

For Sale / For Lease

Williams Cheney Bryant Building

116-122 CENTRAL WAY | KIRKLAND, WA



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NAI Puget Sound
Properties

Offering Summary

This prime commercial property sits in the heart of downtown Kirkland, one of the Eastside's most walkable and supply-constrained submarkets. Positioned just steps from Lake Washington, Central Way, and Kirkland's core retail and dining amenities, the building benefits from strong pedestrian traffic, excellent visibility, and proximity to affluent residential neighborhoods. The property offers well-configured commercial space suitable for retail, office, or service-oriented users. With immediate access to major arterials and a vibrant downtown setting, 116-122 Central Way represents a compelling opportunity for an owner-user to acquire a rare asset in one of the region's most desirable urban waterfront markets.

ADDRESS	116-122 Central Way Kirkland, WA 98033
TYPE	Retail
ZONING	CBD 8
BUILT / RENOVATED	1922 / 2018
RBA	9,250 SF
AVAILABLE	2,250 SF
LEASE RATE	\$52 psf + NNN
OFFERING PRICE	\$7,500,000





Investment Overview

+ PREMIER KIRKLAND RETAIL LOCATION

Located on Central Way in downtown Kirkland's primary commercial corridor, just steps from Lake Washington and the city's premier retail and dining amenities, this property boasts consistent foot traffic and sustained demand from service, retail, and office users.

+ STRONG MARKET & DEMOGRAPHIC DRIVERS

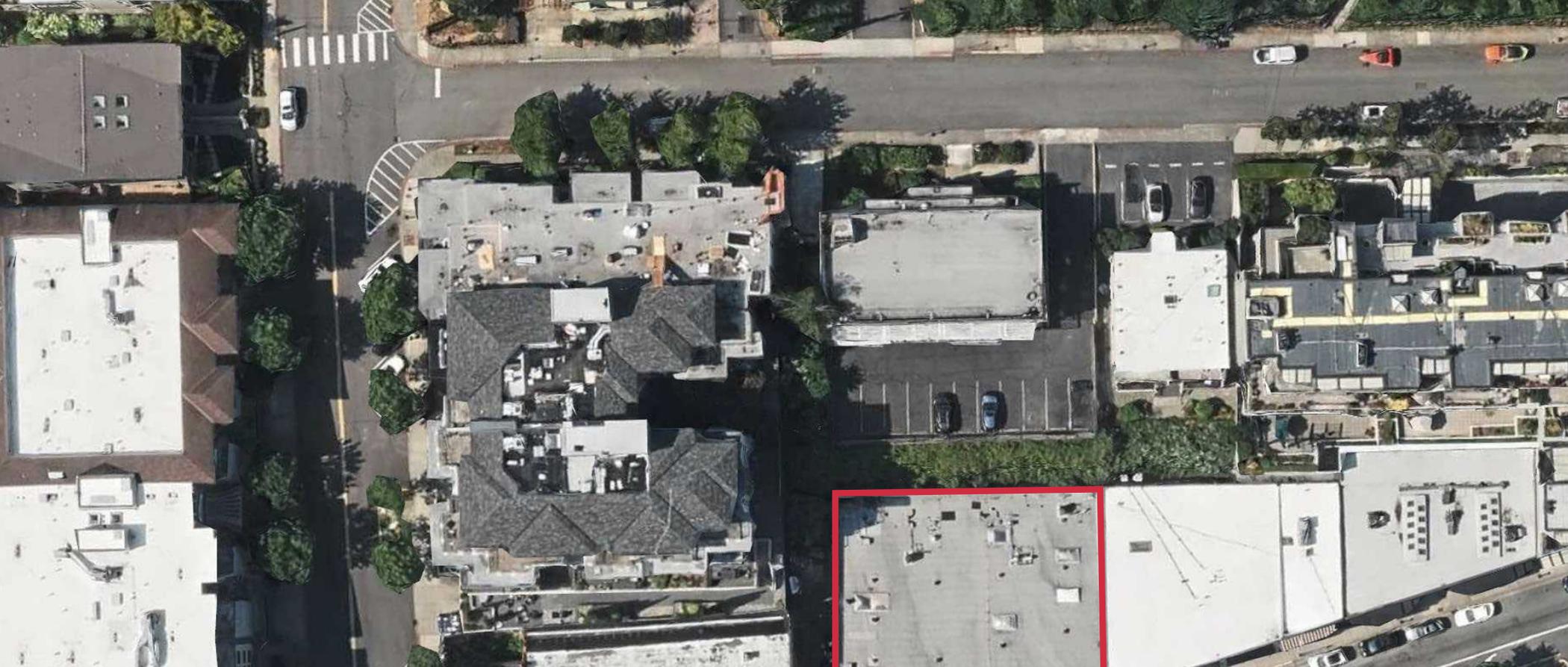
Downtown Kirkland is one of the Puget Sound region's most affluent and supply-constrained submarkets, supported by exceptional household incomes, and enduring investor demand for prime estate.

