

# COAL CREEK VILLAGE

Highly Visible Corner Location Available at Coal Creek Village, anchored by Safeway and new CVS Pharmacy.

1,726 SF

CORNER LOCATION AVAILABLE!

1,500 SF

AVAILABLE 02/01/2025  
SEE PAGE 2



6977 Coal Creek Pkwy SE, Newcastle, WA 98059

STEVEN E. OLSEN  
steveo@jshproperties.com  
(425) 283-5465

 JSH | PROPERTIES, INC.  
JSHPROPERTIES.COM

# Coal Creek Village

1,726 SF

CORNER LOCATION AVAILABLE!

North Corner View on Coal Creek Parkway



West Corner View on Coal Creek Parkway



1,500 SF  
DO NOT DISTURB GNC  
AVAILABLE 02/01/2026



# Coal Creek Village



**A 1,726 SF corner space & 1,500 SF inline space are now available at Coal Creek Village, an established shopping center anchored by Safeway and the newly built CVS Pharmacy.**

Positioned along highly traveled Coal Creek Parkway, this space benefits from exceptional visibility and easy access within one of Newcastle's most desirable retail corridors. Surrounded by affluent neighborhoods with average household incomes exceeding \$233,593, the center attracts a loyal, high-spending customer base seeking convenience and quality.



## Newcastle Rankings

Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

**Best Suburbs for Young Professionals in Washington**  
#8 of 184

**Best Suburbs to Live in Washington**  
#9 of 184

**Best Suburbs to Raise a Family in Washington**  
#10 of 183

# Coal Creek Village

- 1 Mechanics Bank
- 2 The UPS Store
- 3 Papa Murphy's
- 4 GNC - AVAILALBE 02/01/2026  
DO NOT DISTURB GNC
- 5 Bartell Drugs
- 6 Gentle Dental
- 7 4/4 School of Music
- 8 MudBay
- 9 Isabella Nail & Spa
- 10 Coal Creek Family Vision
- 11 Safeway (NAP)
- 12 Key Bank
- 13 Chiropractic Wellness Center
- 14 Yea's Wok
- 15 Great Clips
- 16 DIY Tea Lab
- 17 Subway
- 18 1,726 AVAILABLE
- 19 Orthodontic Excellence
- 20 ATI Physical Therapy

