

FOR LEASE / SALE

SALE PRICE: UNPRICED | LEASE RATE: UNPRICED



12421 TOTEM LAKE BLVD NE
KIRKLAND, WA

NNN LEASE OFFERING MEMORANDUM DISCLAIMER

Zebra Capital hereby advises all prospective purchases of net leased property as follows:

This confidential offering memorandum has been prepared by Zebra Capital. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. No representation is made by Zebra Capital. or the property owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Zebra Capital., owner and their employees and agents disclaim any responsibility for inaccuracies and expect prospective purchaser to exercise independent due diligence in verifying all such information. Further, Zebra Capital., owner and their employees and agents disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the confidential offering memorandum or any other written or oral communication transmitted or made available to recipient. This confidential offering memorandum may include certain statements and estimates by Zebra Capital. with respect to the projected future performance of the property; these assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved.

The confidential offering memorandum does not constitute a representation that there has been no change in the business or affairs of the property or owner since the date of preparation of the confidential offering memorandum. Analysis and verification of the information contained in the confidential offering memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon request to interested and qualified prospective investors or purchasers.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussion with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the confidential offering memorandum or making an offer to purchase the property unless and until such offer is approved by owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by owner and its legal counsel, and any conditions to owner's obligation thereunder have been satisfied or waived.

This confidential offering memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. This information should not, under any circumstances, be photo copied or disclosed to any third party without the written consent of Zebra Capital. or owner, or used for any other purpose whatsoever other than to evaluate the possible purchase of the property. By accepting the confidential offering memorandum, you agree that you will not use the confidential offering memorandum or any of the contents in any fashion or manner detrimental to the interest of owner or Zebra Capital.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE ZEBRA CAPITAL AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

FORMER RITE AID

12421 TOTEM LAKE BLVD NE, KIRKLAND

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PROPERTY OVERVIEW

PRICING

SALE PRICE

UNPRICED

LEASE RATE

UNPRICED

YEAR BUILT

2007

RENTABLE SF

12,336

LOT SIZE

0.90

OWNERSHIP TYPE

FEE SIMPLE

KIRKLAND, WA

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION	16,347	111,435	247,169
HOUSEHOLD AVG. INCOME	\$132,264	\$164,326	\$165,480

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



ADJACENT TO THE VILLAGE AT TOTEM LAKE MALL
360,000 SF PRIME RETAIL W WHOLE FOODS, ATHLETA,
TRADER JOES, LULULEMON, SEPHORA ETC.