+ RECENT BUILDING UPGRADES

The property has benefited from significant capital improvements within the past five years, including a new roof, new HVAC systems, upgraded windows, and fresh exterior paint—reducing near-term maintenance costs and enhancing long-term building performance.

+ RARE OWNER USER OPPORTUNITY

120 Central Way offers a rare retail owner-user opportunity in the heart of Downtown Kirkland, making this property particularly attractive for retailers seeking long-term control of a premier storefront location. The building provides excellent street presence and visibility along one of Kirkland's most active pedestrian corridors, surrounded by established retailers, restaurants, and daily-use services that drive consistent foot traffic.



Zoning Information

ZONING	CBD 8
PARCEL NUMBER	388580-8670
TOTAL LAND SF	9,354 SF
MAX HEIGHT LIMIT	+/- 45'
PERMITTED USES	Retail and Office

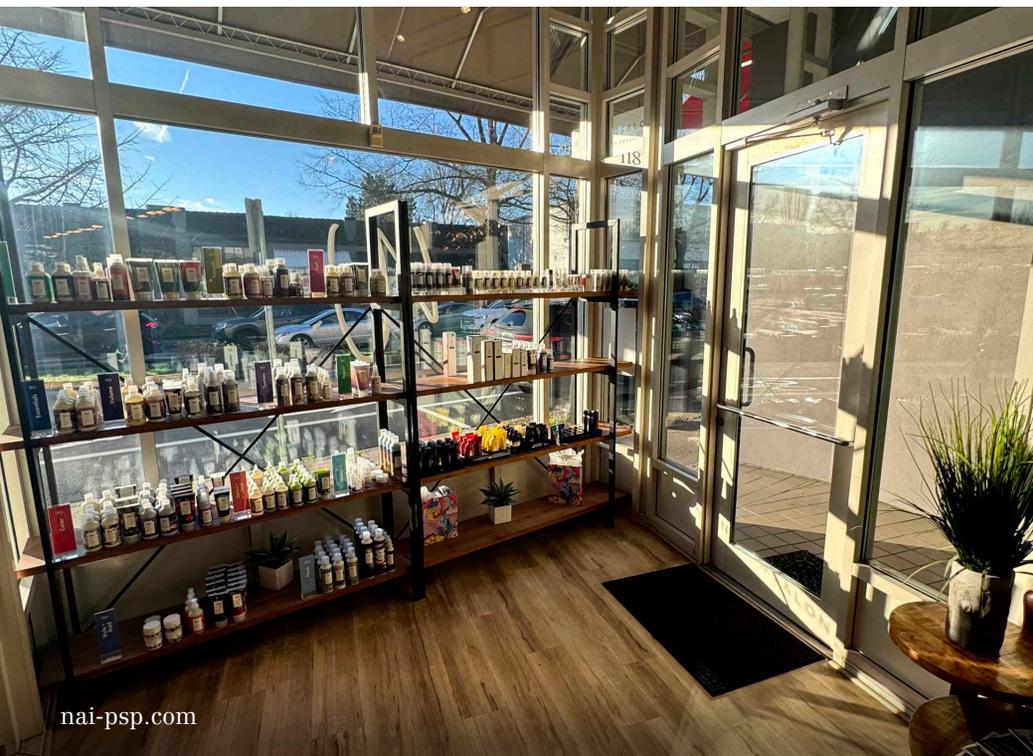
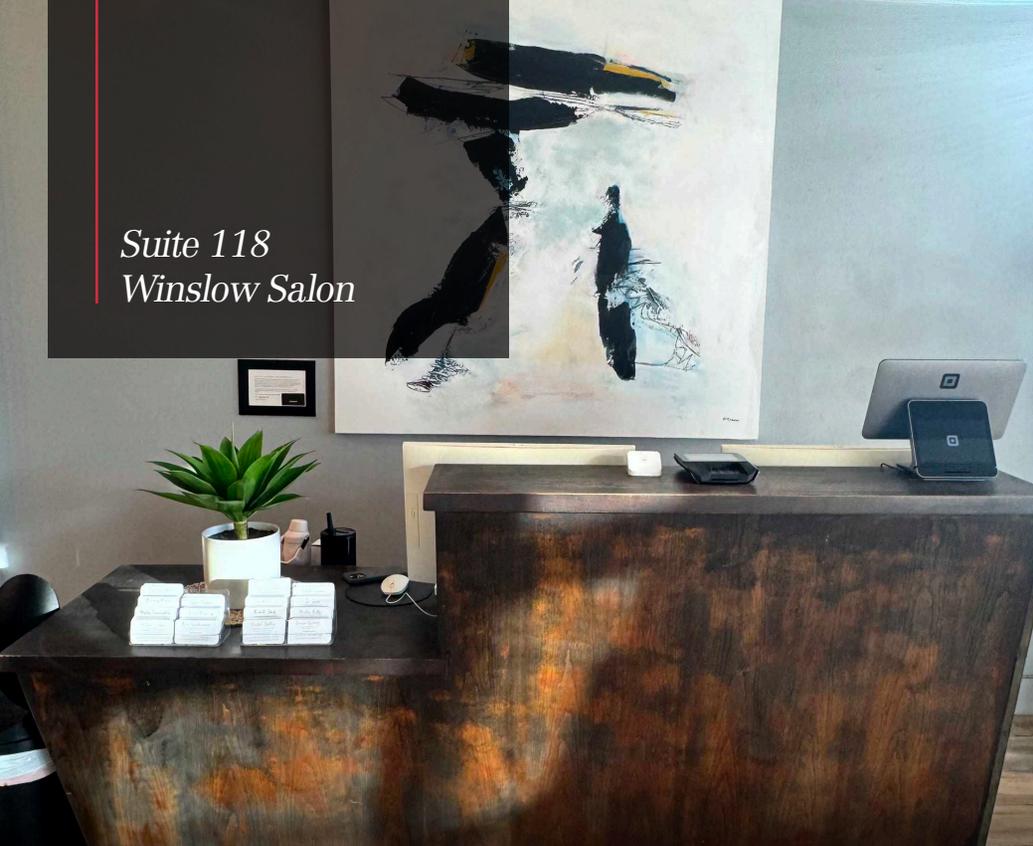
Please click link for more zoning details and a full use chart:



