



FOR LEASE

375 NW Gilman Boulevard
Issaquah, WA



VILLAGE WEST
Kyle Nordby

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

SUMMARY



AVAILABLE:

- **BUILDING B**
 - First Floor Retail B-101: 1,061 SF
 - Rental Rate: \$36.00 PSF, NNN
 - Second Floor Office B-201 1,067 SF
 - Rental Rate: \$25.00 PSF, NNN
- **BUILDING C**
 - Second Floor Office C-201: 833 SF
 - Rental Rate: \$25.00 PSF, NNN
- NNN: \$13.75 PSF
- Next door to Gilman Village & St. George's Square
- Plentiful pull-up parking
- Full vehicle access from Gilman Blvd.
- Traffic count at intersection: 26,451 ADT
- Site is located 8 miles from downtown Bellevue and 17 miles from downtown Seattle
- Issaquah is home to Costco's International HQ and 40% of the states population in a 40 mile radius



Population



Average HH Income



Daytime Population

Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	10,039	\$224,295	11,932
Mile 3	57,961	\$256,392	20,555
Mile 5	113,906	\$275,110	30,424



AERIAL



LOWE'S	POC COMMUNITY PROPERTY
Michaels	planet fitness

COSTCO
WHOLESALE

value village

Fred Meyer	BEST BUY
QDOBA	Starbucks

REGAL	MOD	Habit	ups	Kate
HomeGoods	Marshalls	MudBay		
DICK'S	BevMo!	ULTA		
Spendco toys	AGAVE	RAM		

QFC
MudBay
Starbucks
Legendary Doughnuts
PIZZA
Garlic & Crush

Safe Ris	ups
----------	-----

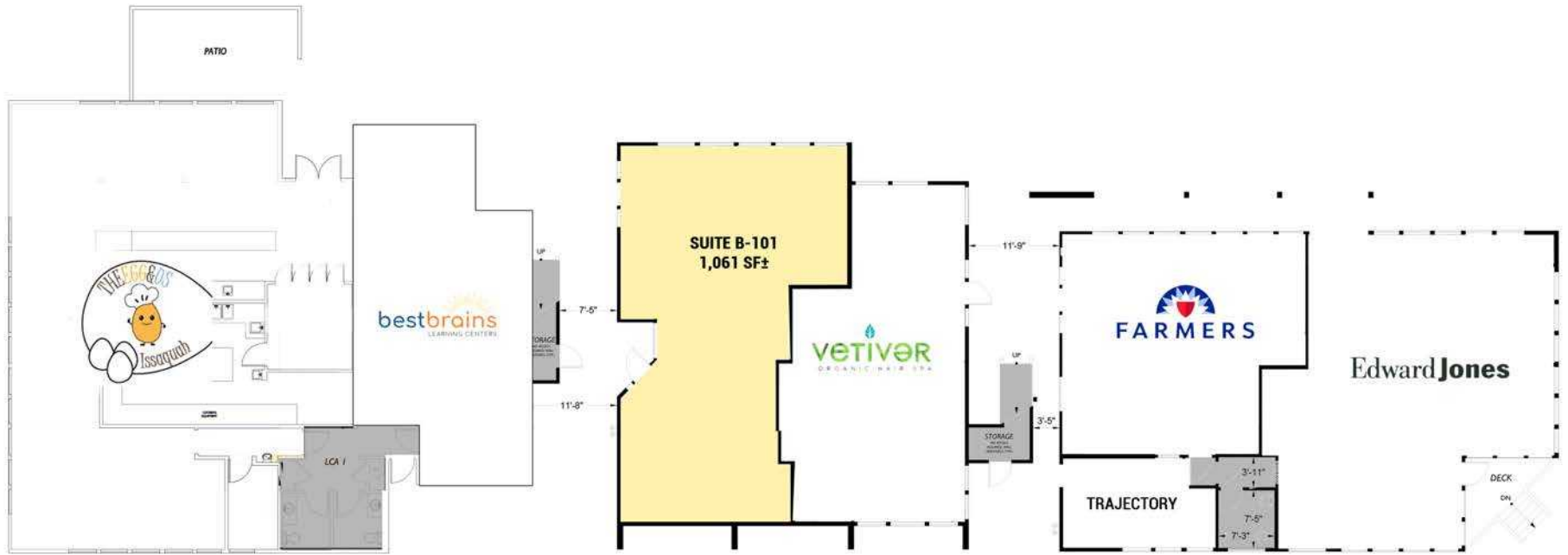
HOBBY LOBBY

Target	REI	petco	ROSS
TRADER JOE'S	tutta bella	FIVE GUYS	

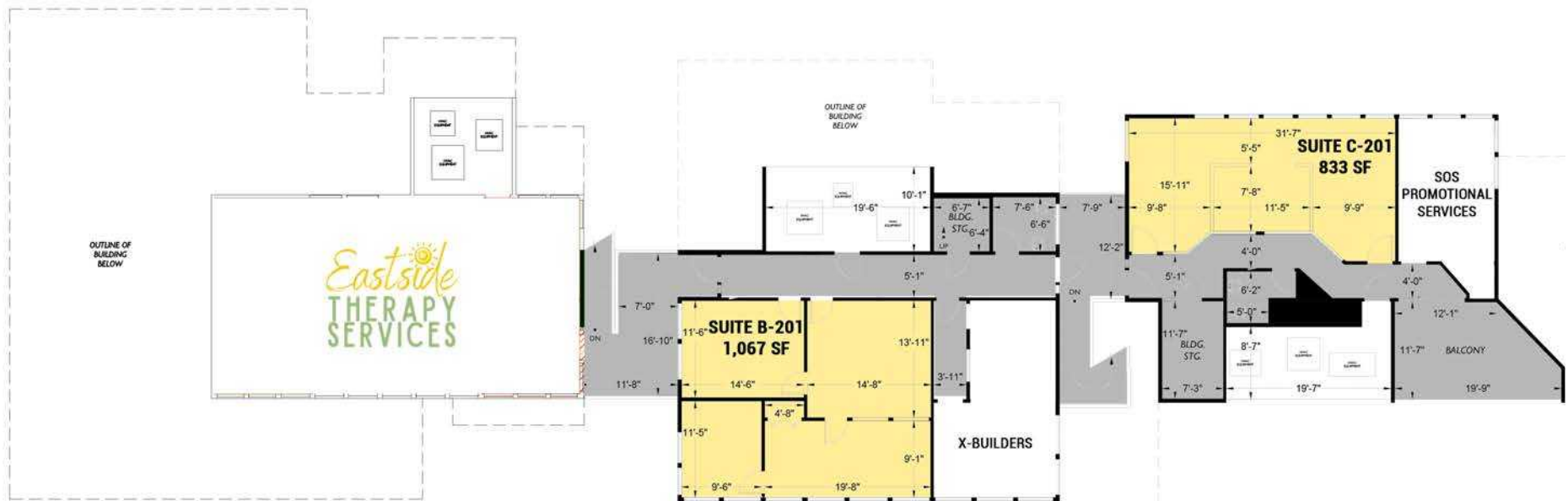
Walgreens

GRAND RIDGE PLAZA

FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT




FLOOR PLANS

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

KYLE NORDBY

 425.890.8722

 kyle@fwp-inc.com



First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.