**1,500 SF AVAILABLE 02/01/2026**  
Do not disturb GNC.  
\$50.00 PSF/YR + NNN  
NNN - Approx. \$10.27/psf/yr/2025

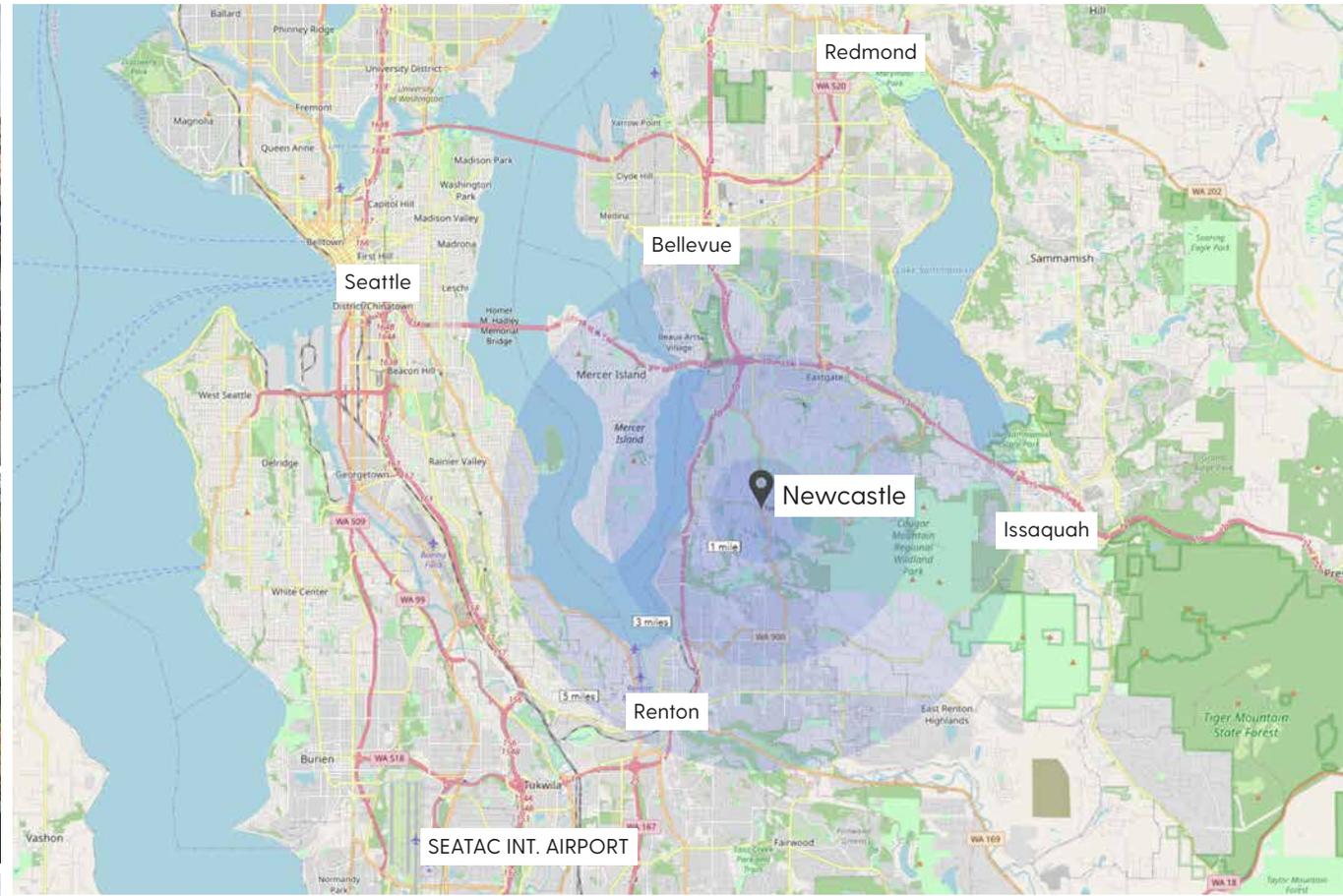


**1,726 SF AVAILABLE**  
\$47.74 PSF/YR + NNN  
NNN - Approx. \$10.27/psf/yr/2025

\*Previous tenant was "The Coalman Cafe & Bar". No existing hood.

SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

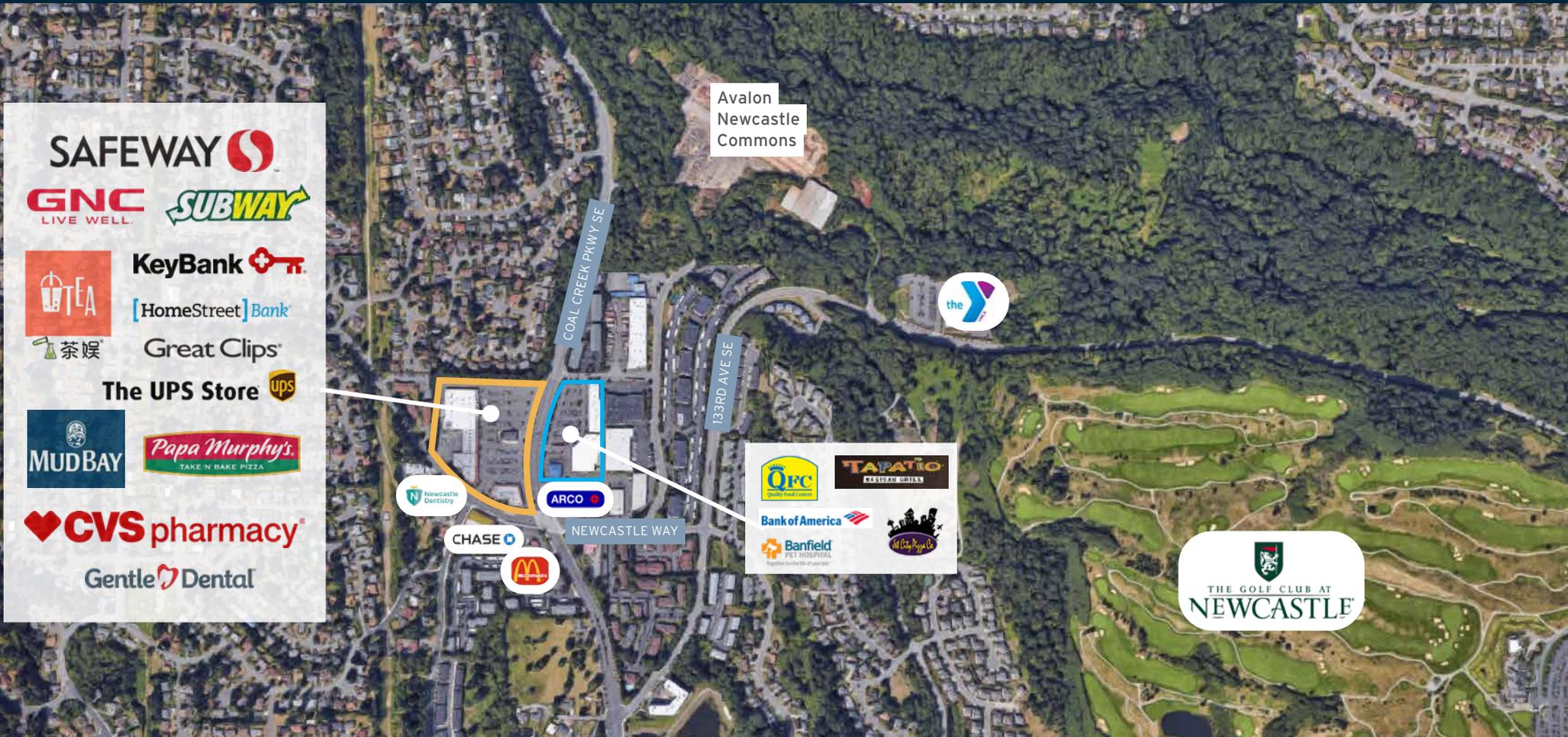
# Coal Creek Village



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,485	87,452	230,684
Daytime Population	11,288	73,602	222,847
Avg. HH Income	\$233,593	\$249,848	\$219,607
Avg. Home Value	\$1,196,914	\$1,344,243	\$1,264,619

SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

# Coal Creek Village



**SAFEWAY**  
**GNC** **SUBWAY**  
**KeyBank**  
**[HomeStreet] Bank**  
**Great Clips**  
**The UPS Store**  
**MUD BAY** **Papa Murphy's**  
**CVS pharmacy**  
**Gentle Dental**

**ARCO**  
**Bank of America**  
**Banfield PET HOSPITAL**  
**QFC** **TAPATIO**  
**McDonald's**



73,602  
Daytime  
Population  
(3-mile radius)



72.4%  
Population w/  
Bachelors and/or  
Graduate Degree



\$233,593  
Average Household  
Income  
(1-mile radius)

- **Anchored by Safeway and the newly built CVS Pharmacy**
- **Highly visible location** with ~21,900 cars per day on Coal Creek Parkway.
- **Affluent and growing community** – average household income ~\$249,848 (3-mile radius).
- **Prime daytime population** (~73,602 within 3 miles) – great for retail visibility and walkable lifestyle.