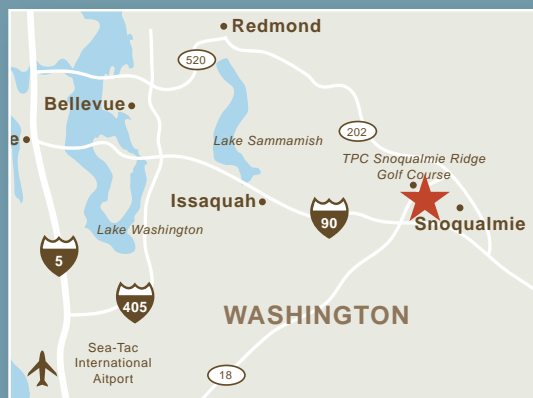




# Snoqualmie Ridge LAND FOR SALE

PURCHASE BUILD TO SUIT DEVELOPMENT OPPORTUNITY



Business park setting, located in the heart of the highly desirable Snoqualmie Ridge master planned community.



JONES LANG  
LASALLE

Real value in a changing world

**Chris Hughes**

Managing Director

+1 425 974 4030

[chris.hughes@am.jll.com](mailto:chris.hughes@am.jll.com)

**Mark Flippo**

Managing Director

+1 425 974 4007

[mark.flippo@am.jll.com](mailto:mark.flippo@am.jll.com)



## Property Summary:

	LOT SIZE	ZONING	PARCEL NUMBER	PRICE/SF	LOT CONDITION
LOT 5	4.2 ac	Mixed Use	7851800050	\$6.00/s.f.	Graded, cleared, utilities to site
LOT 11	4.5 ac	Mixed Use	7851800110	\$8.00/s.f. BP \$11.00/s.f. Retail \$13.00/s.f. Retail (Partial lot)	Graded, cleared, utilities to site
LOT 12	2.8 ac	Mixed Use	7851800120	\$8.00/s.f. BP \$11.00/s.f. Retail \$13.00/s.f. Retail (partial lot)	Graded, cleared, utilities to site
LOT 13 / LOT 14	4.6 ac	Mixed Use	7851800130 / 7851800140	\$7.50/s.f.	Graded, cleared, utilities to site
LOT 20	4.2 ac	Mixed Use	7851800200	\$6.00/s.f. \$11.00/s.f. Retail \$13.00/s.f. Retail (Partial lot)	Graded, cleared, utilities to site

## Property Highlights:

- » Approximately 20 acres of land in a business park setting, located in the heart of the highly desirable Snoqualmie Ridge master planned community
- » Highly flexible zoning can accommodate various user types and sizes (industrial, tech, office, retail, schools and hotels)
- » Fully entitled for ease of permitting, quick development and expeditious delivery
- » Lots are cleared, with in-place infrastructure, including redundant power and fiber optics
- » Reverse commute from Issaquah, Bellevue, Redmond and Seattle (20 miles to Bellevue, 33 miles to SeaTac Airport)
- » Growing corporate presence
- » Neighbors include several well-known and well established companies such as T-Mobile, Spacelabs Healthcare, Motion Water Sports and Puget Sound Energy, to name a few

## Nearby Amenities:

- » Adjacent to several amenities, including restaurants, banks, upscale retail shops and a specialty market within the Ridge Market Place
- » Considered the I-90 gateway to hiking, biking and skiing at nearby Snoqualmie Pass
- » TPC Snoqualmie Ridge, Jack Nicklaus signature golf course



Ridge Market Place



TGP (Technical Glass Products) Headquarters

# Why Snoqualmie Ridge is a good business choice

## The Eastside

The Eastside market is one of the most vibrant and active office markets in the Puget Sound region. A perennial favorite of corporate giants such as T-Mobile, Microsoft, AT&T and Expedia, the I-90 office corridor spans from downtown Bellevue to the West to Snoqualmie to the East. The high concentration of major employers in this dynamic market continues to be a driver for talent attraction and sustainable job growth. With a particular draw for technology and light manufacturing sectors, this market is a short-list contender for many companies looking for a location that meets both their business objectives and the needs of their employees.

In 2011, the Eastside office market saw significant absorption and declining vacancy as market demand rose. Over the last several years the Bellevue CBD experienced an influx of tenants and the options for large tenants have become somewhat limited. This trend bodes well for the I-90 Corridor's current available large blocks of space and stagnant rental rates. Currently there is no new development in the area, which will allow the market demand to catch up with the available supply, thus giving the I-90/Issaquah and East King County submarkets a boost of demand and upward pressure on rental rates.

With an unemployment rate below six percent, the continued growth of Eastside companies and the current movement of tech-centric companies to outlying suburban markets, this easily accessible and popular location appeals not only to small and large companies alike, but is also a favorite for residents seeking a high quality, yet affordable lifestyle.

