FOR LEASE

PRIME KLAHANIE RETAIL SPACES AVAILABLE

4570 KLAHANIE DRIVE SE, SAMMAMISH, WA

JOIN CURRENT TENANTS

QFC Quality Food Centers
MATHNASIUM The Math Learning Center
Great Clips
ANYTIME FITNESS
UPS THE UPS STORE
Chevron

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Regency Centers. | Kidder Mathews

Klahanie Shopping Center is Located in the Heart of a Vibrant and Densely Populated Neighborhood

- QFC-anchored shopping center
- Extremely strong demographics
- Great co-tenancy
- New landscaping & updated facades
- Upgraded monument sign
- Call agent for rates

6 MIN

DRIVE TO I-90

HEAVILY POPULATED

NEIGHBORING COMMUNITY

Unit	Tenant	SF
1000	Quality Food Centers	37,834
101	Klahanie Village Veterinary	1,920
102	The UPS Store	1,600
103	Great Clips	1,280
104	Klahanie Cleaners	1,600
105	**Available Now**	**2,048**
201	Saint + Taylor Salon	1,280
202	Poke Café	1,600
203	Swedish Health Services	4,288
301	Klahanie Family Dentistry	1,400
302	Klahanie Chiropractic Center	1,400
303	Edward Jones	1,050
304	Aya Yoga	1,400
305	Peak Sports & Spine	2,800
307	Mathnasium	1,050
308	Issaquah Nails	1,050
309	Hawkins Orthodontic	2,042
311	Klahanie Eye Care Center	1,400
312	Shaolin Kung Fu Academy	1,400
313*	**Available Now**	**~1,050**
314*	**Available Now**	**~1,400**
316	Brightmont Academy	2,800
320	Anytime Fitness	6,123
401	Brightmont Academy	3,875
402	Tam Grill	4,500
501	Over the Rainbow Tea	1,100
502	2-4-6-8 Restaurant	2,200
504	Menya Musashi Tsukemen & Ramen Academy	1,100
505	Wizard of Paws Pet Salon	2,172
601	Tutu School	785
602	Steamoji	1,215
603	Emler Swim School	5,000
701	Chevron	2,967

- Available
- Lease Pending
- Leased
- NAP (Not A Part)

N

TOUR UNITS 313 & 314

*Units 313 and 314 are currently combined

BEAVER LAKE MIDDLE SCHOOL
CHALLENGER ELEMENTARY SCHOOL
PINE LAKE VILLAGE
Klahanie
KLAHANIE SHOPPING CENTER
ISSAQUAH-PINE RD SE
Providence Point
19,160+ VPD
SE ISSAQUAH-FALL CITY RD
Lake Sammamish
PACIFIC CASCADE MIDDLE SCHOOL
North Issaquah
LAKE SAMMAMISH CENTER
90
N

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	12,546	60,520	109,666
2030 PROJECTION	11,901	59,248	106,603
PROJECTED GROWTH 2025 - 2030	-1.0%	-0.4%	-0.6%
HISTORICAL GROWTH (2020 - 2025)	-	-0.1%	-0.1%
2025 MEDIAN AGE	36.9	38.4	38.9

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	4,346	22,088	39,852
2030 PROJECTED	4,136	21,723	38,933
PROJECTED GROWTH 2024 - 2029	-1.0%	-0.3%	-0.5%
HISTORICAL GROWTH (2010-2025)	-	1.5%	1.4%

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	$257,782	$278,826	$279,824
2025 MEDIAN HH INCOME	$203,961	$204,553	208,511
2025 PER CAPITA INCOME	$89,296	$101,845	$101,770

RACE / ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	50.7%	52.1%	54.8%
BLACK OR AFRICAN AMERICAN	2.6%	2.8%	2.6%
ASIAN	36.5%	35.1%	32.6%
AMERICAN INDIAN OR ALASKA NATIVE	0.2%	0.2	0.2%
HISPANIC	10.6%	10.0%	9.8%
OTHER RACE	2.3%	2.2%	2.2%

