Snoqualmie Ridge
CENTER BLVD PHASE IVB

Orthodontic space available in busy lifestyle center in high-income master-planned community.

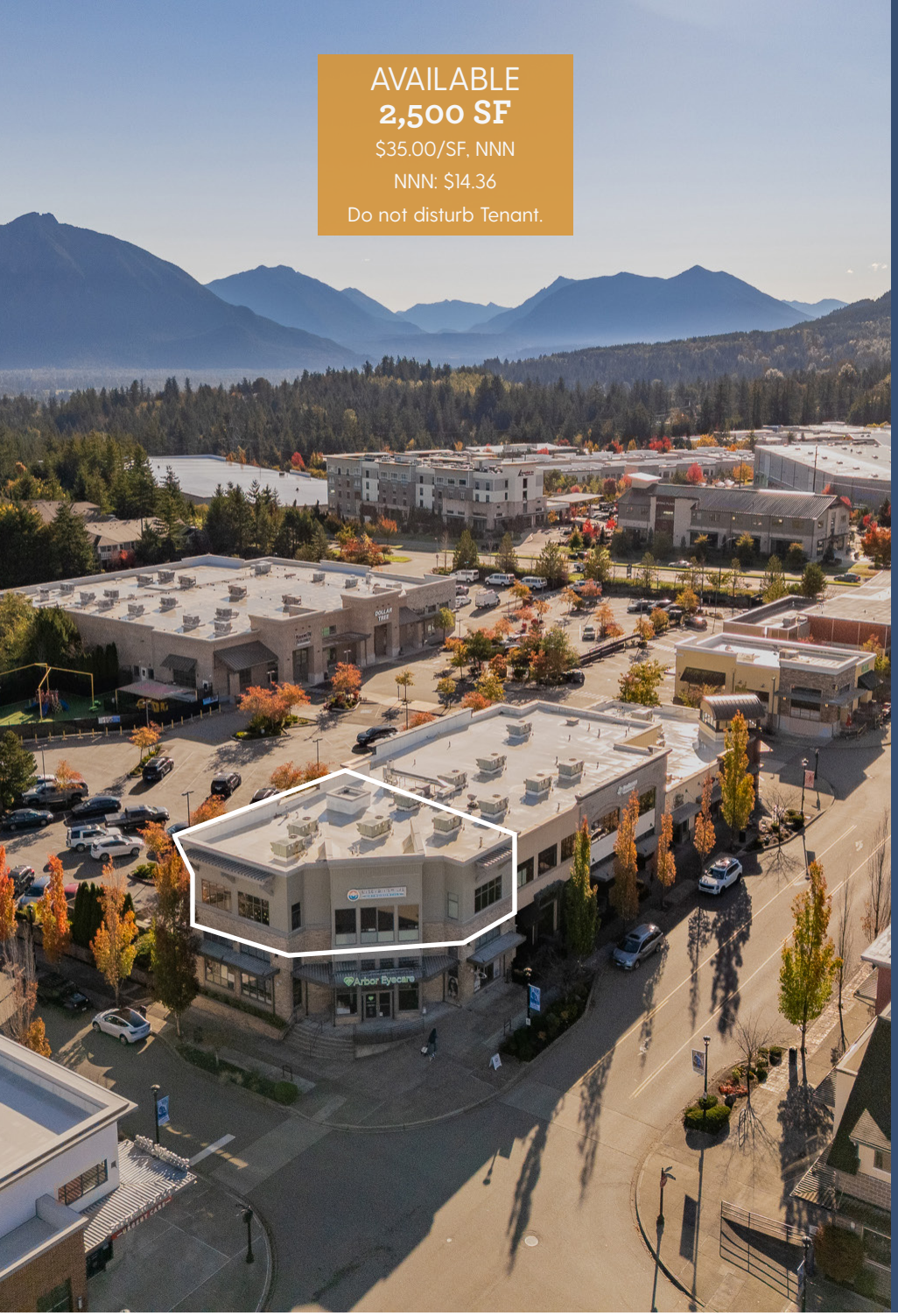


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JSH | PROPERTIES, INC.



Now Available: 2,500 SF orthodontal build out positioned in the heart of the master-planned Snoqualmie Ridge community, offering unmatched access to one of the Puget Sound region's most affluent and family-oriented markets.

Surrounded by top national and regional retailers, including Safeway, Key Bank, and Planet Fitness, the Center is just minutes from The Club at Snoqualmie Ridge—home to the PGA Tour's Boeing Classic. The area boasts strong household incomes, growing residential development, and year-round tourism driven by nearby hiking trails, Snoqualmie Falls, and other outdoor attractions.

