

*CONCEPTUAL RENDERING



CLEELUM RETAIL

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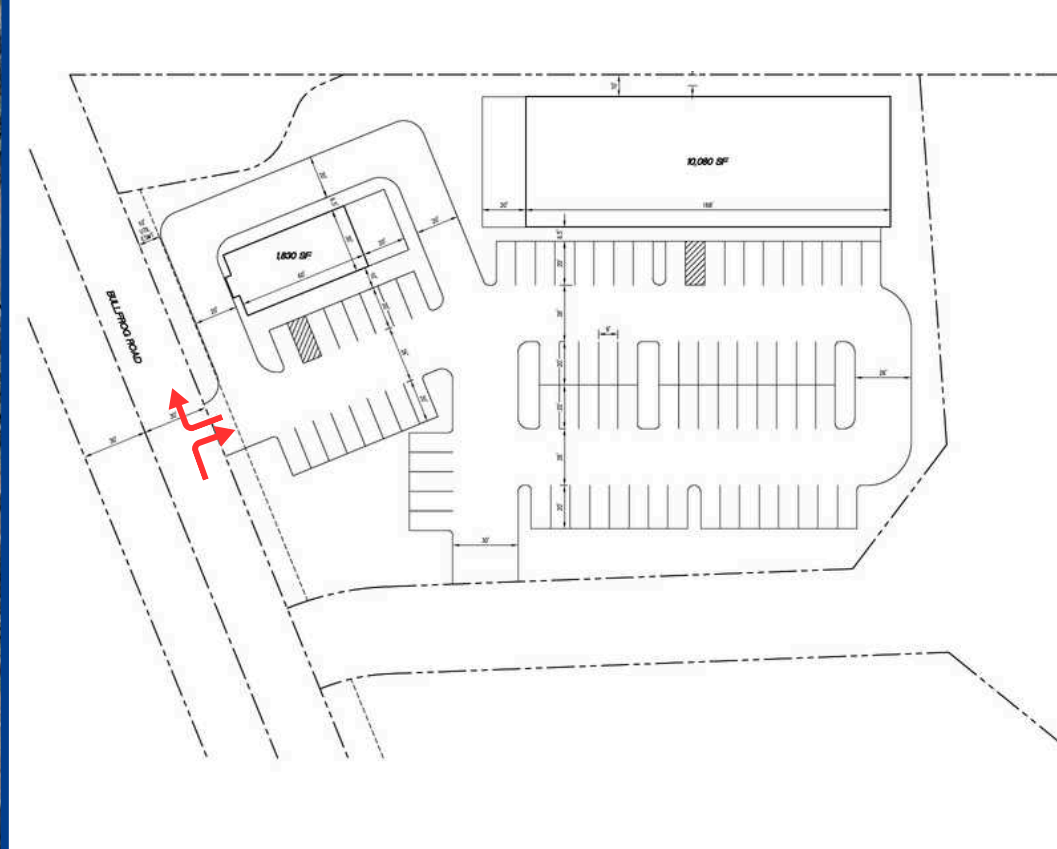
10,000 SF RETAIL SPACE

