



10 NE ALDER ST

1,000 SF Retail for Lease in Issaquah

KELLY GADDIS
Senior Vice President
425.450.1136
kelly.gaddis@kidder.com

MIA PONCE
Senior Associate
206.296.9615
mia.ponce@kidder.com

DO NOT DISTURB TENANT



Located in the heart of downtown Issaquah ideally located near Front St, the pedestrian-friendly historic district with nearby local boutiques, eateries, and art galleries.

Approximately 1,000 SF

2nd generation salon space

10 parking spots shared with co-tenant

NNN includes water, garbage, & HVAC maintenance

Equipment package available separately

\$39.00/SF

LEASE RATE

\$17.32/SF

ESTIMATED NNN

AMENITY MAP



EAT + DRINK

- 01 Five Guys
- 02 jojo's coffee
- 03 Jak's Grill
- 04 Chipotle
- 05 Sunset Alehouse
- 06 Levitate Gastropub
- 07 Tutta Bella Napolitan Pizzeria
- 08 Umi Cafe
- 09 Rollin Log Tavern
- 10 El 42 Cantina
- 11 Stan's Bar-B-Q
- 12 Las Margaritas
- 13 Vino Bella
- 14 Capri Cellars
- 15 Tiger Mountain Coffee
- 16 Flying Pie Pizzeria
- 17 The Great American Diner & Bar
- 18 Fins Bistro
- 19 Boehm's Candies
- 20 Coconut Thai
- 21 Laz's Tacos
- 22 Burgermaster
- 23 Xochi
- 24 Issaquah Coffee Company
- 25 Rajdhani Thali Restaurant
- 26 Habit Burger & Grill
- 27 Bai Tong Thai Restaurant

SHOPPING & GROCERIES

- 01 Dollar Tree
- 02 Issaquah Food & Clothing Bank
- 03 Marshall's & Homegoods
- 04 DICK'S Sporting Goods
- 05 Trader Joe's
- 06 Safeway
- 07 Target
- 08 REI
- 09 Krishna Supermarket
- 10 Verizon
- 11 SEPHORA
- 12 Barne's & Noble
- 13 Heritage Square
- 14 Safeway

HEALTH, WELLNESS, & PARKS

- 01 Chi Spa
- 02 Kreidel Therapeutic Massage
- 03 Zentuary Wellness
- 04 BRAS/Breast Thermography
- 05 Swedish Issaquah Campus
- 06 Infinite Taekwondo
- 07 The Little Gym of Issaquah
- 08 Cybil Madeline Park
- 09 Berntsen Park
- 10 Westridge South Park
- 11 West Highlands Park

DEMOGRAPHICS

POPULATION

	0.5 Mile	1 Mile	3 Miles
2010 CENSUS	3,232	8,260	34,015
2020 CENSUS	3,561	11,818	44,422
2025 ESTIMATED	3,520	12,554	45,217
2030 PROJECTED	3,457	12,556	44,511