36.7
Median Age
(1 mile radius)

72.8%
Population w/
Bachelors and/or
Graduate Degree

$318,212
Average Household
Income
(1 mile radius)

2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,780	20,073	26,152
Daytime Population	8,472	22,005	28,591
Households	3,088	6,665	9,015
Avg. HH Income	$318,212	$287,778	$275,955

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Neighborhood



Snoqualmie Ridge
CENTER BLVD

T-Mobile · Great Clips · Anytime Fitness · Mathnasium The American Math Center · Bright Horizons · Sound The forefront of behavioral healthcare · KeyBank · The UPS Store · Dollar Tree

Voted #5 Best Place to Live in America by Money Magazine (2015), Snoqualmie Ridge is home to The Club at Snoqualmie Ridge, a Jack Nicklaus Signature Golf Course and site of the annual Boeing Classic PGA TOUR Champions event, attracting regional visitors and media exposure.

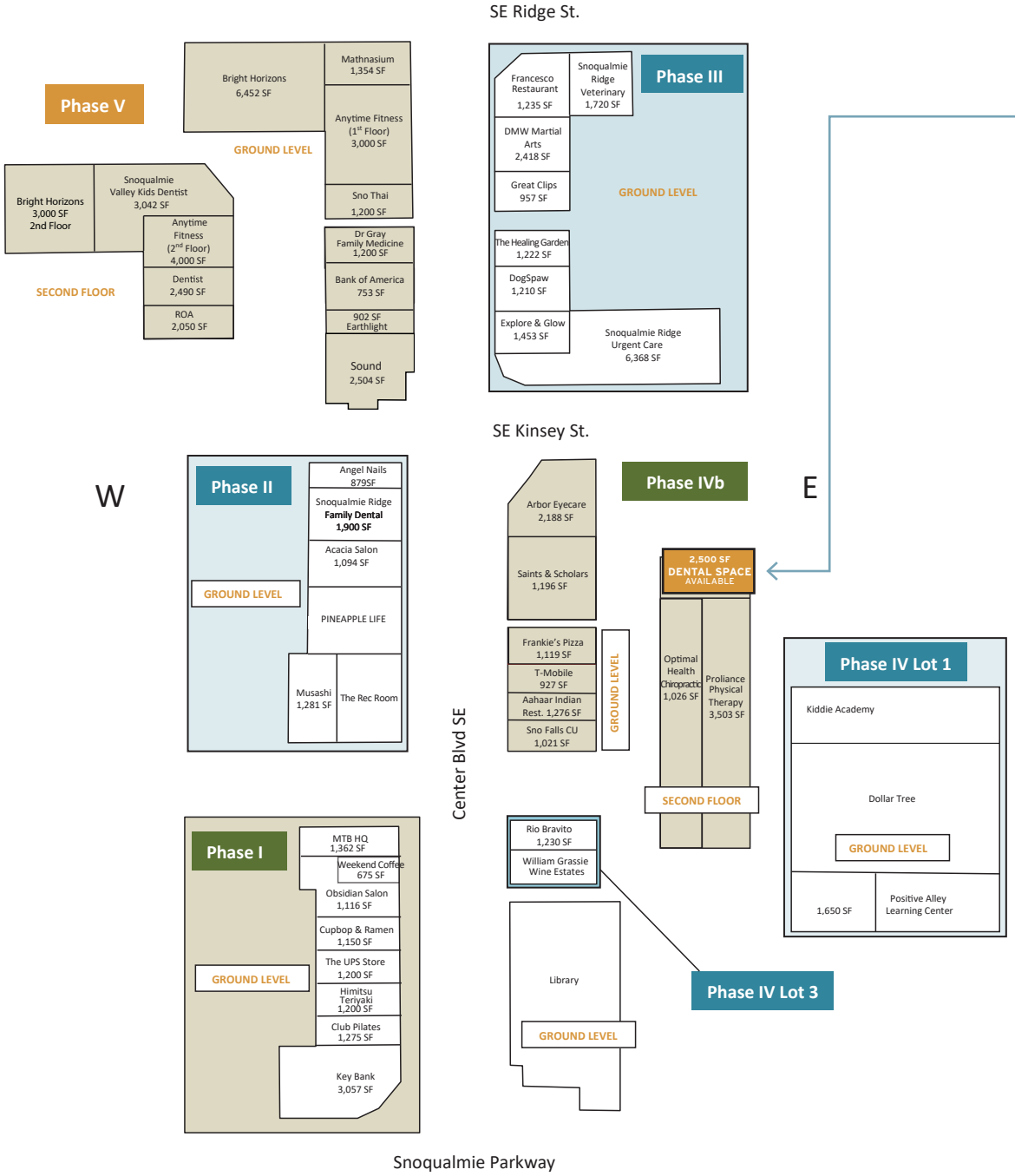
Located just 19 miles from Bellevue and 10 miles east of Issaquah, consumer spending power is strong: Spending Potential Index (SPI) for Food Away from Home = 247 (147% above U.S. average). SPI for Apparel, Recreation, and Travel also exceed 240, showing high discretionary spending. Median household income exceeds $254,000 within 1 mile — among the highest in the Puget Sound region.

