

# ISSAQUAH FRONT STREET RETAIL

*Opportunity for Lease or Sale to Partial Owner-User or Investor in Downtown Issaquah*



170 FRONT ST N, ISSAQUAH, WA 98027

**km** Kidder Mathews



*Join Village Theatre, Jak's Grill, Levitate, Vino Bella, Fischer Meats, and other neighboring tenants in thriving downtown Issaquah.*

±2,838 SF first level (currently AAA Cruise & Travel) for lease or owner-user opportunity

Other tenants include Chicago Pastrami and office user for additional income on the property

±9,240 SF total building size, including ±4,500 SF basement currently occupied by office tenant and storage

0.23 acre (10,119 SF) land size

CBD (Cultural and Business District) zoning

Flexible zoning allows for multiple uses

Minutes from I-90 and in the heart of vibrant Olde Town Issaquah Retail District

Generous on-site and public parking

High visibility with 27,000 cars per day

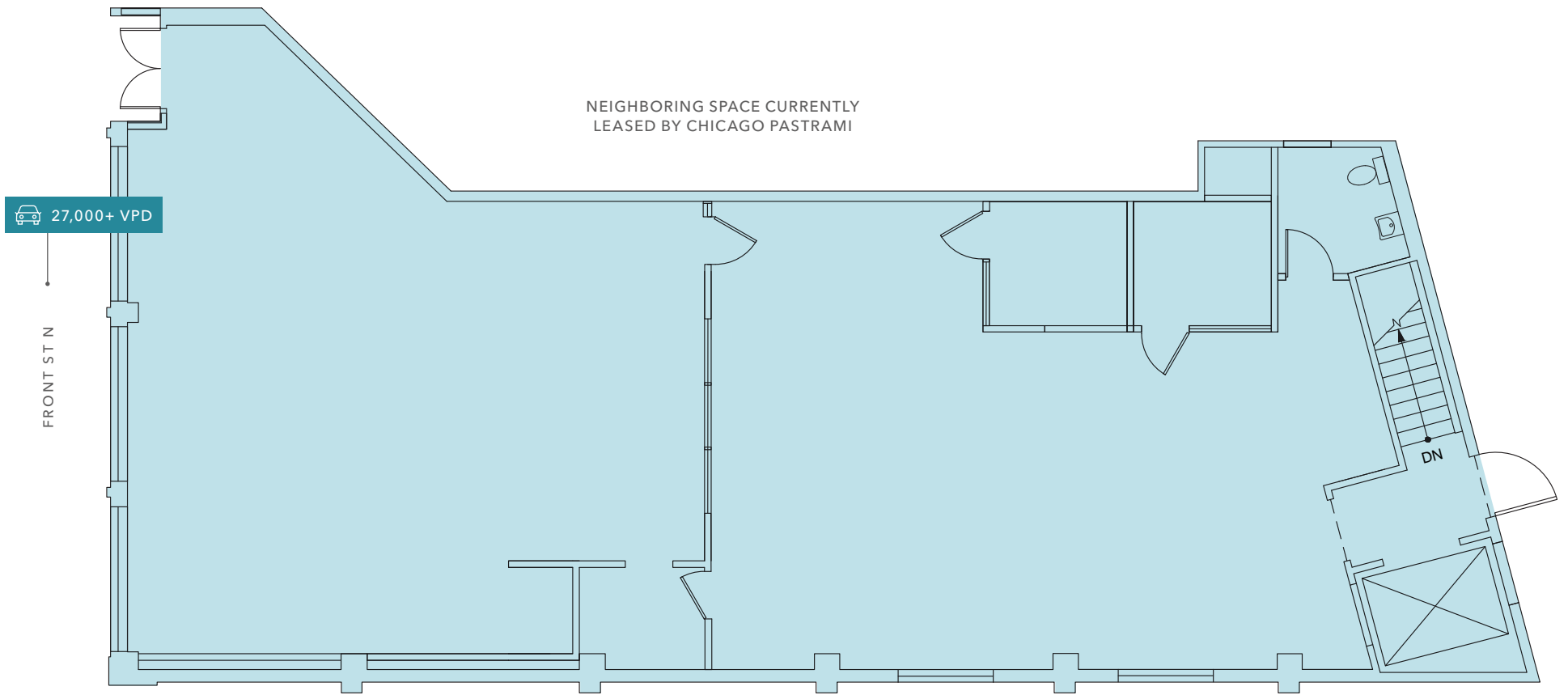
# FIRST FLOOR PLAN

**2,838 SF**  
AVAILABLE

**\$43.00**  
LEASE RATE/SF, NNN

**\$7.55**  
EST. NNN/SF

**Q2 2025**  
AVAILABLE



[TAKE VIRTUAL TOUR](#)

