

For Lease | \$35.00 SF/yr (NNN)

PRIME DOWNTOWN KIRKLAND RETAIL SPACE

52 Lakeshore Plaza, Kirkland, WA 98033



PROPERTY HIGHLIGHTS

- Prime Downtown Kirkland Retail
- Faces Kirkland waterfront
- Newly renovated building
- Includes use of outdoor deck
- Common ADA baths

Presented by

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Executive Summary



OFFERING SUMMARY

Building Size:	12,728
Zoning:	CBD 2
Year Built:	1920
Renovated:	2017
Lot Size:	0.19 Acres
Market:	Kirkland
Available SF:	1,859 SF
Lease Rate:	\$35.00 SF/yr (NNN)
Submarket:	Downtown Kirkland
Traffic Count:	19,700

PROPERTY OVERVIEW

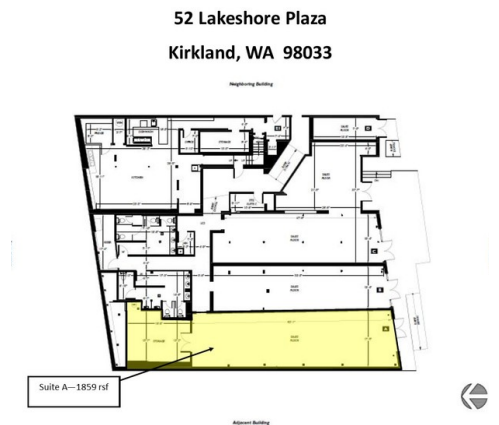
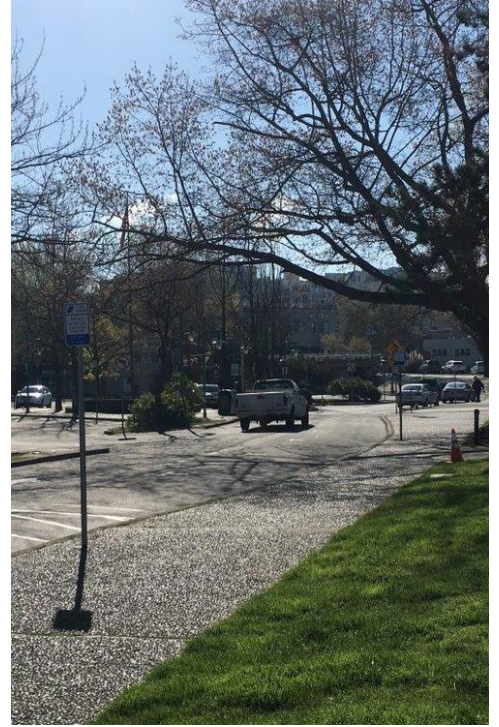
For Lease. Prime Downtown Kirkland Retail Space in newly renovated property. Walk to Kirkland Waterfront with Lake Washington view from space and use of private deck facing the waterfront. 1859 rsf with windows and door facing Lk Washington and back storage area. Common ADA baths with 2017 renovation. Owner will consider Tenant installation of hood/fan for an approved restaurant or bakery use.

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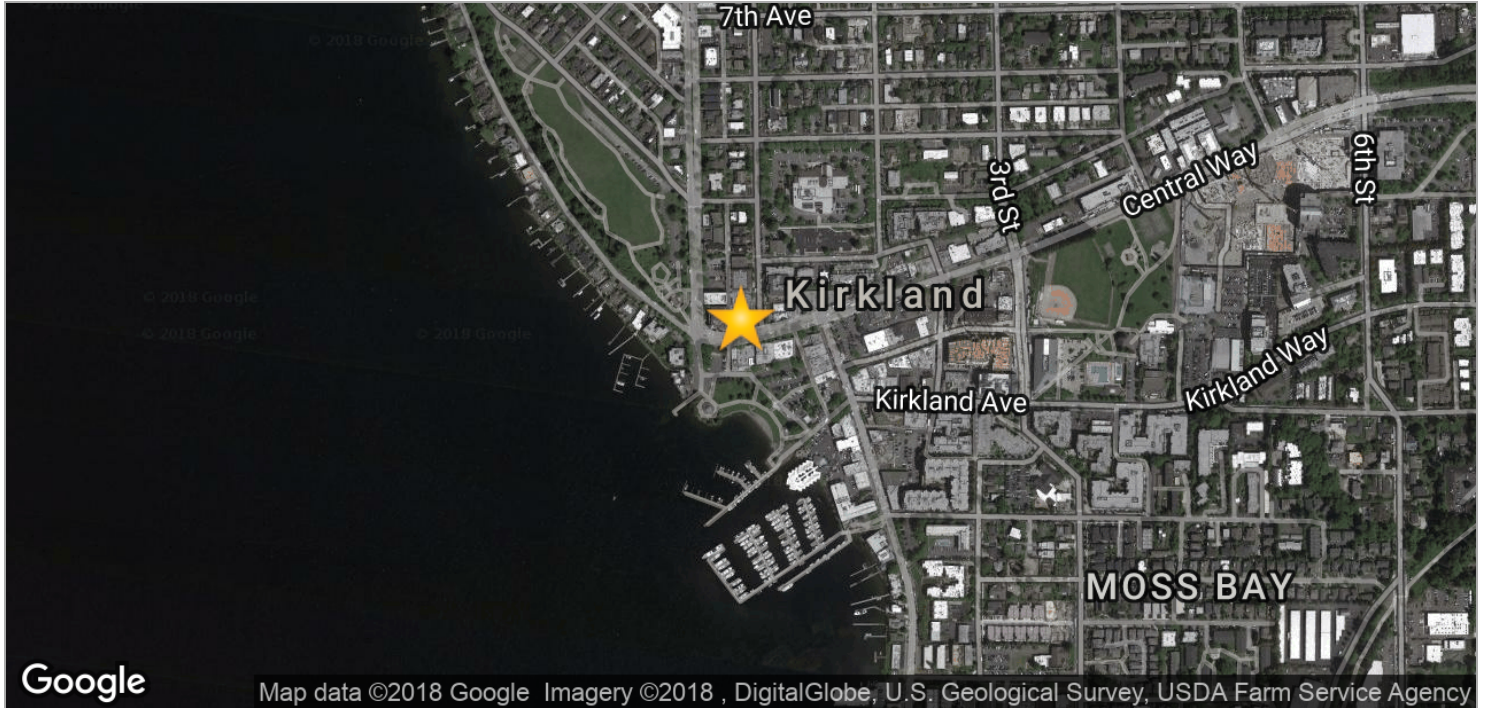
12,728 SF | 52 LAKESHORE PLAZA | KIRKLAND, WA