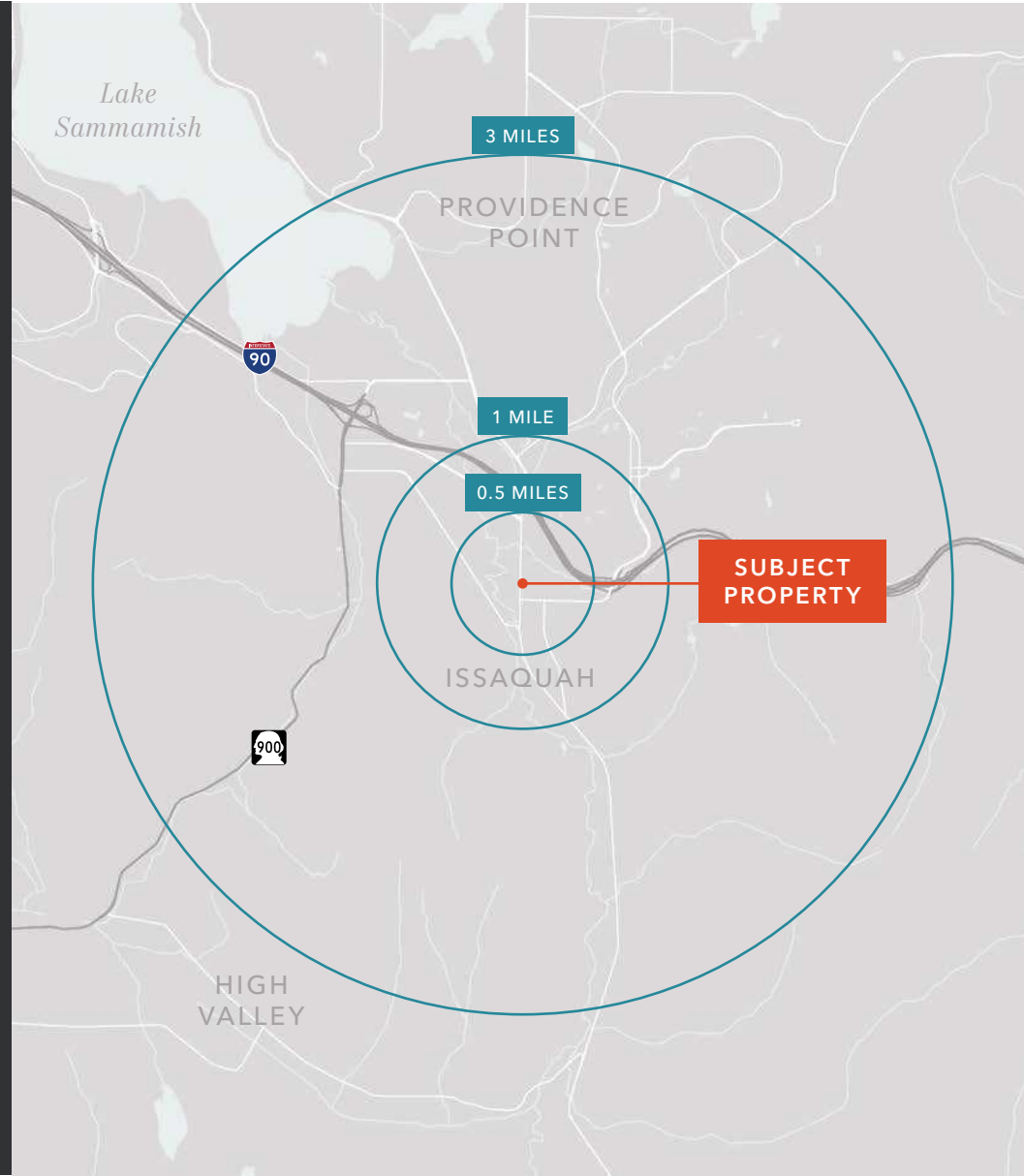
MEDIAN AGE & GENDER

	0.5 Mile	1 Mile	3 Miles
MEDIAN AGE	38.2	37.8	38.6
% FEMALE	50.1%	49.6%	51.2%
% MALE	49.9%	50.4%	48.8%

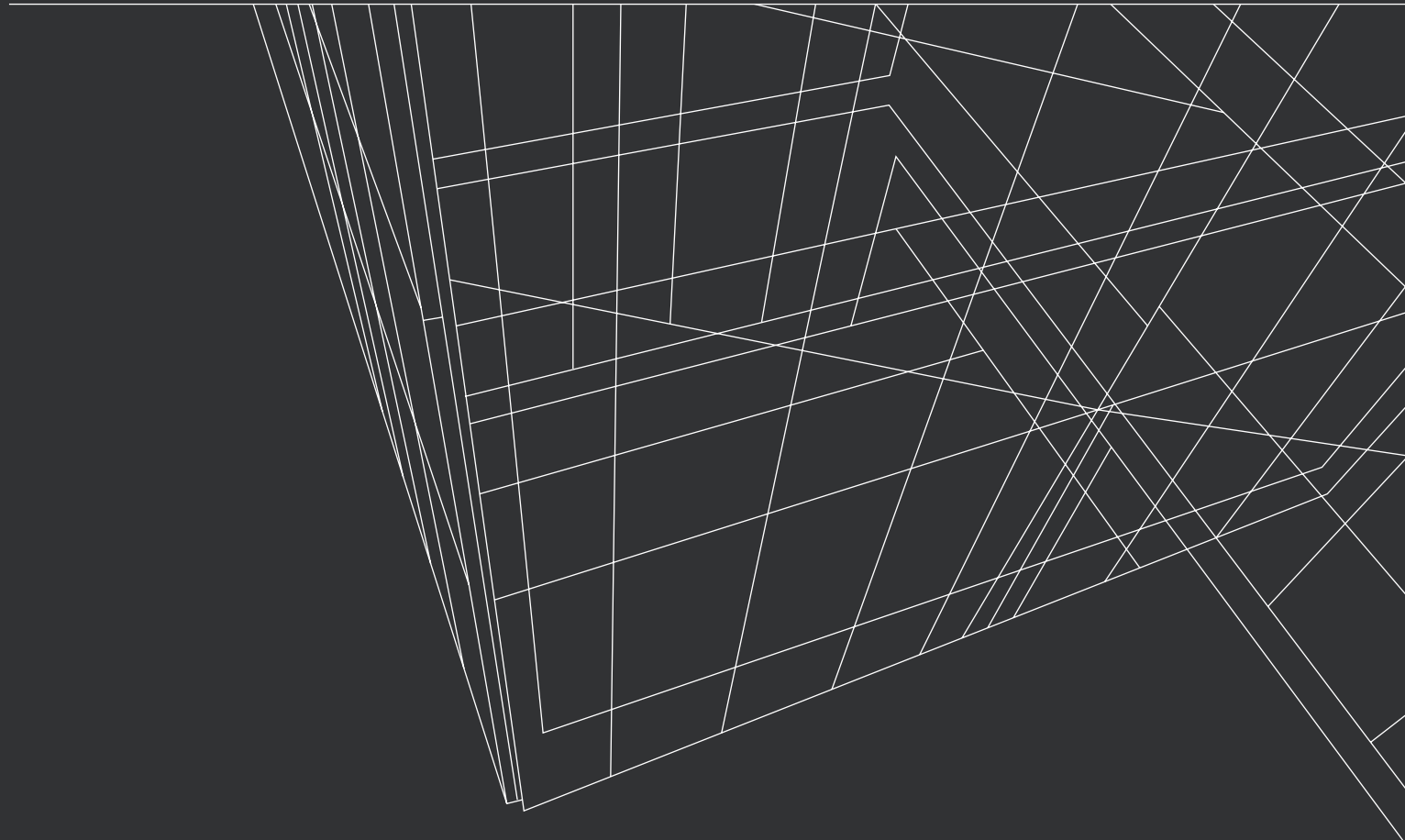
HOUSEHOLD INCOME

	0.5 Mile	1 Mile	3 Miles
2025 MEDIAN	\$121,385	\$152,402	\$181,642
2030 MEDIAN PROJECTED	\$125,484	\$155,669	\$182,085
2025 AVERAGE	\$167,021	\$215,029	\$255,111
2030 AVERAGE PROJECTED	\$168,598	\$218,789	\$256,620

Data Source: ©2025, Sites USA



10 NE ALDER ST



Exclusively leased by

KELLY GADDIS

Senior Vice President

425.450.1136

kelly.gaddis@kidder.com

MIA PONCE

Senior Associate

206.296.9615

mia.ponce@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