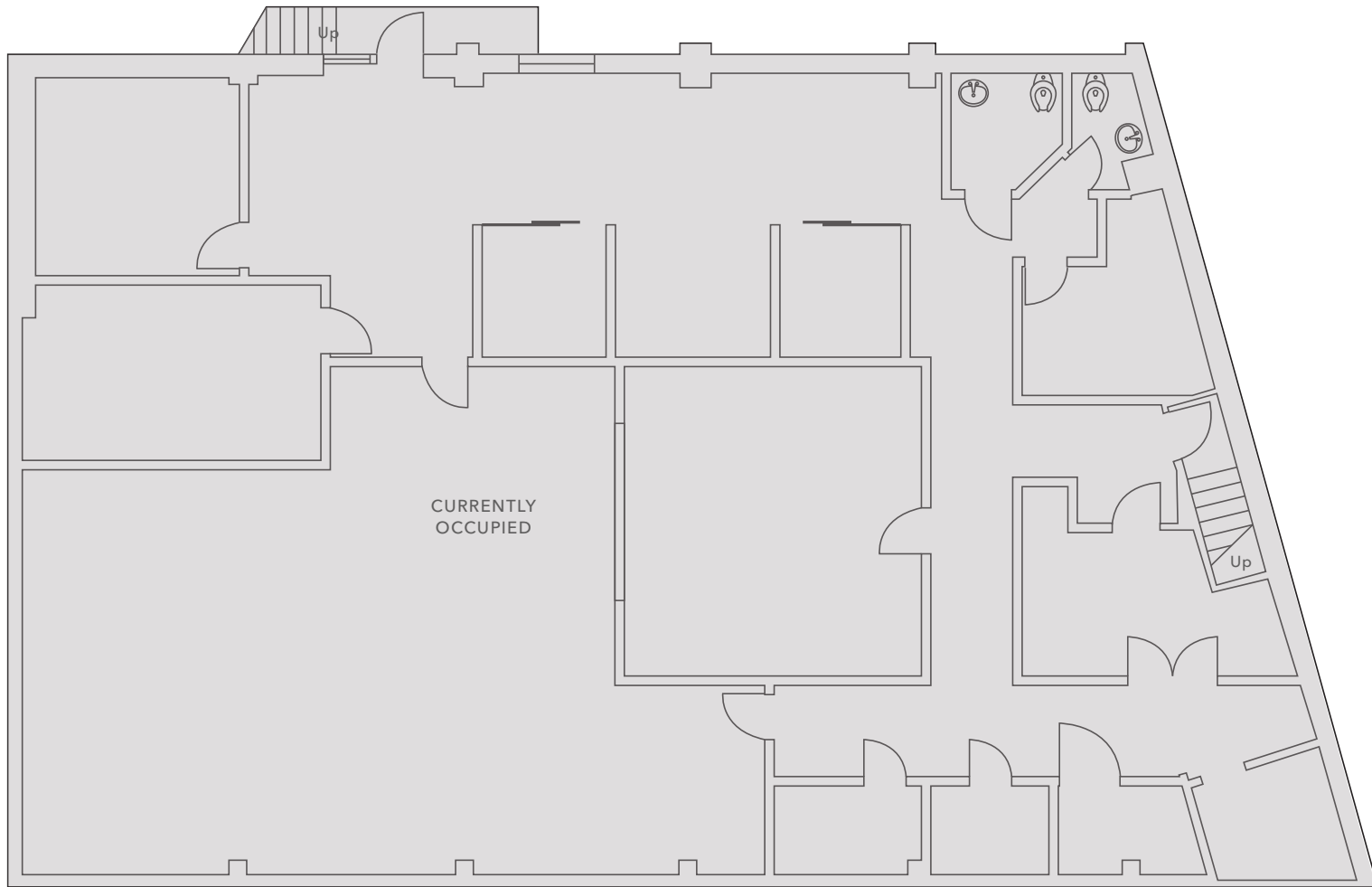
Floor plan is approximate and subject to field verification.

