

FOR LEASE



# PRIME KLAHANIE RETAIL SPACES AVAILABLE

4570 KLAHANIE DRIVE SE, SAMMAMISH, WA

## JOIN CURRENT TENANTS



THE UPS STORE



**RYAN JONES**  
Senior Vice President  
425.450.1117  
ryan.jones@kidder.com

**MATT WEISGERBER**  
Senior Associate  
425.450.1122  
matt.weisgerber@kidder.com

**Regency  
Centers.**

**km Kidder  
Mathews**

# KLAHANIE SHOPPING CENTER



*Klahanie Shopping Center is located in an affluent, master-planned Sammamish community.*

QFC-anchored shopping center

Extremely strong demographics

Heavily populated neighboring community

Great co-tenancy

New landscaping & updated facades

Upgraded monument sign

Call Brokers for rates

**6 MIN**  
DRIVE TO I-90

# KLAHANIE SHOPPING CENTER



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

TOUR UNIT 105

TOUR UNITS 313 & 314

\*Units 313 and 314 are currently combined

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
<b>105</b>	<b>Available Now</b>	<b>2,048</b>
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
<b>313*</b>	<b>Available Now</b>	<b>~1,050</b>
<b>314*</b>	<b>Available Now</b>	<b>~1,400</b>
316	Brightmont Academy	2,800
320	Anytime Fitness	6,123
401	Brightmont Academy	3,875
402	Tam Grill	4,500
<b>501</b>	<b>Available Now (Do Not Disturb Tenant)</b>	<b>1,100</b>
<b>502</b>	<b>Available Now (Do Not Disturb Tenant)</b>	<b>2,200</b>
504	Menya Muso 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

# KLAHANIE SHOPPING CENTER



# 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

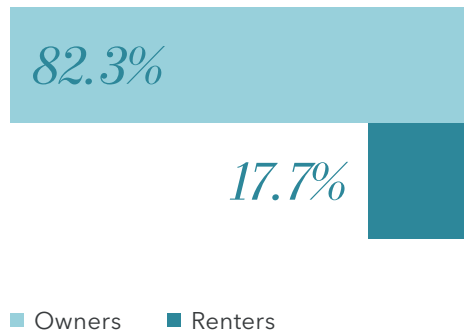
**65,523**  
POPULATION

**3.0**  
AVG HH SIZE

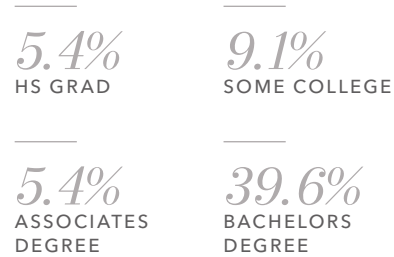
**\$311,957**  
AVG HH INCOME

**38.8**  
MEDIAN AGE

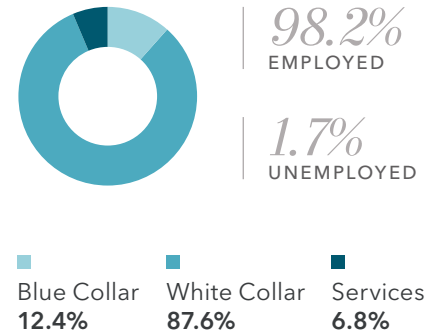
## HOME OWNERSHIP



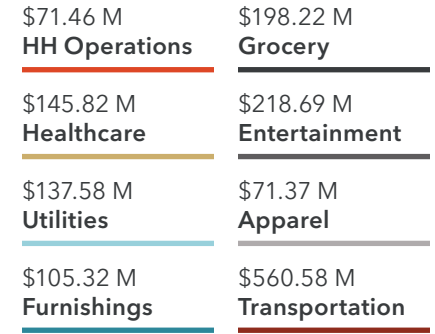
## EDUCATION



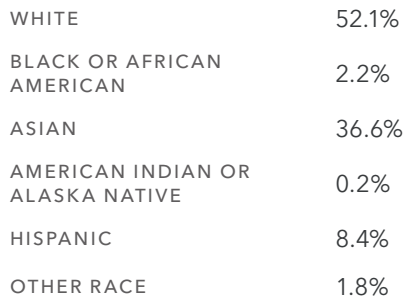
## EMPLOYMENT



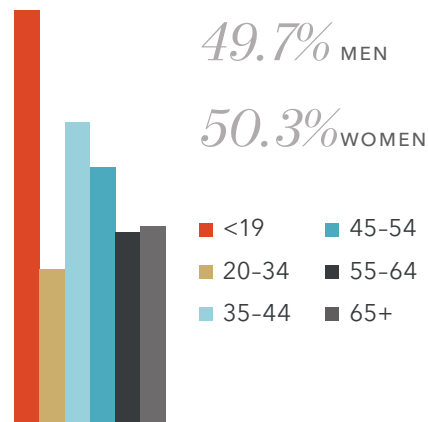
## HOUSEHOLD SPENDING



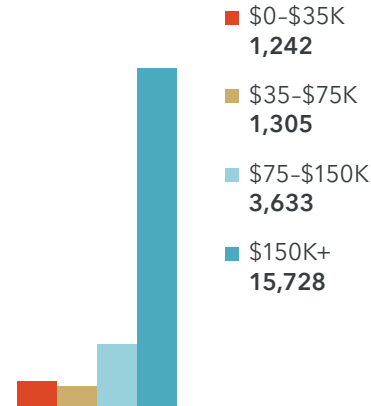
## RACE & ETHNICITY



## GENDER & AGE



## INCOME BY HOUSEHOLD



Data Source: ©2026, Sites USA



*Exclusively listed by*

**RYAN JONES**

Senior Vice President

425.450.1117

ryan.jones@kidder.com

**MATT WEISGERBER**

Senior Associate

425.450.1122

matt.weisgerber@kidder.com

**KIDDER.COM**