



MODERA® | BRIDLE TRAILS

BY MILL CREEK

13033 NE 70th Place | Kirkland, WA 98033



Avery Connell
avery@wccommercialrealty.com
206.475.9367

Tiffini Connell
tiffini@wccommercialrealty.com
206.854.1925

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Commercial
Realty

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BRIDLE TRAILS

Join Modera Bridle Trails, a 391-unit contemporary residential project, coming soon to Kirkland, Washington. Conveniently located just 10 miles east of Downtown Seattle, the project is nestled between downtown Kirkland, Redmond, Bellevue, and Overlake, offering prime access to key areas in the region. Kirkland boasts a growing population that includes young professionals, families, and retirees. With a median household income exceeding \$100,000, the area reflects an affluent and professional demographic. Three retail spaces are available for lease within Modera Bridle Trails, presenting excellent opportunities for businesses to serve this vibrant community. The building is anticipated to open Summer 2026.



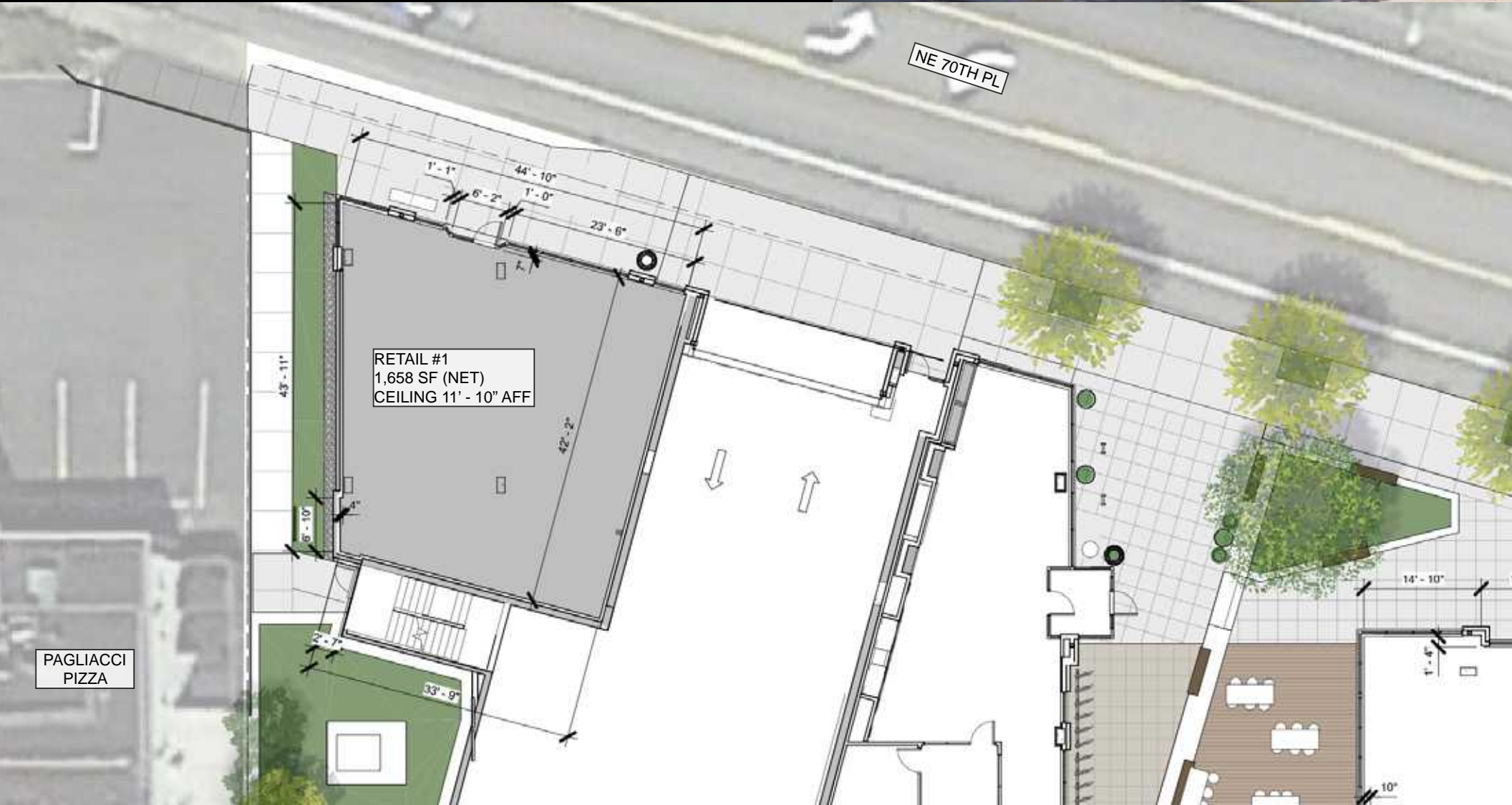


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RETAIL #1 FLOOR PLAN

• 1,658 SF AVAILABLE

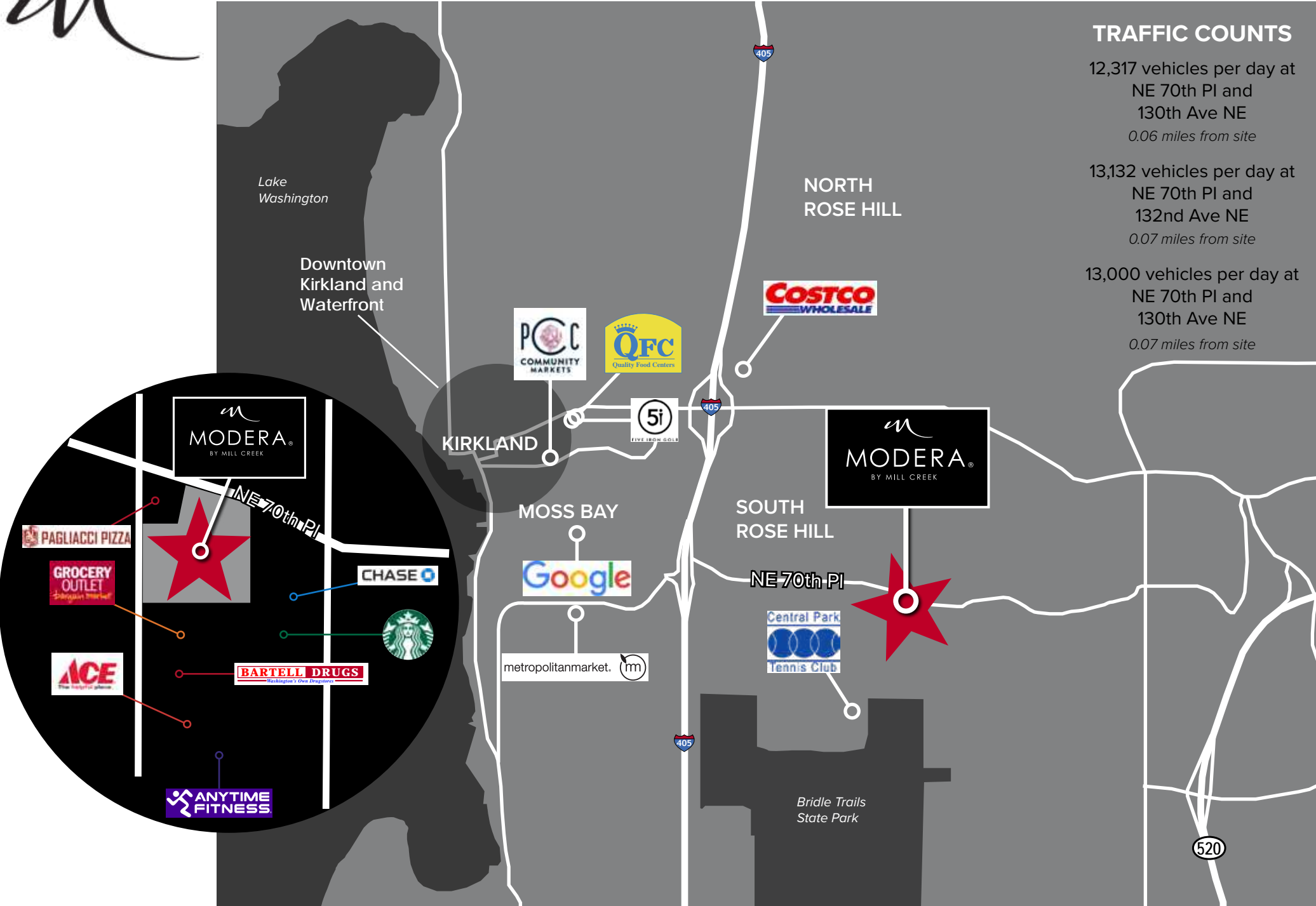




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RETAIL #2 & 3 FLOOR PLAN
• 4,424 SF LEASED







DEMOGRAPHICS

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$185,533

2-Mile: \$173,325

3-Mile: \$171,815

▶ TOTAL POPULATION

1-Mile: 12,034

3-Mile: 58,995

5-Mile: 112,025





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RETAIL FOR LEASE FOR MORE INFORMATION

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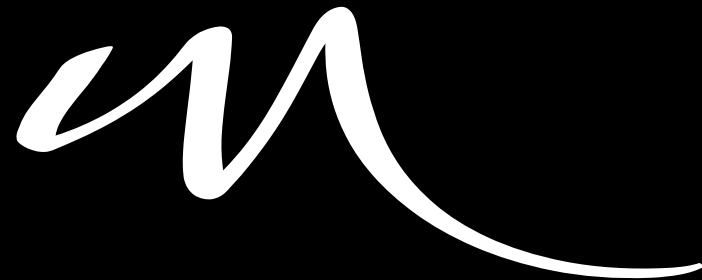
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(206) 283-5212

www.wccommercialrealty.com



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