

Meadows

SHOPPING CENTER

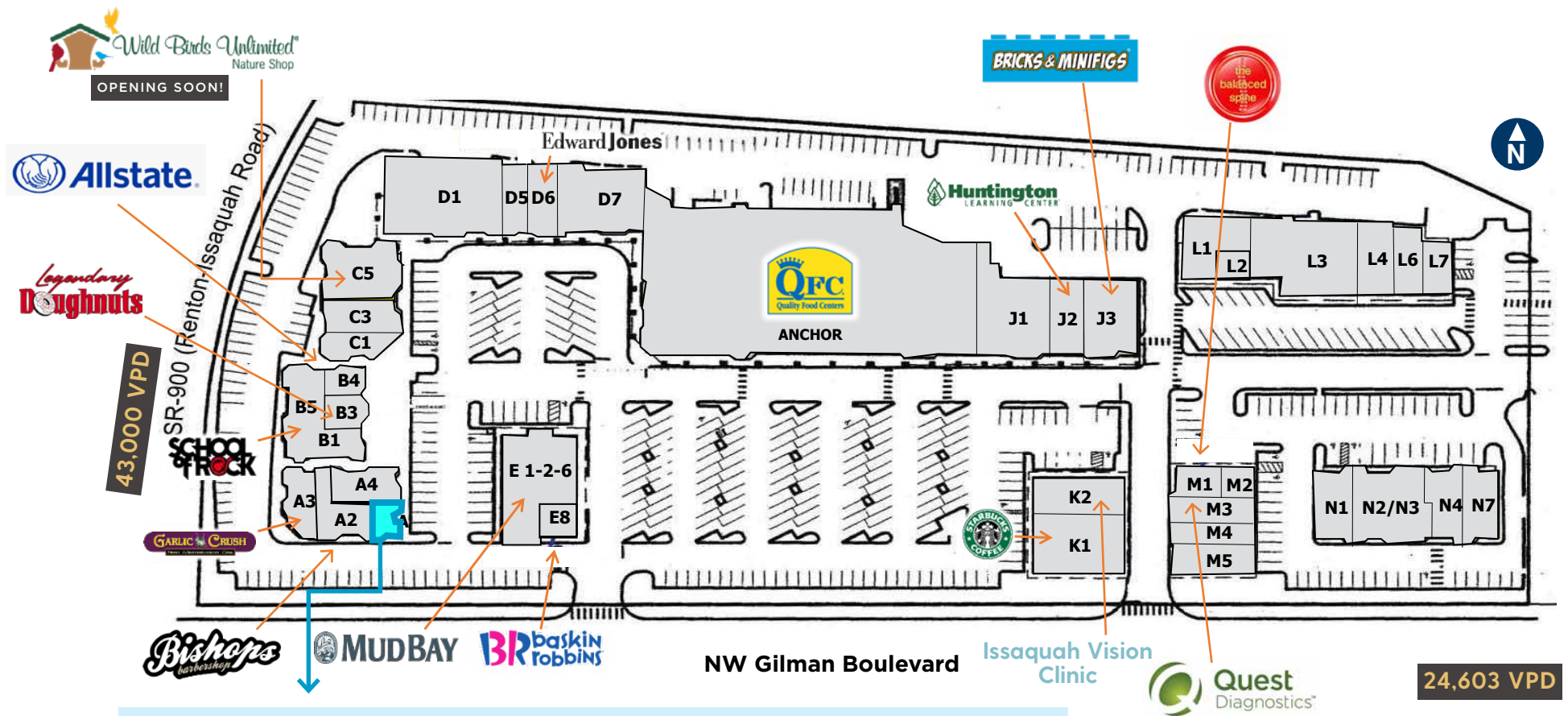
QFC anchored center with great visibility and access.
Strong line-up of tenants, traffic counts and demographics.



1420-1660 NW GILMAN BOULEVARD | ISSAQUAH, WA 98027

STEVEN E. OLSEN
steveo@jshproperties.com
425.283.5465

 JSH | PROPERTIES, INC.



AVAILABLE: 485 SF SUITE A1A

\$55.00 PSF/YR, NNN

2025 Budgeted NNNs approx \$11.00/ PSF/YR

*A new food use will pay a higher prorated share.

Existing Class 1 hood, Tenant to verify it meets code. No existing grease interceptor, Tenant will need to install one for some food uses.

A1A	AVAILABLE
A2	Bishop's Barbershop
A3	Garlic Crush Mediterranean Grill
A4	Pure Indulgence Nail Salon
B1-B5	School of Rock
B3	Legendary Doughnuts
B4	Allstate Insurance
C1	Issaquah Valley Dental
C3	Meadows Cleaners

C5	Wild Birds Unlimited
D1	Dough Zone Dumpling House
D5	Timeless Tea Dessert Cafe
D6	Edwards Jones
D7	Issaquah Cafe
E1-2-6	Mud Bay
E8	Baskin Robbins Ice Cream
ANCHOR	QFC
J1	Terra Bella Home Gifts
J2	Huntington Learning Center

J3	New Tenant Opening Soon!
K1	Starbucks
K2	Issaquah Vision Clinic
L1	Enterprise Rent-A-Car
L2	Emerald City Smoothie
L3	Small Threads For Kids
L4	Level 3 Communications
L6-L7	Meadows Cat Hospital
M1	The Balanced Spine
M2	A-Plus Hearing

M3	Quest Diagnostics
M4	Marlow's Fine Jewelry
M5	H & R Block
N1	Countryside Floral
N2-N3	Naan N Curry Indian Cuisine
N4	Mail Clinic
N7	Frankie's Pizza

2025 NNN \$9.96 PSF/YR

AVAILABLE

485 SF SUITE A1A

\$55.00 PSF/YR, NNN* See page 4.

Costco
WHOLESALE
HEADQUARTERS

90

90

NW GILMAN BOULEVARD







DEMOGRAPHICS

KEY FACTS



60,976
Population



Median Age



2.6
Average Household Size



\$227,830
2023 Average Household Income (Esri)



2%
No High School Diploma



7%
High School Graduate



18%
Some College



72%
Bachelor's/Grad/Prof Degree

EDUCATION

EMPLOYMENT



White Collar

88%



Blue Collar

6%



Services

7%



2,273
Total Businesses



44,259
Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$4,659
Apparel & Services



\$542
Computers & Hardware



\$7,884
Eating Out



\$13,863
Groceries



\$13,725
Health Care



\$6,330
Travel



\$156
Sports Events



\$165
Theatre/Operas/Concerts



\$18
Online Games

ANNUAL LIFESTYLE SPENDING



\$129
Movies/Museums/Parks

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



SOURCE: ESRI - WITHIN 3 MILE OF PROPERTY

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,986	60,976	140,246
DAYTIME POPULATION	18,237	81,221	146,882
HOUSEHOLDS	2,546	23,458	50,143
AVG. HH INCOME	\$202,339	\$227,830	\$240,874