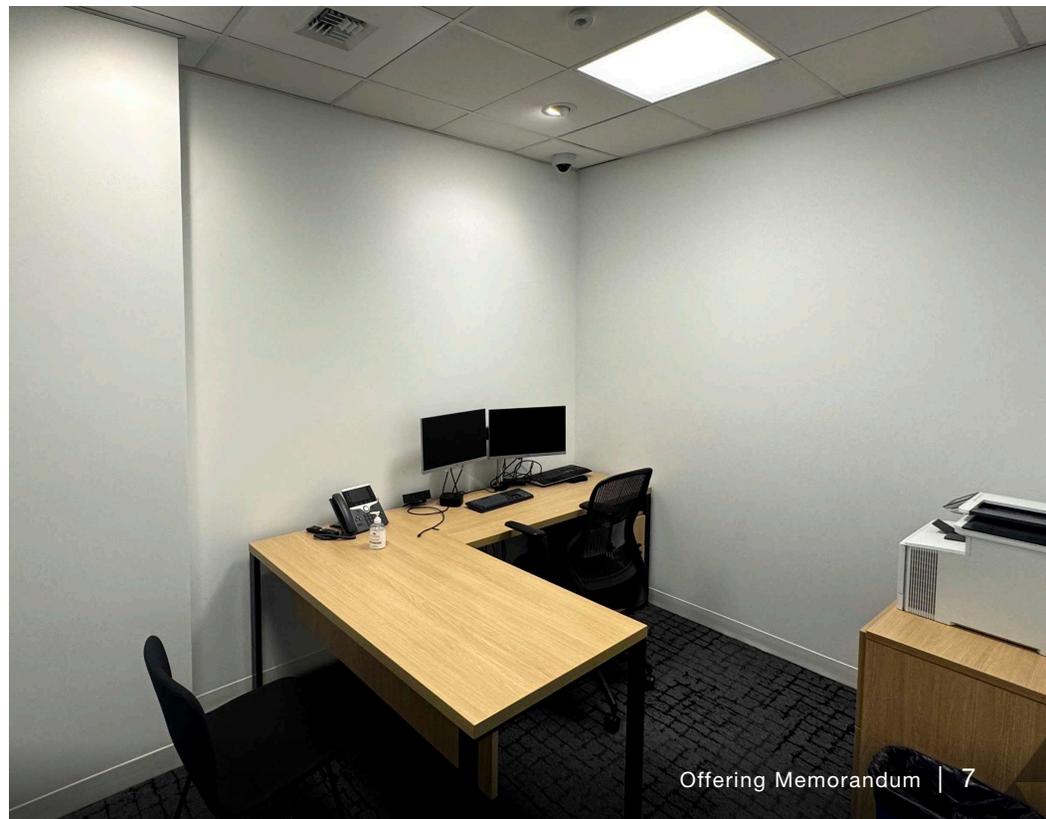
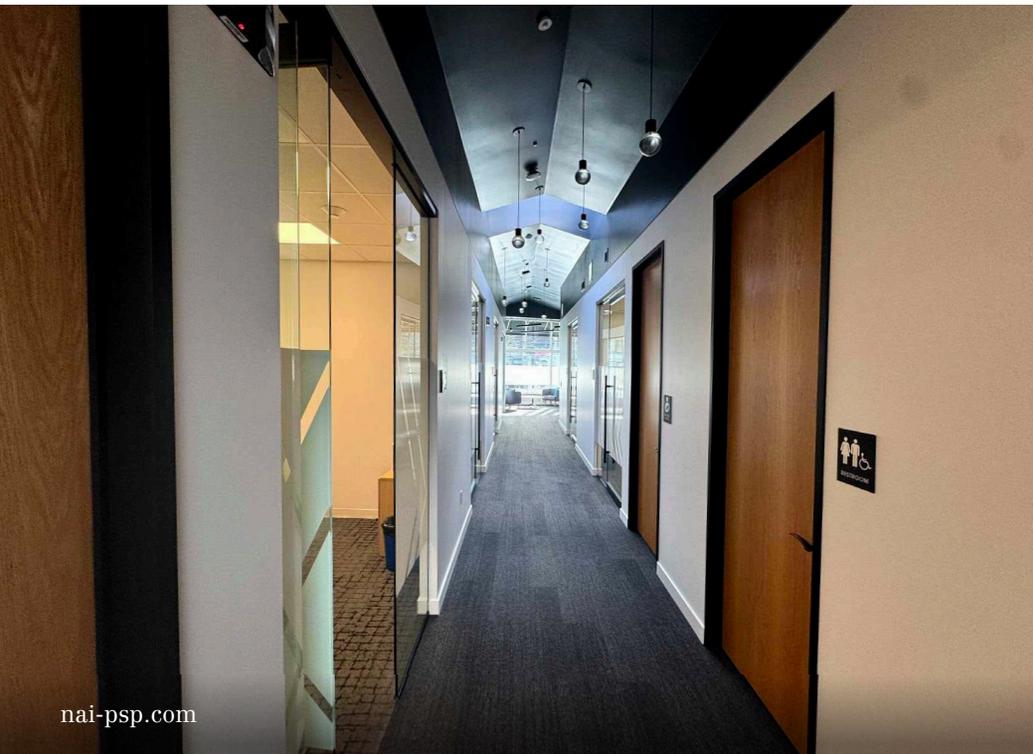
