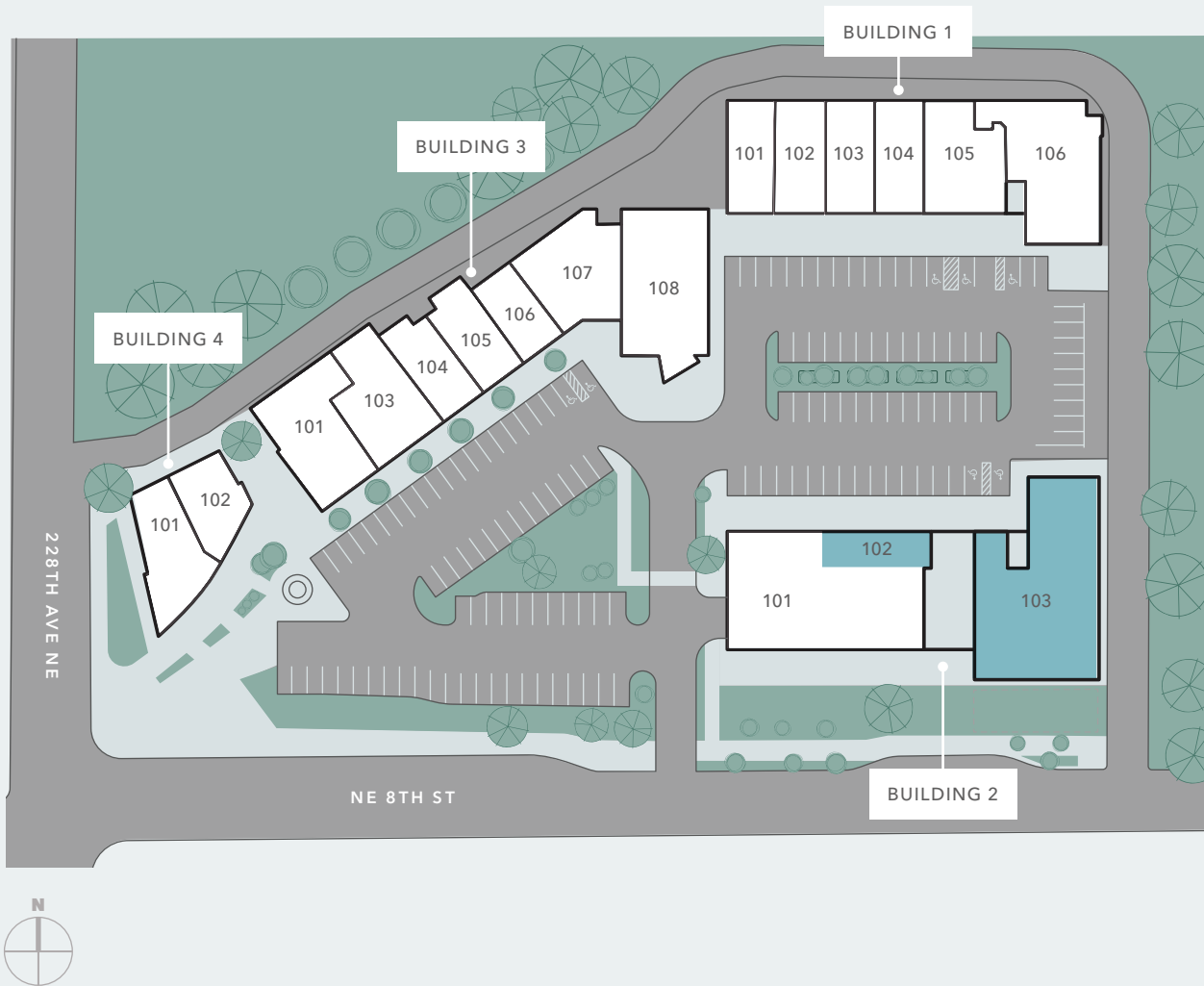


### *Abundant Free Customer Parking*

140 surface parking spaces are available for Saffron Center's customers.

\*Source: U.S. Census ACS Survey, WalletHub

# SITE PLAN



## Property Tenants

### BUILDING 1: 22840 NE 8TH ST

101	Sammamish Family Dental	1,668 SF
102	Lease Pending	1,493 SF
103	iCode	1,692 SF
104	Occhio Optometry	1,419 SF
105	C2 Education	2,691 SF
106	Renzo Gracie Jiu Jiutsu	3,961 SF

### BUILDING 2: 22850 NE 8TH ST

101	Sammamish Cafe & Spirits	5,559 SF
102	AVAILABLE - \$40/SF	1,182 SF
103	AVAILABLE - \$45/SF Turnkey Medical Space	6,879 SF

### BUILDING 3: 22830 NE 8TH ST

101	Pagliacci Pizza	3,172 SF
103/104	Orangetheory Fitness	3,973 SF
105	Salon 074	1,581 SF
106	RE/MAX Alliance	1,351 SF
107	Vinason Pho Kitchen	2,635 SF
108	Leased	4,010 SF

### BUILDING 4: 22820 NE 8TH ST

101	BECU	2,450 SF
102	Moore Brothers Music	1,588 SF



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED POPULATION	11,856	51,472	157,331
2030 PROJECTED POPULATION	11,497	49,682	154,806
2020 CENSUS POPULATION	11,674	52,324	160,119
PROJECTED ANNUAL GROWTH (2025-2030)	-0.6%	-0.7%	-0.3%

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.2	39.3	38.2
FEMALE	50.0%	49.9%	49.6%
MALE	50.0%	50.1%	50.4%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	4,041	16,899	58,210
2030 PROJECTED	3,943	16,377	58,055
2020 CENSUS	3,884	17,002	56,892
PROJECTED GROWTH 2025-2030	-0.5%	-0.6%	-0.0%
OWNER-OCCUPIED	76.6%	84.0%	65.2%
RENTER-OCCUPIED	23.4%	16.0%	34.8%

## INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HH INCOME	\$252,486	\$251,718	\$204,721
2030 PROJ. MEDIAN HH INCOME	\$254,146	\$253,054	\$204,158
ANNUAL CHANGE 2025-2030	0.1%	0.2%	0.0%

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	459	1,681	5,843
TOTAL EMPLOYEES	2,476	8,207	41,713
WHITE COLLAR WORKERS	87.7%	88.9%	85.9%
BLUE COLLAR WORKERS	12.3%	11.1%	14.1%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.0%	1.2%	1.7%
HIGH SCHOOL DIPLOMA	5.6%	5.5%	7.3%
SOME COLLEGE	6.8%	8.5%	10.3%
ASSOCIATE	6.8%	5.7%	5.1%
BACHELOR'S	41.2%	40.1%	38.5%
GRADUATE	35.5%	37.3%	35.5%

Data Source: ©2026, Sites USA

# SAFFRON CENTER

*Managed by*



*Exclusively leased by*

**BRAD BISSELL**  
Vice President  
425.450.1182  
brad.bissell@kidder.com

**ERIC BISSELL**  
First Vice President  
425.450.1121  
eric.bissell@kidder.com

**KIDDER.COM**

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