# BASEMENT FLOOR PLAN

*±4,500 SF*  
CURRENTLY OCCUPIED

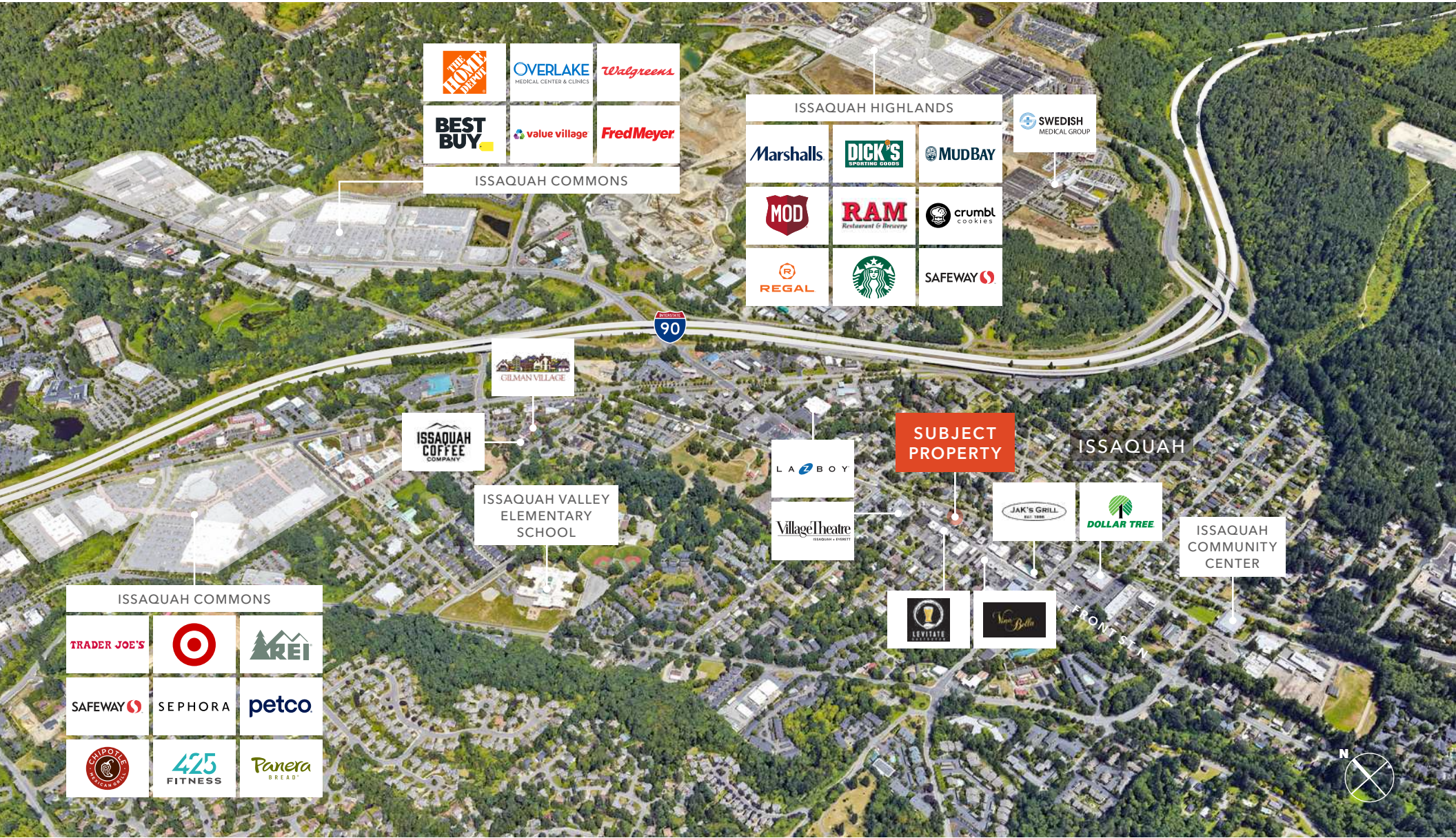
 27,000+ VPD

FRONT ST N



Floor plan is approximate and subject to field verification.