Additional Photos



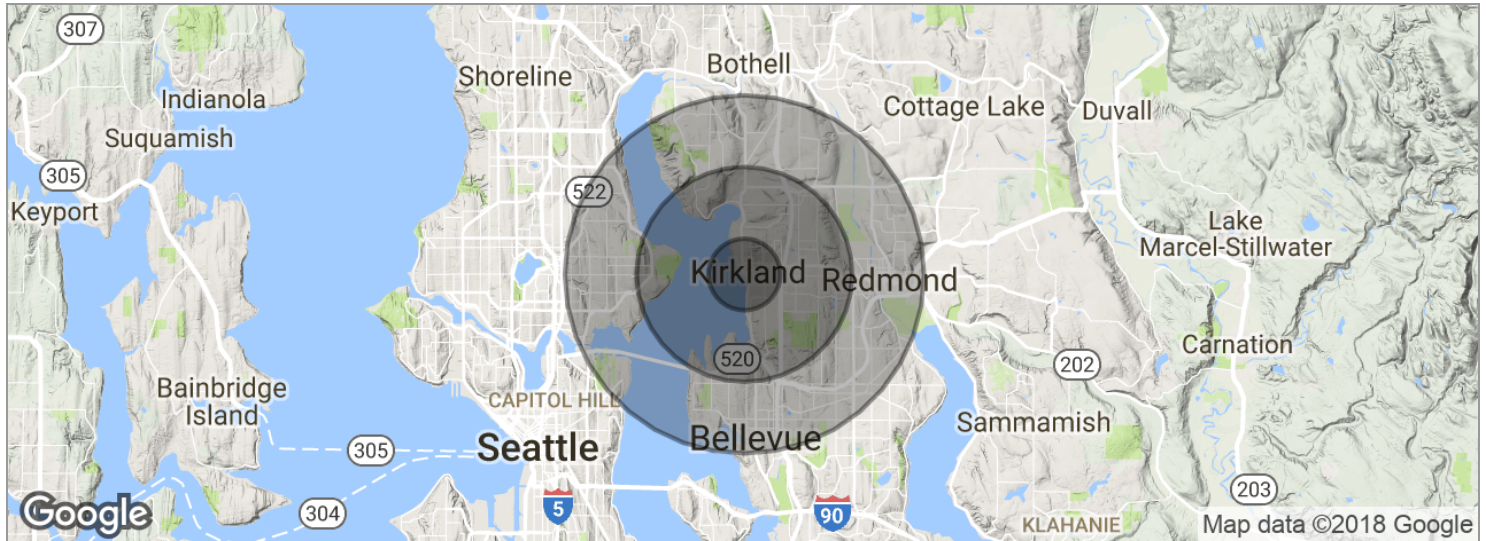
12,728 SF | 52 LAKESHORE PLAZA | KIRKLAND, WA

Location Maps



12,728 SF | 52 LAKESHORE PLAZA | KIRKLAND, WA

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,056	79,695	224,889
Median age	39.7	38.9	37.9
Median age (Male)	39.3	38.2	37.1
Median age (Female)	40.2	39.7	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,422	35,082	98,766
# of persons per HH	2.0	2.3	2.3
Average HH income	\$134,419	\$126,302	\$117,324
Average house value	\$742,235	\$626,265	\$561,285

* Demographic data derived from 2010 US Census