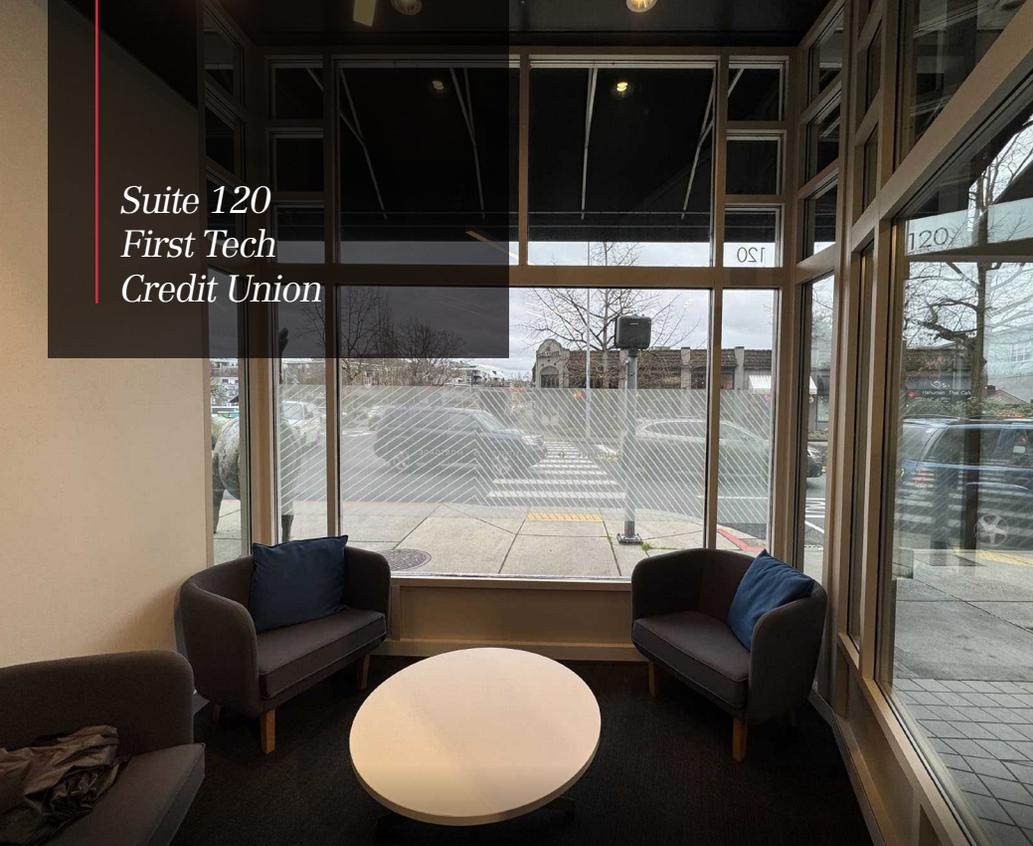
Suite 116
YGF Malatang



