

*Irreplaceable location on  
downtown's busiest street in Kirkland.*

**1,500 SF  
AVAILABLE**

*No intensive parking uses.*



# *Downtown Kirkland Square*

255 CENTRAL WAY | KIRKLAND, WA 98033

*Steven E. Olsen*  
425.283.5465  
steve@jshproperties.com

 JSH | PROPERTIES, INC.  
425.455.0500 | JSHPROPERTIES.COM

*Close to Google, Tableau,  
and Kirkland Marina*

**Jing Jing Go  
Asian Market  
OPENING SOON!**

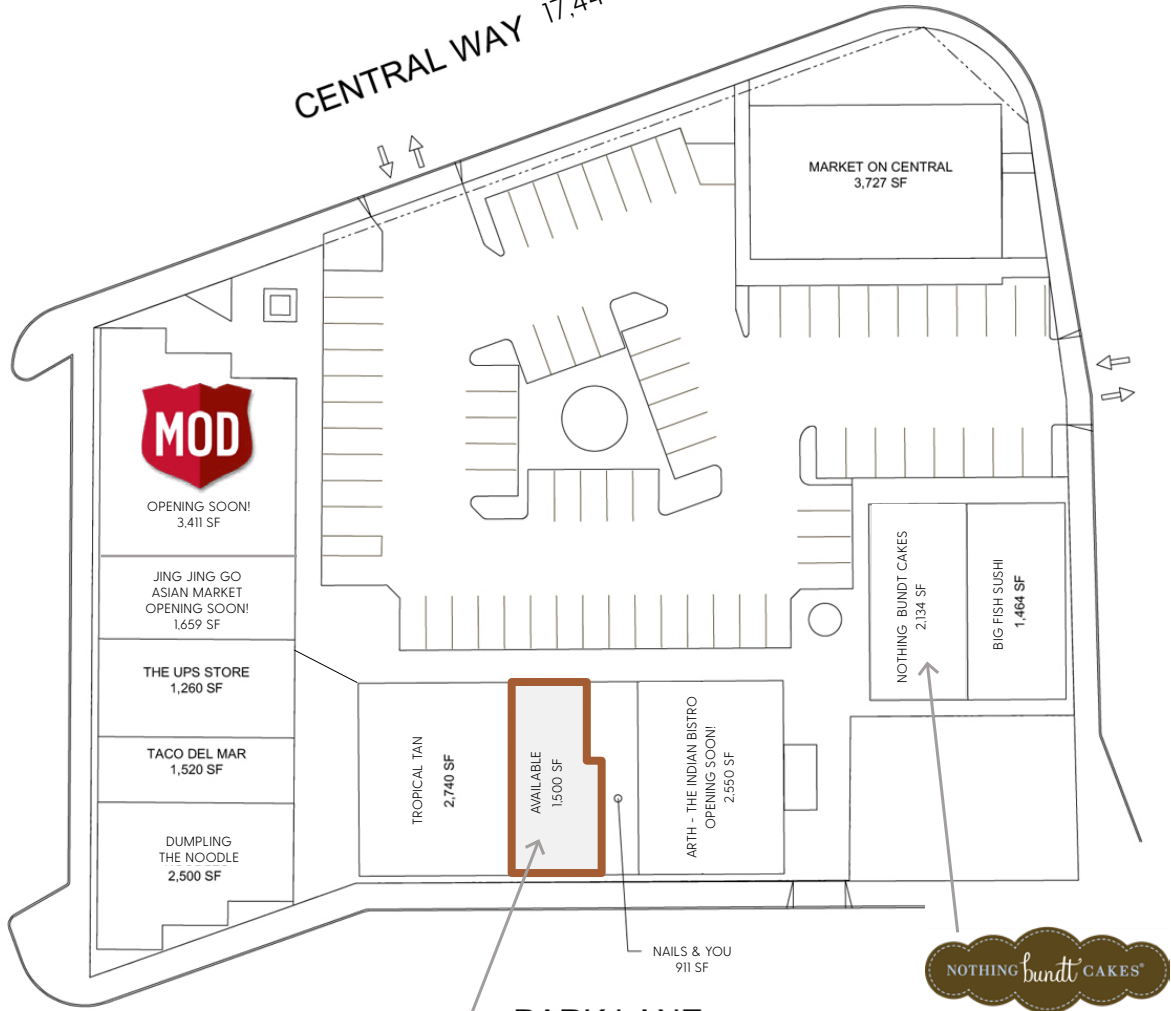
**MOD** OPENING SOON!