PAD FOR LEASE/BTS

CALL FOR RATES

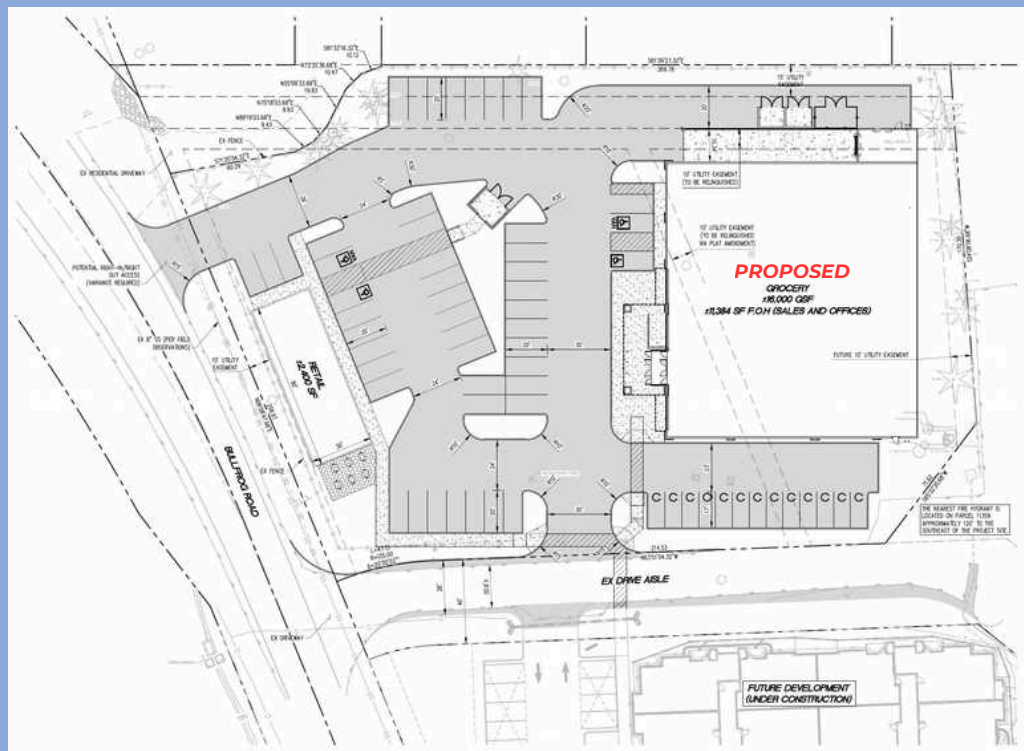
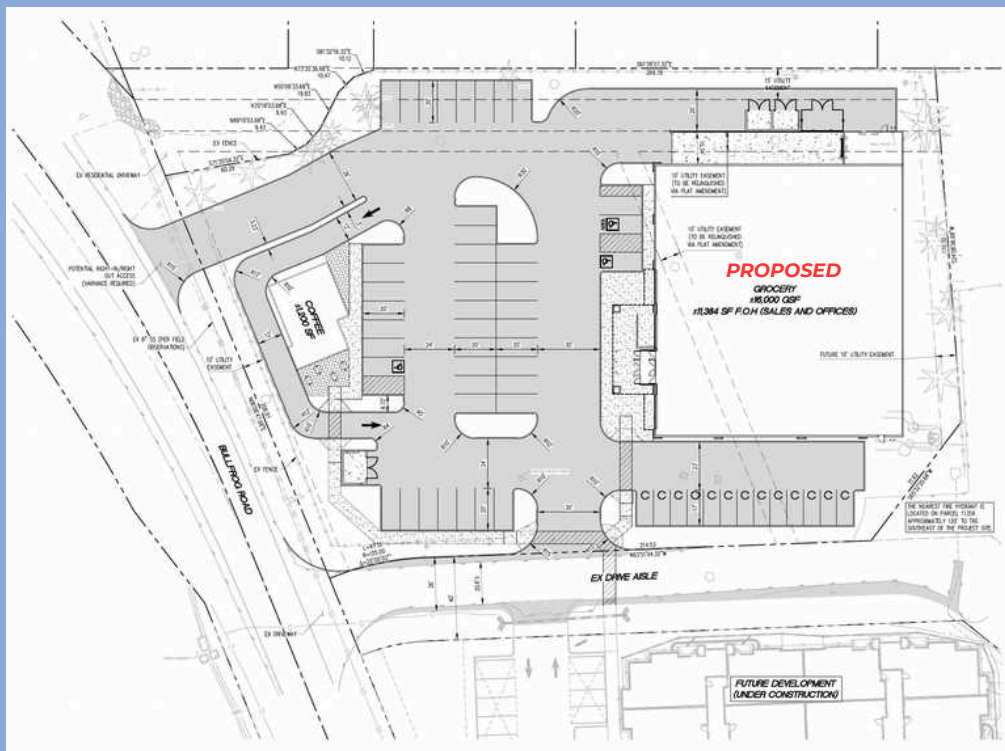
	10 MIN	15 MIN	30 MIN
POPULATION	4,856	8,005	10,303
DAYTIME POPULATION	3,755	5,412	6,627
AVERAGE HH INCOME	\$119,663	\$122,670	\$124,747
HOUSEHOLDS	2,280	3,712	4,713

*2026 PROJECTIONS FOR 10, 15, AND 30 MIN DRIVE TIME. COLLECTED VIA SITESUSA1



PROPERTY HIGHLIGHTS

- Full site 1.7 AC can be made available for lease/BTS
- Freestanding Pad for ground lease
- 10,000 SF retail building for lease
- Delivery: Q1 2027
- Directly across from the entrance to Suncadia (2,000+ homes, 4-star hotel, golf course, and Suncadia Social)
- Over 2,000 new residential units planned within a 5-minute drive time



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Roslyn

Ederra
 • 962 Residential Units

Suncadia: Master planned mountain resort entitled for 2,000 homes (1,600 built) on 6,300 acres with a 4-star hotel, spa, sports complex, and 3 golf courses

Suncadia Social

- 11 AC retail village
- Opening summer 2026
- 16,500 SF retail

Tenants:

G.H. Pasta & Pizza | Aluvium Cellars
 hive. | OUT WEST TRADING CO. | ROSLYN GROCERY
 CUTTERS POINT COFFEE CO. | GENERAL HARVEST RESTAURANTS

Bullfrog Flats

- 1,334 Residential Units
 - 810 Single Family
 - 524 Multi Family
- Site work underway, projected first phase delivery 2027
- Developer anticipating 4-6 year absorption
- 106 AC of commercial land



RYAN CORNISH

SENIOR VICE PRESIDENT | PARTNER
RYAN@PAADVISORS.COM

206.375.6142

JOHN VIACAVA

VICE PRESIDENT
JOHN@PAADVISORS.COM

206.849.4403