OUTSTANDING DEMOGRAPHICS
111,435 PEOPLE WITHIN A 3- MILE RADIUS
WITH A \$164,326 IN AHHI



EXTREMELY HIGH BARRIERS TO ENTRY AREA
VACANCY AT 1.5% IN THE TOTEM
LAKE SUBMARKET

HIGH GROWTH AREA
NEW DEVELOPMENT IS EXCLUSIVELY
VERTICAL

DOUBLE DRIVE THRU
GRANDFATHERED IN

HIGH TRAFFIC COUNT
OVER 62,000 ADT

UNPARALLELED VISIBILITY
ON A HARD CORNER

PROPERTY OVERVIEW

SITE PLAN

ZEBRA
CAPITAL

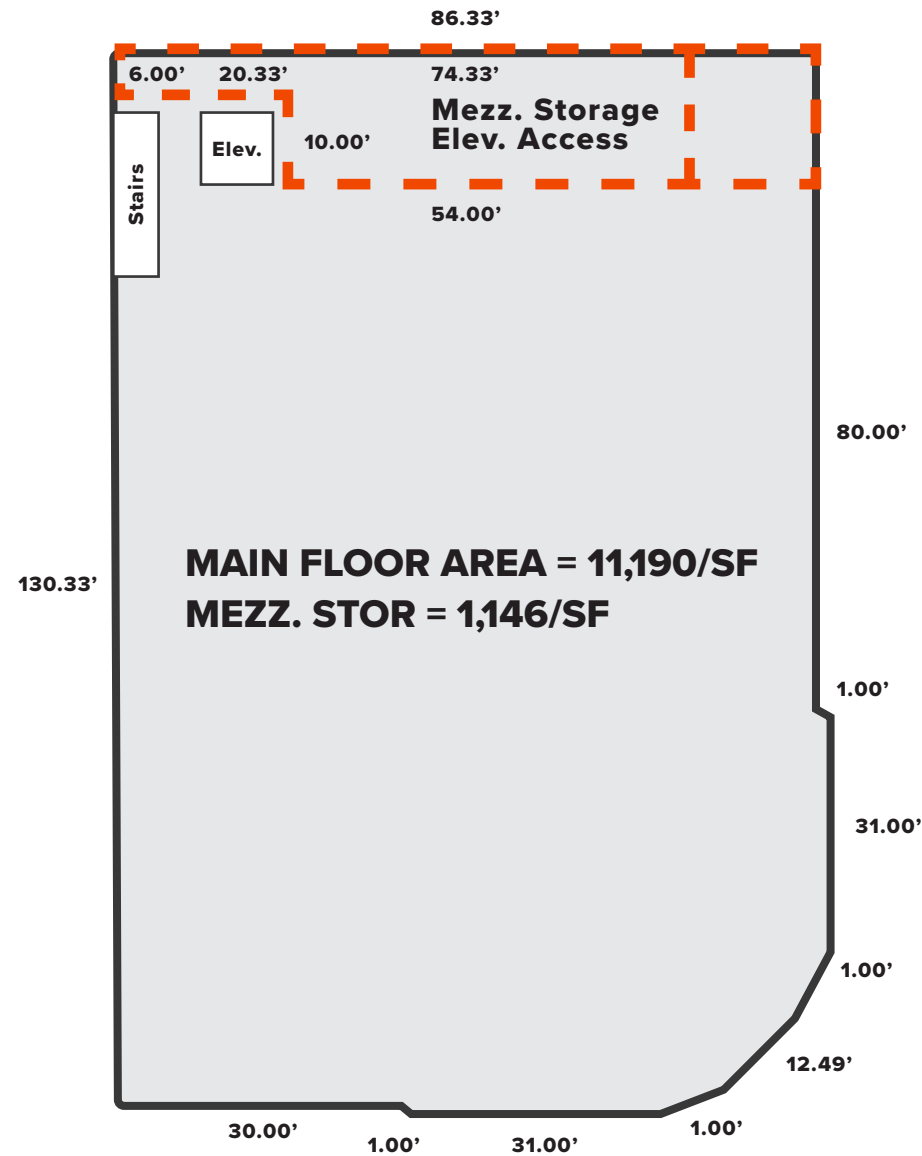
PACIFIC ASSET
ADVISORS, INC.



NE 124TH ST 🚗 | 34,015 ADT

TOTEM LAKE BLVD 🚗 | 18,569 ADT

FLOOR PLAN



— ↑↑↑ —
THE VILLAGE
AT TOTEM LAKE

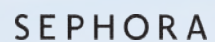
360,000 SF PRIME RETAIL SPACE

851 RESIDENTIAL UNITS

65+ VENDORS



65+ VENDORS



+ MANY MORE







NORDSTROM rack

AERIAL MAP

—↑↑↑↑—
THE VILLAGE
AT TOTEM LAKE

360,000 SF

65+ VENDORS

851 RESIDENTIAL UNITS



BARNES & NOBLE

bluemercury



KeyBank



one medical



PAPER SOURCE

pressed JUICERY

pure barre

ROSS
DRESS FOR LESS

SALT & STRAW

See's
CANDIES

SEPHORA

SKIN & SPIRIT

[solidcore]

sweetgreen

T Mobile

TRADER JOE'S

verizon



xfinity



EvergreenHealth

APPROX. 320 BEDS

GRATA AT TOTEM LAKE

125 UNIT BUILDING

TOTEM LAKE

O'Reilly AUTO PARTS



12421 TOTEM LAKE BLVD

DISCOUNT
TIRE

Chick-fil-A

Quality
INN & SUITES

LA FITNESS



Public
Storage

AERIAL MAP

Fred Meyer



UNITED STATES
POSTAL SERVICE



ADARA AT TOTEM LAKE
APARTMENT COMPLEX

143 UNITS



ARCO



GameStop

MATTRESS
depot USA



12421 TOTEM LAKE BLVD

TOTEM LAKE WEST

THE VILLAGE
AT TOTEM LAKE

360,000 SF

851 RESIDENTIAL UNITS

65+ VENDORS

Public
Storage

AERIAL MAP

TOTEM SQUARE



ASCENT APARTMENTS

90 UNITS

BRYNN APARTMENTS

486 UNITS

ATHENE APARTMENTS

91 UNITS



DISCOUNT
TIRE

Public
Storage



12421 TOTEM LAKE BLVD

AERIAL MAP

REDMOND

"AUTO ROW"



FIAT

CHRYSLER

Jeep



TOYOTA

CRU AT WILLOWS

486 UNITS

BRYNN APARTMENTS

486 UNITS

TOTEM LAKE

DISCOUNT
TIRE

GRATA AT TOTEM LAKE

125 UNIT BUILDING

12421 TOTEM LAKE BLVD



Public
Storage



AERIAL MAP

BELLEVUE



SEATTLE

**Public
Storage**
Brand



12421 TOTEM LAKE BLVD

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACT US



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