

**SUBJECT
PROPERTY**

13912 NE 175TH STREET | WOODINVILLE, WA

FOR SALE

DOWNTOWN WOODINVILLE LAND



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

PROPERTY SUMMARY

The site is at the epicenter of Woodinville's most dynamic retail and residential corridor, situated within one of the Eastside's most desirable lifestyle-driven markets. Characterized by high barriers to entry and sustained economic momentum, the location benefits from a well-established neighborhood infrastructure and provides convenient access to surrounding affluent residential communities. Given the region's pent-up demand for modern infrastructure, the property offers a versatile canvas for high-value development, including multifamily residential projects, corporate or medical offices, or destination retail that leverages the consistent daily traffic already established by neighboring centers.

Property Name	Downtown Woodinville Vacant Land
Opportunity Type	Development
Address	13912 NE 175th Street
Total Land Area	34,803 SF (0.80 acres)
Zoning	CBD - Click for Use Table
Jurisdiction	City of Woodinville
Parcel	9517100058
Access	Cross Access with Taco Time
Price	\$3,200,000 (\$91.95 PSF)

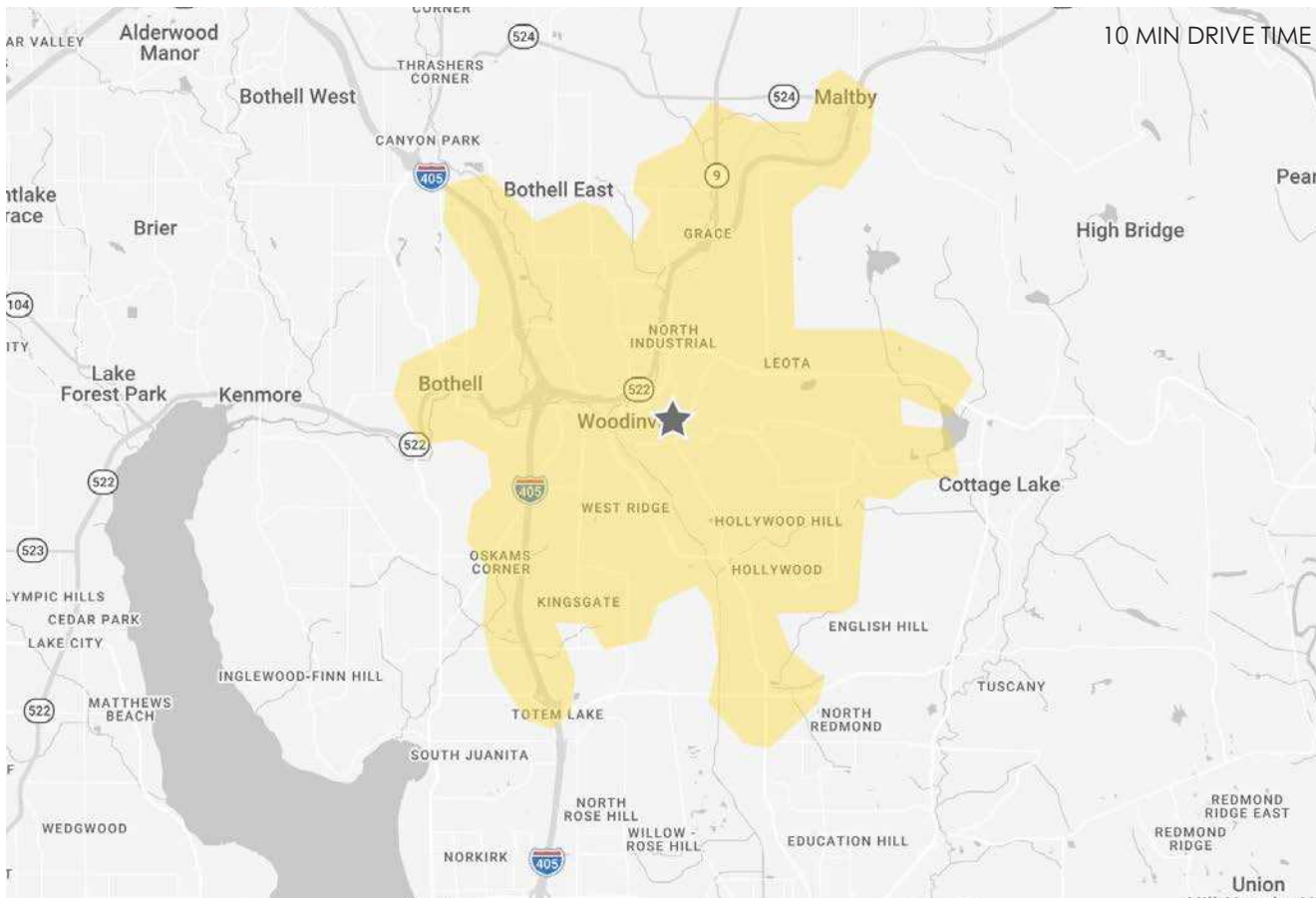


LOCATION AERIAL



DEMOGRAPHICS

Woodinville Washington, is a premier lifestyle-driven enclave positioned within the high-growth Eastside corridor, offering strategic proximity to Bellevue, Redmond, and the greater Seattle technology hub. Known for attracting affluent residents seeking larger residential properties paired with strong regional connectivity, Woodinville combines a semi-rural character with sophisticated amenities and investment appeal. The city benefits from exceptional household demographics and a thriving tourism economy anchored by its nationally recognized wine country, featuring more than 120 wineries, breweries, and distilleries that collectively draw over 795,000 visitors annually. This unique blend of destination-driven hospitality, strong purchasing power, and proximity to major employment centers continues to support Woodinville's long-term growth and desirability.



65,522

POPULATION
10 MIN DT



26,995

NO OF HOUSEHOLDS
10 MIN DT



\$199,237

AVERAGE HH INCOME
10 MIN DT



\$975,368

MEDIAN PROPERTY VALUE
10 MIN DT



37.9

YEARS OLD
MEDIAN AGE



\$2.09B

TOTAL NON-RETAIL
EXPENDITURE



57,446

DAYTIME ADJ. POPULATION
10 MIN DT



28,654

AT INTERSECTION
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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