# ISSAQUAH FRONT ST RETAIL




ISSAQUAH COMMONS

ISSAQUAH HIGHLANDS			

GILMAN VILLAGE

ISSAQUAH COFFEE COMPANY

ISSAQUAH VALLEY ELEMENTARY SCHOOL

LA BOY

Village Theatre

**SUBJECT PROPERTY**

JAK'S GRILL

DOLLAR TREE

ISSAQUAH COMMUNITY CENTER

ISSAQUAH COMMONS		

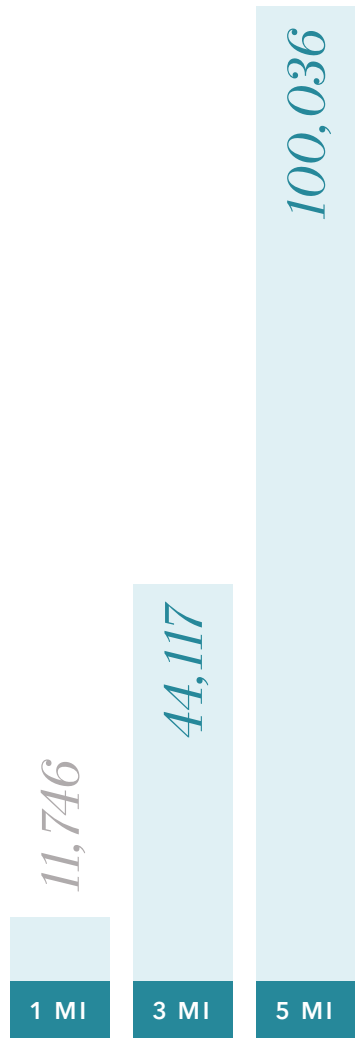
LEVITATE

Vino Bella

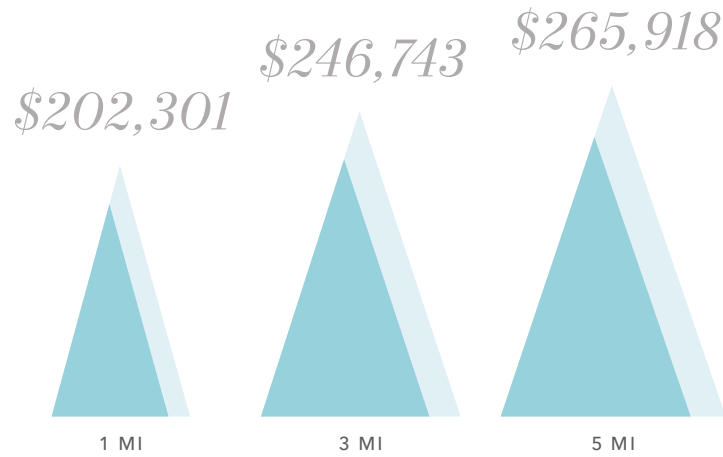


# DEMOGRAPHICS

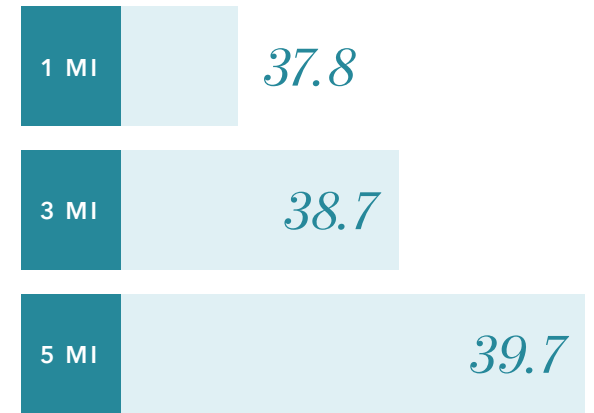
## POPULATION



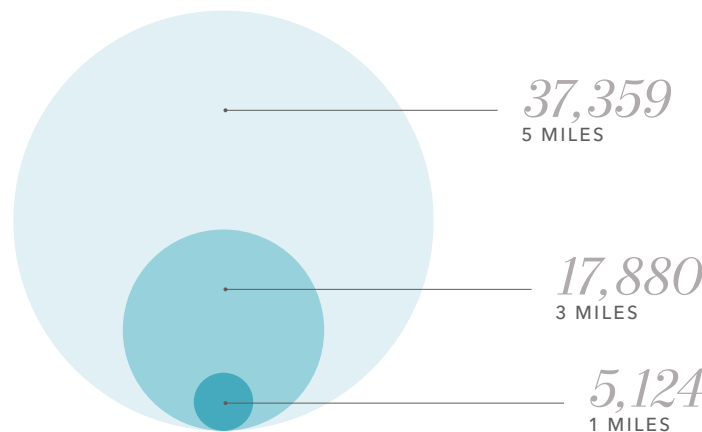
## AVERAGE HOUSEHOLD INCOME



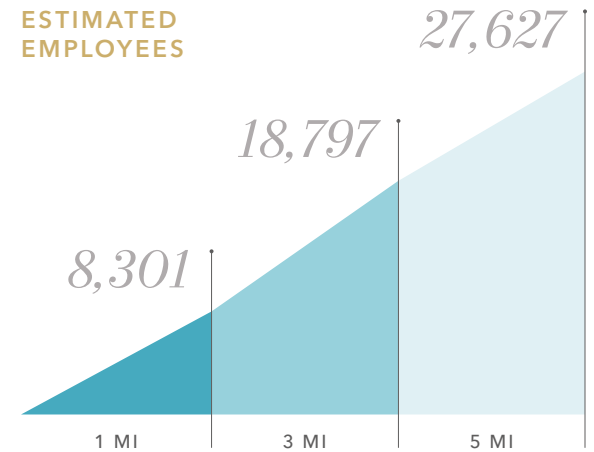
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2024, Sites USA



## ISSAQUAH FRONT STREET RETAIL

*For more information on  
this property, please contact*

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