## Drivers

The Eastside office market is home to many high-tech companies and boasts an educated and diverse workforce. The area has experienced strong employment growth and a growing migration of residents into east King County lured by a desirable quality of life, access to affordable housing and plentiful surrounding amenities. The Eastside office market has continually seen declining vacancy over the last six quarters. With no new development underway, the CBD nearly full and tenant demand on the rise, the suburban submarkets are poised for a renaissance in 2012-2013. The area has seen a diminishing availability of large blocks of space and no new supply will be delivered to the market for a minimum of 20 months.



# Why Snoqualmie Ridge is a good place for employees

Snoqualmie Ridge, which is adjacent to the Ridge Market, offers businesses a wide range of amenities including restaurants, banks, retail shops and a specialty market.

## Ridge Market Place

### Restaurants

- » Aahaar – Indian Eatery,
- » Ana's Mexican Restaurant
- » Bayan Mongolian,
- » Brunello Ristorante Italiano,
- » Finaghty's Irish Pub
- » Himitsu Teriyaki
- » "I" Burger
- » Mabel's on the Ridge,
- » Ming's Garden,
- » My Cakes,
- » Sno Thai,
- » Snoqualmie Valley Coffee Co,
- » Spicoli Sub Shop,
- » Starbucks Coffee
- » Steve's Donuts,
- » Taco Del Mar
- » Uncle Si's Pizza
- » Uncorked Wine Bar

### Services

- » Acacia Salon
- » Andre's Dry Cleaning
- » Angel Nails
- » Big Star Studios
- » Cascade Dance Academy
- » Diamond Nails
- » DMW Martial Arts and Fitness
- » Gateway Gas & Deli
- » Great Clips
- » Hot Yoga on the Ridge
- » Joseph's Cleaners
- » KeyBank
- » Kirby Nelson Orthodontics
- » Mathnasium
- » Optimal Health Chiropractic
- » Peaks Sport & Spine Physical Therapy
- » RE/MAX
- » Ridge Fitness
- » Ruby's Beauty & Spa
- » Seattle Sun Tan
- » Sno Falls Credit Union
- » Snoqualmie Cleaners
- » Snoqualmie Falls Dental
- » Snoqualmie Physical Therapy
- » Snoqualmie Public Library
- » Snoqualmie Ridge Chiropractic
- » Snoqualmie Ridge Early Learning Center
- » Snoqualmie Ridge Family Dental
- » Snoqualmie Ridge Medical Clinic
- » Snoqualmie Ridge Storage
- » Snoqualmie Ridge Veterinary
- » Snoqualmie Ridge Women's Clinic
- » Snoqualmie Valley Eye Care
- » Snoqualmie Valley Kids' Dentists
- » Sterling Bank – Home Loans
- » The Ridge Supermarket
- » The UPS Store
- » YMCA/Snoqualmie Community Center



Ridge Market retailers



# Snoqualmie Valley

The city of Snoqualmie is located at the Eastern edge of King County and serves as the I-90 gateway to the Cascade Mountain Range and its host of outdoor recreation activities. Encompassing over 1,300 acres, Snoqualmie Ridge is one of the Puget Sound region's fastest growing master planned communities. It offers dense clusters of residential housing at various price points surrounded by flowing open spaces, carefully preserved wetlands, walking trails and a Jack Nicklaus TPC golf course.

Historically an area which was supported by the logging industry and Weyerhaeuser's milling operations, The Ridge has evolved into a suburban paradise of residential communities and popular retail amenities. Located just east of Issaquah, residents can reach Bellevue in 15 minutes and Seattle in less than half an hour.

## Amenities:

- Popular retail shops & restaurants
- Local market
- Gas station
- 20 miles of walking trails
- 25 neighborhood parks
- Community tennis courts, soccer fields and basketball court
- 13 – acre natural interpretive area
- TPC Snoqualmie Ridge, Jack Nicklaus signature golf course
- Snoqualmie Falls
- Snoqualmie Casino
- North Bend Outlet Mall
- Salish Lodge & Spa
- Mount Si Golf Course
- Snoqualmie Pass Ski Resort
- Northwest Railway Museum

## Housing (Snoqualmie Ridge):

- 1,343 acres of land
- 40% set aside as open space and preserved wetlands
- Mix of apartments, homes, townhomes and condominiums

## City of Snoqualmie Demographics:

- Population (2012)\*: 11,320
- Age 17 and under\*\*: 35%
- Age 18-50 \*\*: 50%
- Age 51+ \*\*: 15%
- Persons per household \*\*: 2.98
- Total housing units\*: 3,997
  - 3,455 Single family
  - 542 Multi-family
- Median household income \*\*: \$116,020
- High school graduates, Age 25+ \*\*: 96.6%
- College graduates, Age 25+ \*\*: 57.3%

*\*WA State Office of Financial Management*

*\*\*U.S. Census Bureau*



Snoqualmie Falls



TPC Snoqualmie Ridge Golf Course



New Housing Development