



Downtown Kirkland Square

255 CENTRAL WAY | KIRKLAND, WA 98033

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Close to Google, Tableau, and Kirkland Marina

AT&T

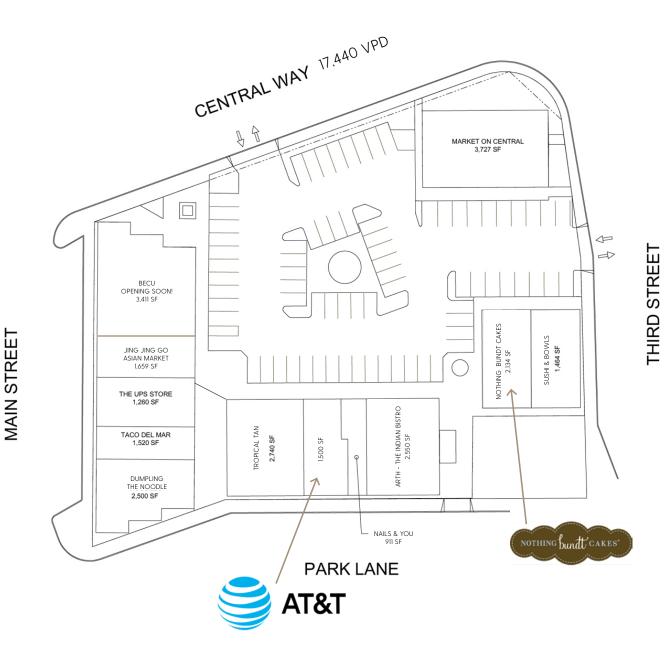
FILL

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AX04536

Vail & You



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.

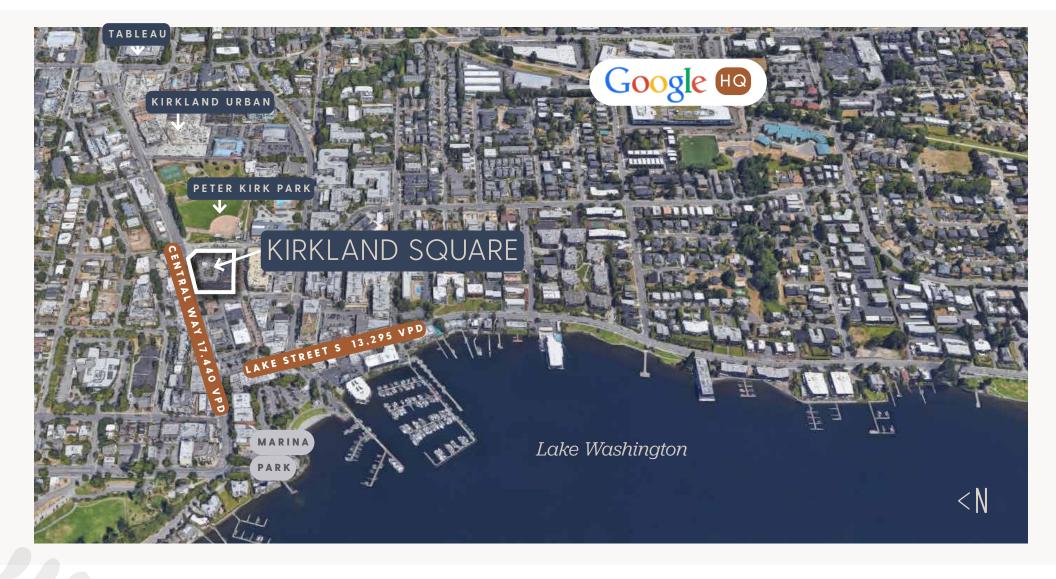
Merchants

1	BECU	3,411 SF
2	Jing Jing Go Asian Market	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	AT&T	1,500 SF
8	Nails & You	911 SF
9	ARTH - The Indian Bistro	2,550 SF
10	Nothing Bundt Cakes	2,134 SF
11	Sushi & Bowls	1,464 SF
12	Market On Central	3,727 SF

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KIRKLAND SQUARE AERIAL SITE MAP





2024 Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	15,141	89,022	328,816
HOUSEHOLDS	7,489	36,920	136,262
DAYTIME EMPLOYEES	18,829	95,271	403,453
AVERAGE HH INCOME	\$211,965	\$222,025	\$212,742

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