CENTRAL WAY 17,440 VPD

MAIN STREET



THIRD STREET

PARK LANE

**AVAILABLE**  
**1,500 SF**  
 \$45.00 psf/yr  
 \$12.13 NNN  
 No intensive  
 parking uses.

### Highlights

- Irreplaceable location on downtown's busiest street in Kirkland.
- Fantastic demographics!
- Rare downtown Kirkland parking
- Close to Google, Tableau, and Kirkland Marina
- \$45.00 PSF/YR + NNN
- NNN = \$12.13 PSF/YR and includes water/garbage\*
- No intensive parking uses.

### Merchants

1	MOD Pizza <b>Opening Soon!</b>	3,411 SF
2	Jing Jing Go Asian Market <b>Opening Soon!</b>	1,659 SF
3	The UPS Store	1,260 SF
4	Taco Del Mar	1,520 SF
5	Dumpling The Noodle	2,500 SF
6	Tropical Tan	2,740 SF
7	<b>AVAILABLE</b>	<b>1,500 SF</b>
8	Nails & You	911 SF
9	ARTH - The Indian Bistro <b>Opening Soon!</b>	2,550 SF
10	Nothing Bundt Cakes	2,134 SF
11	Big Fish Sushi	1,464 SF
12	Market On Central	3,727 SF

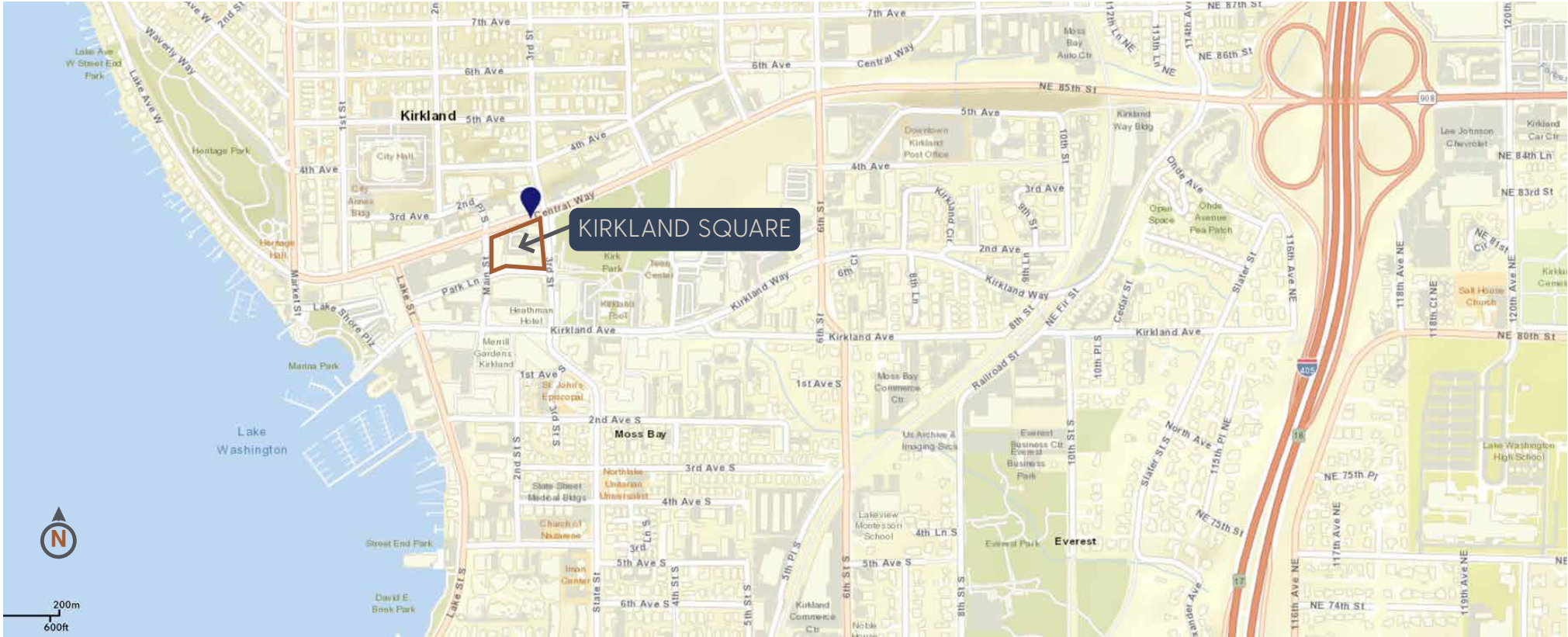




2022

	1 MILE	3 MILE	5 MILE
POPULATION	16,058	91,046	315,357
HOUSEHOLDS	7,763	38,470	130,047
DAYTIME EMPLOYEES	19,625	103,108	382,958
AVERAGE HH INCOME	\$225,327	\$203,479	\$202,592

**KIRKLAND SQUARE AERIAL SITE MAP**



425.455.0500 | JSHPROPERTIES.COM

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLANS ARE NOT TO SCALE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.