EDUCATION

	1 Mile	3 Miles	5 Miles
HIGH SCHOOL GRADUATE	6.5%	6.4%	6.9%
BACHELOR DEGREE	34.6%	37.6%	39.4%
GRADUATE DEGREE	39.0%	36.4%	34.4%
COLLEGE DEGREE+	73.6%	74.0%	73.7%

DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	372	2,886	4,745
TOTAL EMPLOYEES	1,426	18,673	28,829
EMPLOYEE POPULATION PER BUSINESS	3.8	6.5	6.1
RESIDENTIAL POPULATION PER BUSINESS	33.7	21.0	23.1

Data Source: ©2026, Sites USA

SAMMAMISH, WA DEMOGRAPHICS

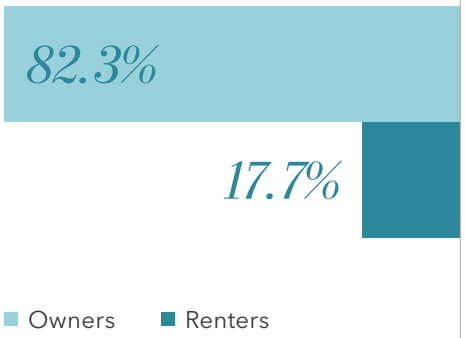
65,523 POPULATION

3.0 AVG HH SIZE

$311,957 AVG HH INCOME

38.8 MEDIAN AGE

HOME OWNERSHIP



EDUCATION

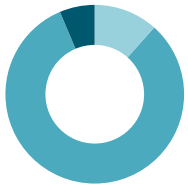
5.4% HS GRAD

9.1% SOME COLLEGE

5.4% ASSOCIATES DEGREE

39.6% BACHELORS DEGREE

EMPLOYMENT



98.2% EMPLOYED

1.7% UNEMPLOYED

Blue Collar	White Collar	Services
12.4%	**87.6%**	**6.8%**

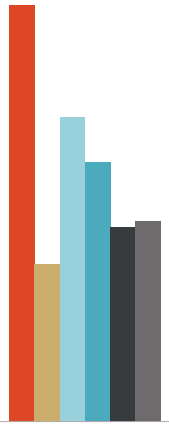
HOUSEHOLD SPENDING

$71.46 M **HH Operations**	$198.22 M **Grocery**
$145.82 M **Healthcare**	$218.69 M **Entertainment**
$137.58 M **Utilities**	$71.37 M **Apparel**
$105.32 M **Furnishings**	$560.58 M **Transportation**

RACE & ETHNICITY

WHITE	52.1%
BLACK OR AFRICAN AMERICAN	2.2%
ASIAN	36.6%
AMERICAN INDIAN OR ALASKA NATIVE	0.2%
HISPANIC	8.4%
OTHER RACE	1.8%

GENDER & AGE

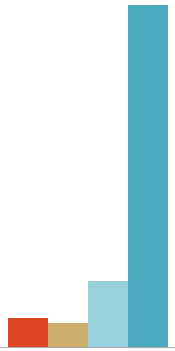


49.7% MEN

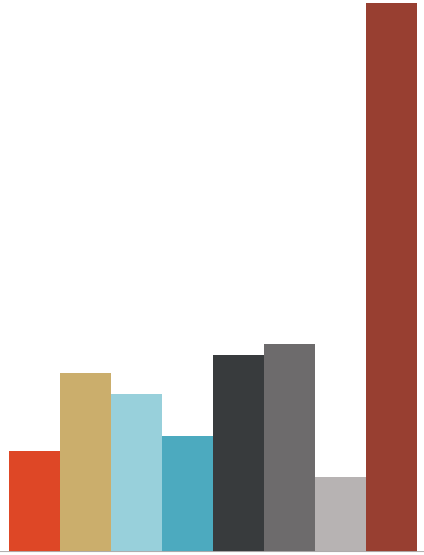
50.3% WOMEN

- <19
- 20–34
- 35–44
- 45–54
- 55–64
- 65+

INCOME BY HOUSEHOLD



- $0–$35K **1,242**
- $35–$75K **1,305**
- $75–$150K **3,633**
- $150K+ **15,728**



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