

# RETAIL FOR LEASE AVIARA

2441 76th Avenue SE, Suite 160, Mercer Island, WA 98040



For more information please contact:

LAURA MILLER

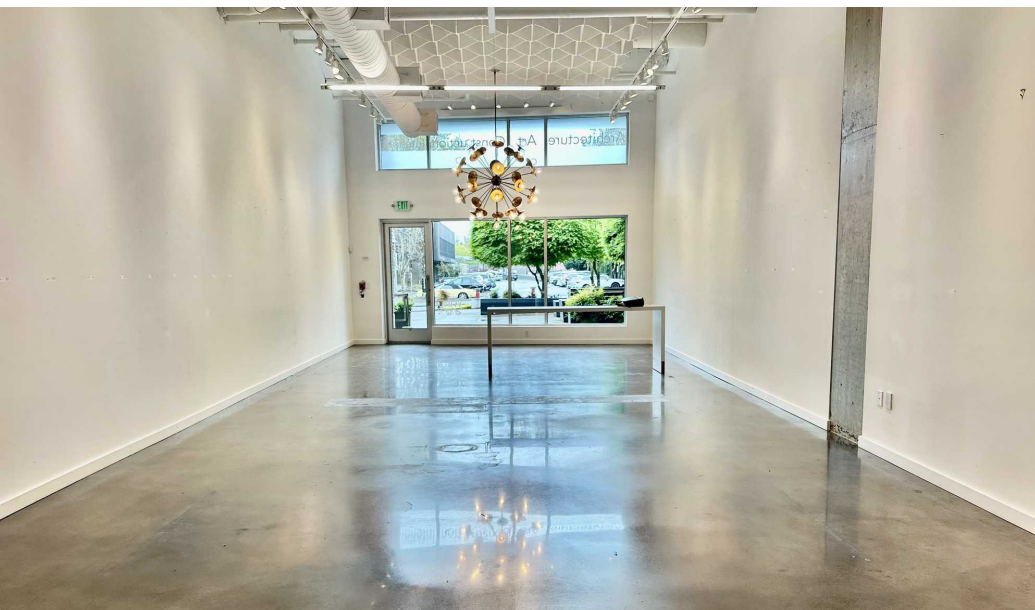
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# AVIARA MERCER ISLAND



## PROPERTY HIGHLIGHTS

- Rare opportunity to lease retail or creative office in sought-after Mercer Island Town Center, a walkable district with a mix of local boutiques, restaurants and gathering spots, surrounded by dense residential
- Located at the base of Aviara, a 166 unit residential/retail mixed-use community
- Modern, well-maintained space features high ceilings and polished concrete floors
- Current tenant is a design/build firm
- 82 shared retail parking stalls in on-site garage. Free up to 3 hours.
- Retail Co-tenants include Vivienne's Bistro and Mud Bay. Surrounding businesses include Mio Posto, OrangeTheory Fitness, Club Pilates, Metropolitan Market, Barrels Wine Bar, allister, and La Fete Patisserie
- Easy access from I-90
- 1,275 SF
- Available May 1, 2026
- Rental Rate \$38.00/SF plus 2025 NNN (\$8.99/SF) = \$4,992.69 per month



40

TRANSIT SCORE



81

WALK SCORE



56

BIKE SCORE



20,914

TOTAL POPULATION



8,352

TOTAL HOUSEHOLDS



\$171,957

MEDIAN INCOME

\* Estimated 2024 Demographics based on a 2-mile radius (CoStar)

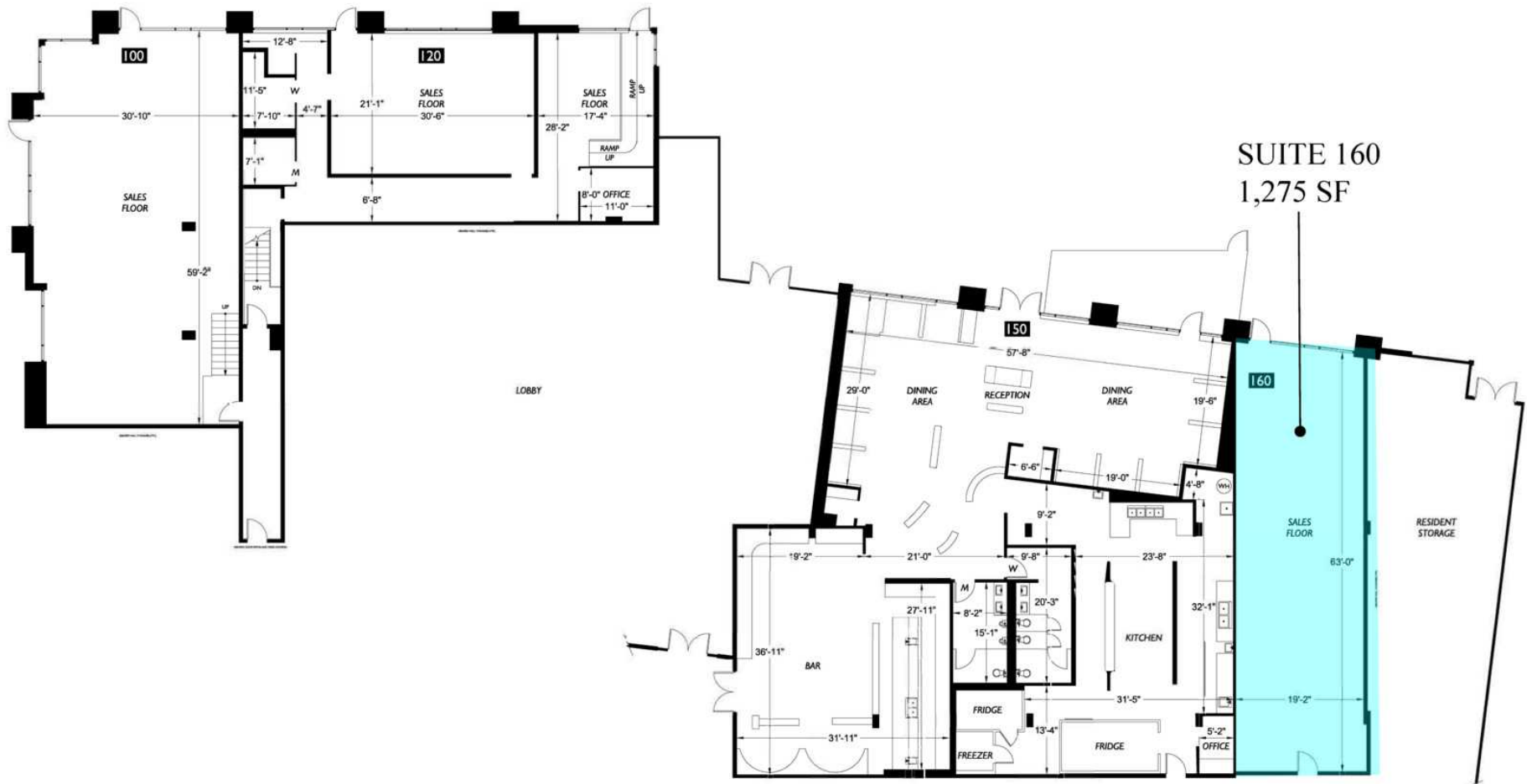
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76th Avenue Southeast



SUITE 160  
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