

FOR SALE

SAMMAMISH BUILDING

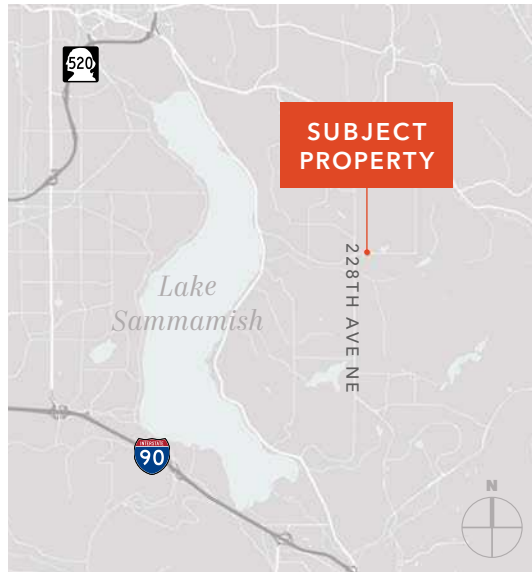
*1,240 SF Owner/User Opportunity
in Sammamish, WA*

23042 NE 8TH ST, SAMMAMISH, WA 98074

KIDDER.COM

 **Kidder
Mathews**

SAMMAMISH BUILDING



Located on a 20,339 SF lot on NE 8th Street in central Sammamish, WA, with convenient access to a multitude of amenities along the 228th Ave NE corridor.

YEAR BUILT 1932

YEAR RENOVATED 2001

BUILDING SF 1,240 SF

LOT AREA 20,339 SF (0.47 AC)

ZONING

R12 Residential. Professional Office overlay permitted by City of Sammamish ordinance no. O2011-299. This location can be used for business for most licensed professionals. The office can be expanded up to 3,000 SF for business services.

SIGNAGE

Permitted & lighted sign with prominent exposure on highly traveled NE 8th

\$1,950,000

SALE PRICE

SAMMAMISH BUILDING



CONVENIENT
LOCATION
NEAR MAJOR
RETAILERS



CORNER LOT,
WITH 100 FT OF
PRIME FRONTAGE



IDEAL FOR
LICENSED
PROFESSIONALS
& SERVICES



OFFICE CAN
BE EXPANDED
UP TO 3,000 SF
FOR BUSINESS





SAMMAMISH BUILDING



SAMMAMISH BUILDING



24 MIN
REDMOND

17 MIN
ISSAQUAH

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	12,033	51,971	146,980
2029 PROJECTION	12,135	51,708	146,120
2020 CENSUS	11,901	53,421	154,668
PROJECTED GROWTH 2024 - 2029	101	-263	-859

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.9	39.1	38.1
% FEMALE	49.8%	49.9%	49.7%
% MALE	50.2%	50.1%	50.3%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	4,121	17,121	53,477
2029 PROJECTED	4,115	16,839	52,695
2020 CENSUS	3,928	17,273	54,674
GROWTH 2024 - 2029	-6	-282	-782
OWNER-OCCUPIED	77.7%	84.4%	68.7%
RENTER-OCCUPIED	22.3%	15.6%	31.3%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$309,344	\$321,619	\$277,362
2029 PROJECTED HH INCOME	\$331,783	\$344,140	\$296,019
ANNUAL CHANGE 2024 - 2029	1.5%	1.4%	1.3%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	448	1,675	5,411
TOTAL EMPLOYEES	2,444	8,224	37,526
WHITE COLLAR WORKERS	89.5%	88.6%	85.5%
BLUE COLLAR WORKERS	10.5%	11.4%	14.5%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	1.1%	1.2%	1.4%
HIGH SCHOOL DIPLOMA	6.0%	5.7%	7.5%
SOME COLLEGE	6.9%	9.0%	11.1%
ASSOCIATE	6.0%	5.3%	5.2%
BACHELOR'S	41.0%	39.4%	38.5%
GRADUATE	37.3%	38.2%	34.8%

Data Source: ©2024, Sites USA



Exclusively listed by

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