



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

value village

LOWE'S PCC Community Protein COSTCO WHOLESALE

Michael's planet fitness

Fred Meyer BEST BUY

QDOBA Honey House

REGAL MOD Habit UPS K&N

HomeGoods Marshalls MudBay

DICK'S BevMo! ULTA

Spendooz AGAVE RAM

QFC MudBay

Starbucks

Legendary Doughnuts PIZZA GARLIC & CRUSH

HOBBY LOBBY

Walgreens

GRAND RIDGE PLAZA

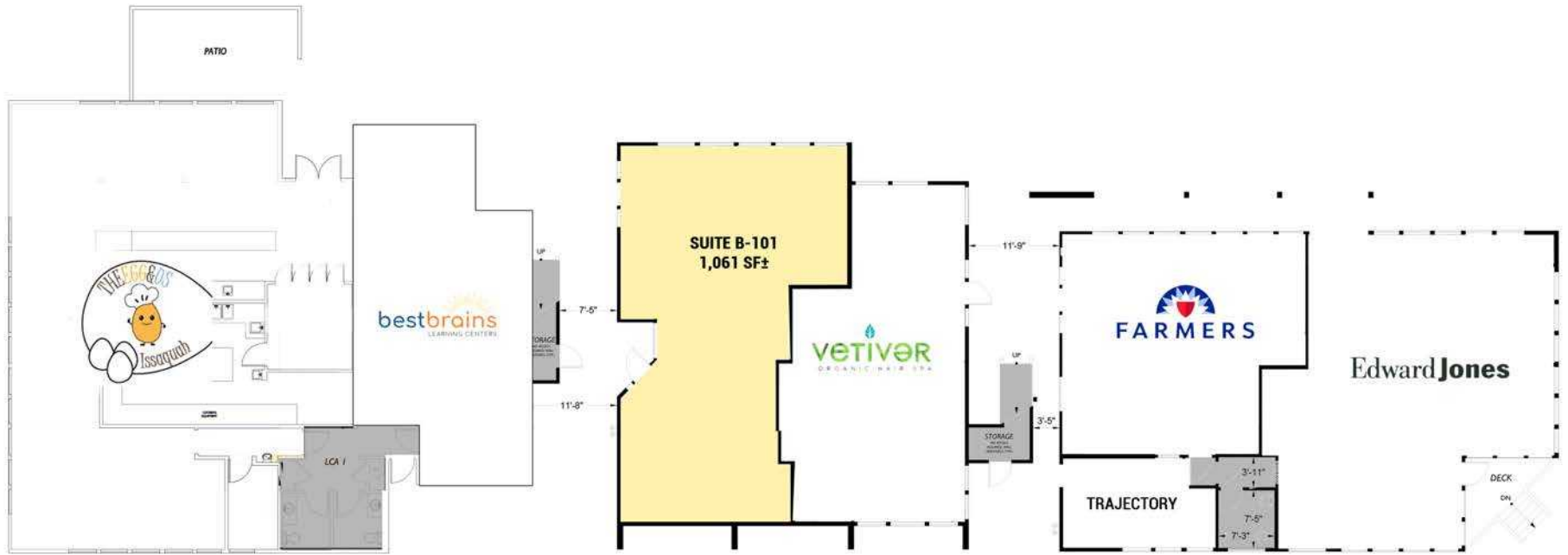
Target REI Petco ROSS

Trader Joe's petco ROSS

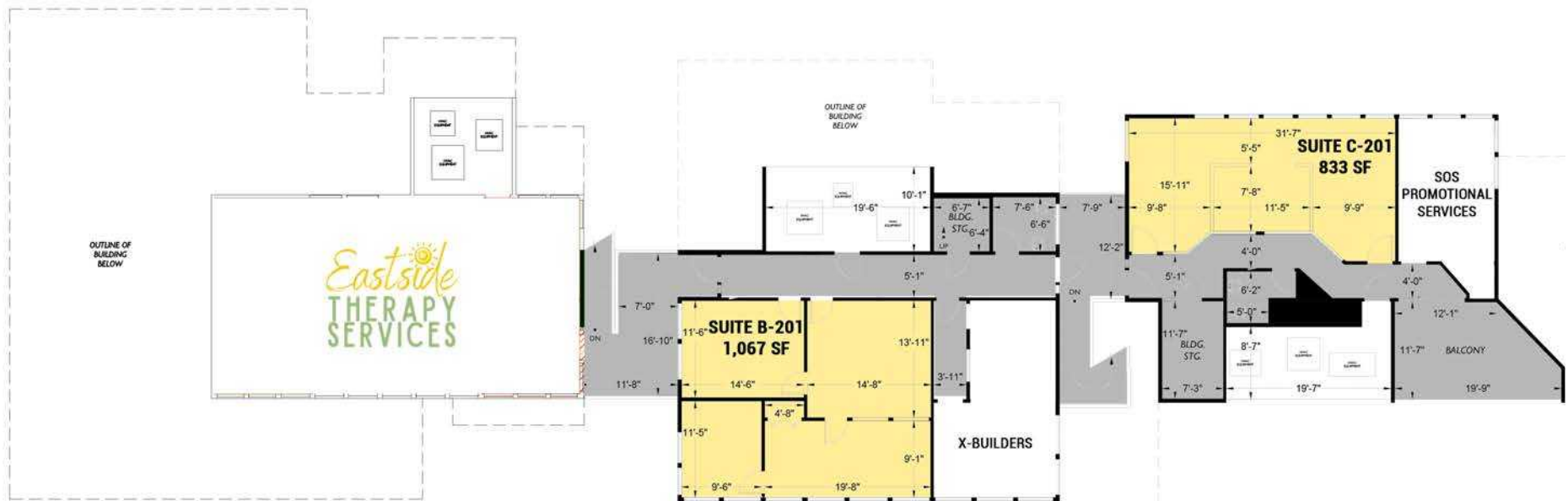
SPOTILLY tulla bella FIVE GUYS

Safe Ris UPS

FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT




FLOOR PLANS

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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