

Talus Coffee Shop

FOR LEASE OR SALE | 980 SF

CALL FOR PRICING



TALUS COFFEE SHOP

188 NW SHY BEAR WAY STE B, ISSAQUAH, WA 98027

ALEX VLASKI

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JSH | PROPERTIES, INC.

NEIGHBORHOOD

Talus community is perched on scenic Cougar Mountain in Issaquah, WA, with nearby access to hundreds of acres of protected forestland and hiking trails. This 630-acre master-planned community combines the beauty of a nature setting and the convenience of easy access to freeway and arterials. This community is supported by Issaquah's excellent schools, services, retail and activities.



ADDRESS	188 NW Shy Bear Way Ste b, Issaquah, WA 98027
SIZE	980 SF and outdoor patio seating space
RENT	Call for pricing.

HIGHLIGHTS

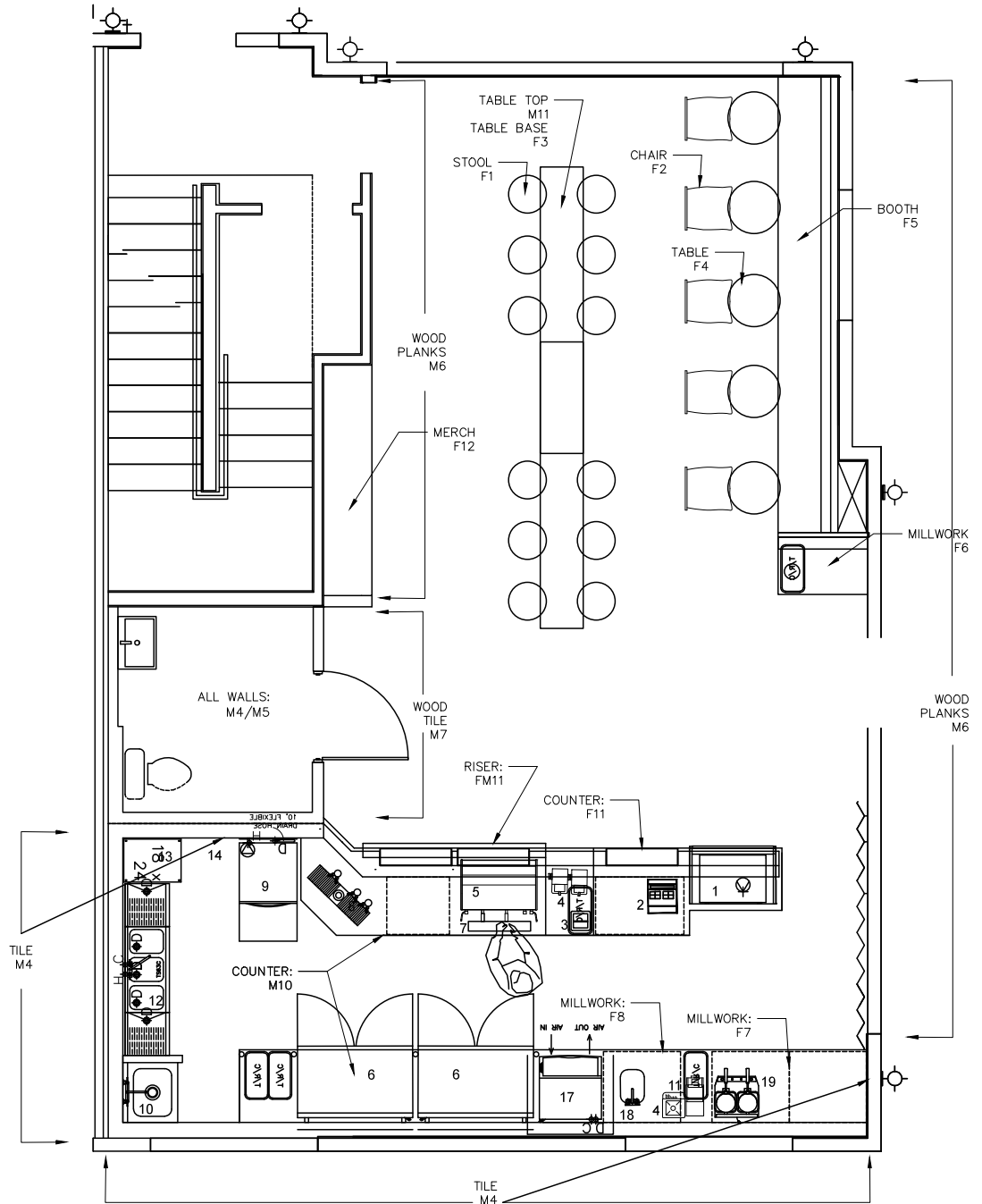
- » Turnkey Coffee Shop - Fully built out in 2016.
- » 980 SF Call for pricing.
- » Ideal for owner operator. Landlord open to other uses.
- » A unique opportunity to lease or buy a fully built out, exquisitely designed coffee shop. High end finishes, all plumbing, electrical set up for coffee shop.
- » Part of the distinguished Talus community, this commercial condominium is located on the main corner of the 5,000-resident community made up of residential homes, multi-family residential, senior living and a new Issaquah middle school.
- » Property located on the only street in and out of Talus for entire community (Talus Drive) and is the only food and beverage service available in the community.
- » Neighbors the Estates at Cougar Mountain apartment community.
- » Sits above Timber Ridge, a resort-style senior living community.
- » The new Cougar Mountain Middle School on Talus Drive serves 900 students in grades 6-8.



OUTDOOR SEATING AREA

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- 1 - Built-in reach in refer deli case with deli case above (counter) T.B.D BY CLIENT
- 2 - Order/Register with millwork below
- 3 - trash and knock-box
- 4 - Grinder
- 5 - Espresso machine
- 6 - 2-Door under counter refer
- 7 - In-counter Rinser
- 8 - In counter taps (remote cooling/storage below)
- 9 - Under counter Dishwasher
- 10 - Mop Sink (required?) I need to verify
- 11 - Brewer
- 12 - 3-Comp sink
- 13 - Metro rack for clean or dirty dishes / etc
- 14 - Open access for electrical panel (location ?)
- 17 - Under Counter Ice machine
- 18 - Hand Sink
- 19 - Waffle irons







2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,460	45,183	148,753
DAYTIME POPULATION	4,904	68,119	146,096
HOUSEHOLDS	2,153	18,047	53,703
AVG. HH INCOME	\$236,036	\$205,466	\$214,951

ISSAQUAH'S 10 LARGEST
NON-RETAIL EMPLOYERS

- Costco Headquarters
- Microsoft
- Swedish Medical
- City of Issaquah
- Siemens
- SanMar
- King County
- Applied Precision (GE)
- Virginia Mason
- Issaquah School District

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