$318,212

AVERAGE HOUSEHOLD INCOME
(WITHIN 1 MILE)

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Snoqualmie Ridge Site Plan



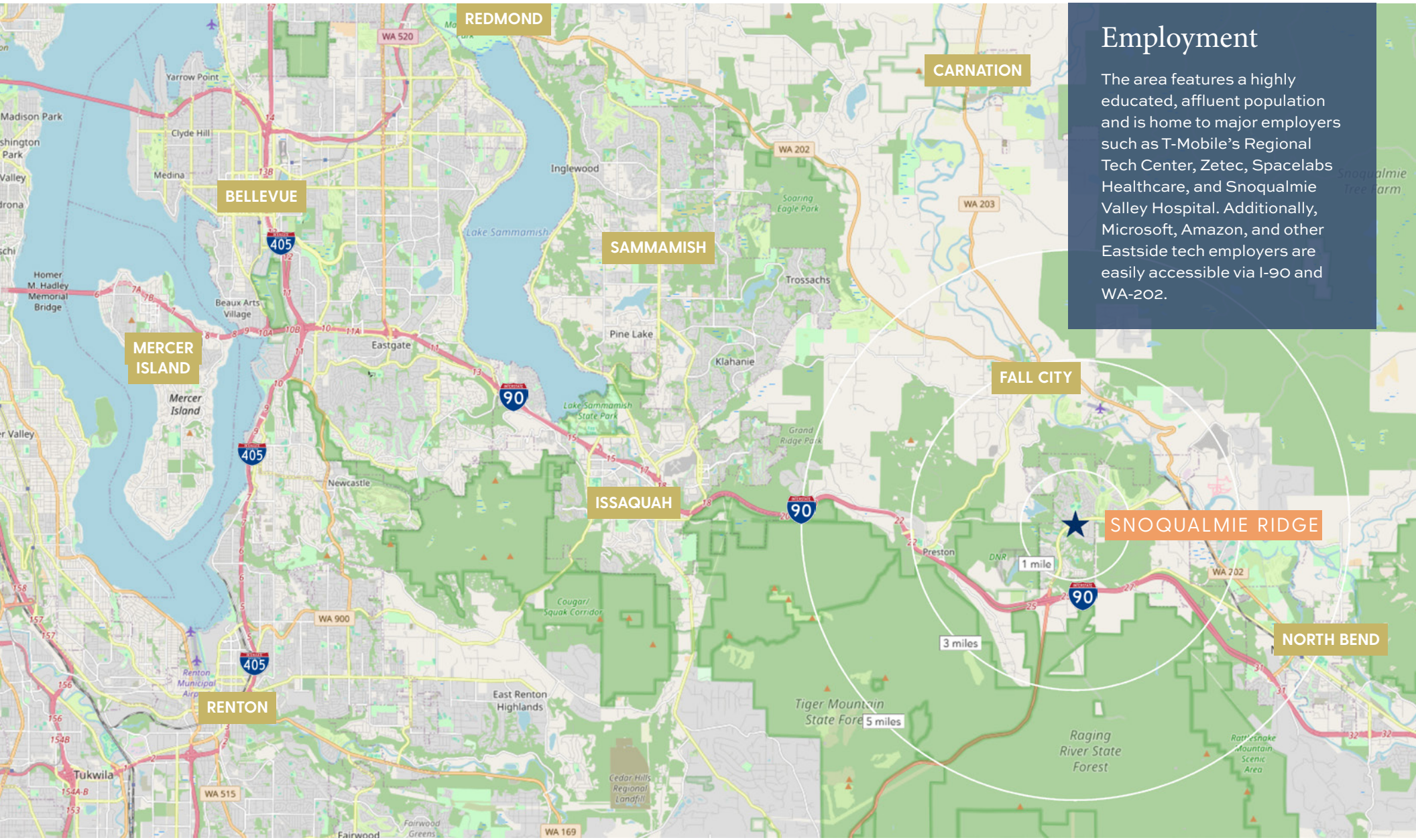
AVAILABLE	RSF	PSF/YR	NNN/PSF/YR
Suite 200	2,500	$35.00	$14.36

Landlord is providing time for plans, permits, and construction.



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Area Employers & Transportation



Employment

The area features a highly educated, affluent population and is home to major employers such as T-Mobile's Regional Tech Center, Zetec, Spacelabs Healthcare, and Snoqualmie Valley Hospital. Additionally, Microsoft, Amazon, and other Eastside tech employers are easily accessible via I-90 and WA-202.

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