Suite 118
Winslow Salon



Suite 120
First Tech
Credit Union



Suite 122
Purpose Boutique

PURPOSE



RETAILER MAP

116-122
Central Way

molly moon's

MOSS BAY HALL

CACTUS

Marina Park
Al Locke Pavilion

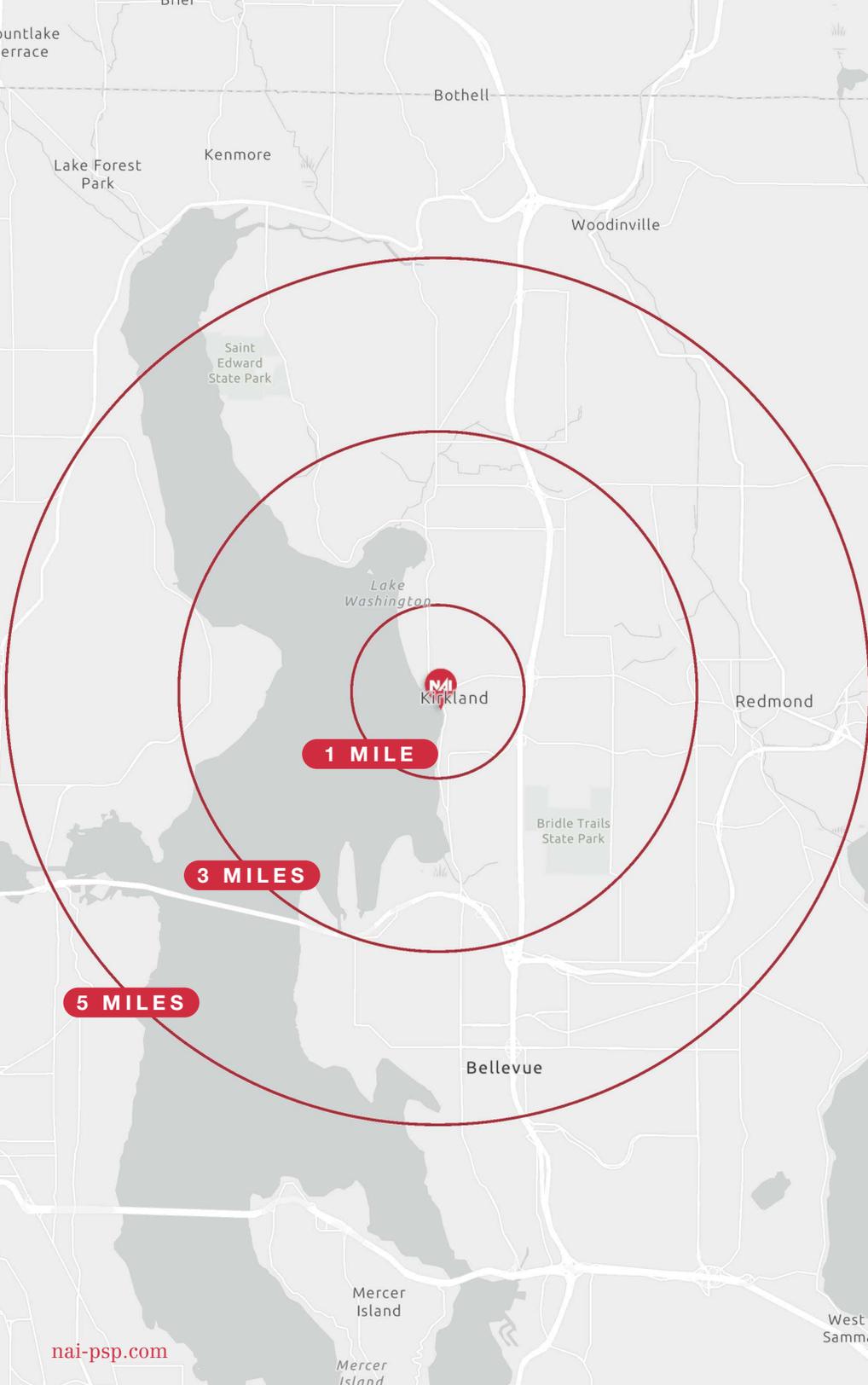
ANTHONY'S
BOATPORT RESTAURANT

THAI
Isarn
SOUL KITCHEN

Rent Roll & Expenses

SUITE	TENANT	SIZE (SF)	ANNUAL RATE (/SF/YR)	ANNUAL RENT	PROFORMA RATE	PROFORMA RENT	LEASE START	LEASE END	OPTIONS TO EXTEND
116	YGF Malatang	2,555	\$52.53	\$134,214.15	\$52.53	\$134,214.15	11/1/2024	10/31/2035	1x5 Option to Extend
118	Winslow Salon	2,405	\$40.97	\$98,532.85	\$52.00	\$120,250.00	7/1/2020	9/30/2032	Renewed and Extended 10/1/25
120	TBD	2,225	\$52.00	\$91,314.00	\$52.00	\$111,250.00	-	-	-
122	Purpose Boutique	2,025	\$41.04	\$81,000.00	\$52.00	\$101,250.00	10/1/2019	09/30/2027	None
TOTALS		9,210		\$431,553.00		\$466,964.15			
AVERAGES			\$43.98		\$50.63				

EXPENSE CATEGORY	ANNUAL COST (2025 ACTUAL)
Taxes	\$36,048.00
Insurance	\$16,168.00
HVAC Maintenance	\$3,244.00
Utilities	\$16,354.00
PSE	\$1,971.00
Cleaning	\$240.00
Pye-Barker Fire & Safety	\$557.00
Security Camera	\$240.00
Mgmt Fee (5%)	\$4,576.00
TOTAL EXPENSES	\$79,398.00
EXPENSES PSF	\$8.58



Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	15,399	90,573	329,309
Annual Population Increase (2025-2030)	0.86%	0.81%	0.82%
Households	7,490	38,028	137,194
Median Age	42.8	39.7	37.0
Avg. HH Income	\$236,504	\$238,412	\$230,253

YGF
MALATANG

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First Tech
professional services

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