

# Premier Downtown Kirkland Retail Space

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FOR LEASE	12,972 RSF
ADDRESS	312 Central Way, Kirkland WA 98033
YEAR BUILT	2020
TYPE	70-Unit Mixed-Use Apartment
ZONING	CBD-7 "Retail"
CO-TENANCY	5 Stones Coffee Co & Arleana's Caribbean Soul
PARKING	68 Dedicated Retail Customer Stalls
WALK SCORE	96, Walker's Paradise

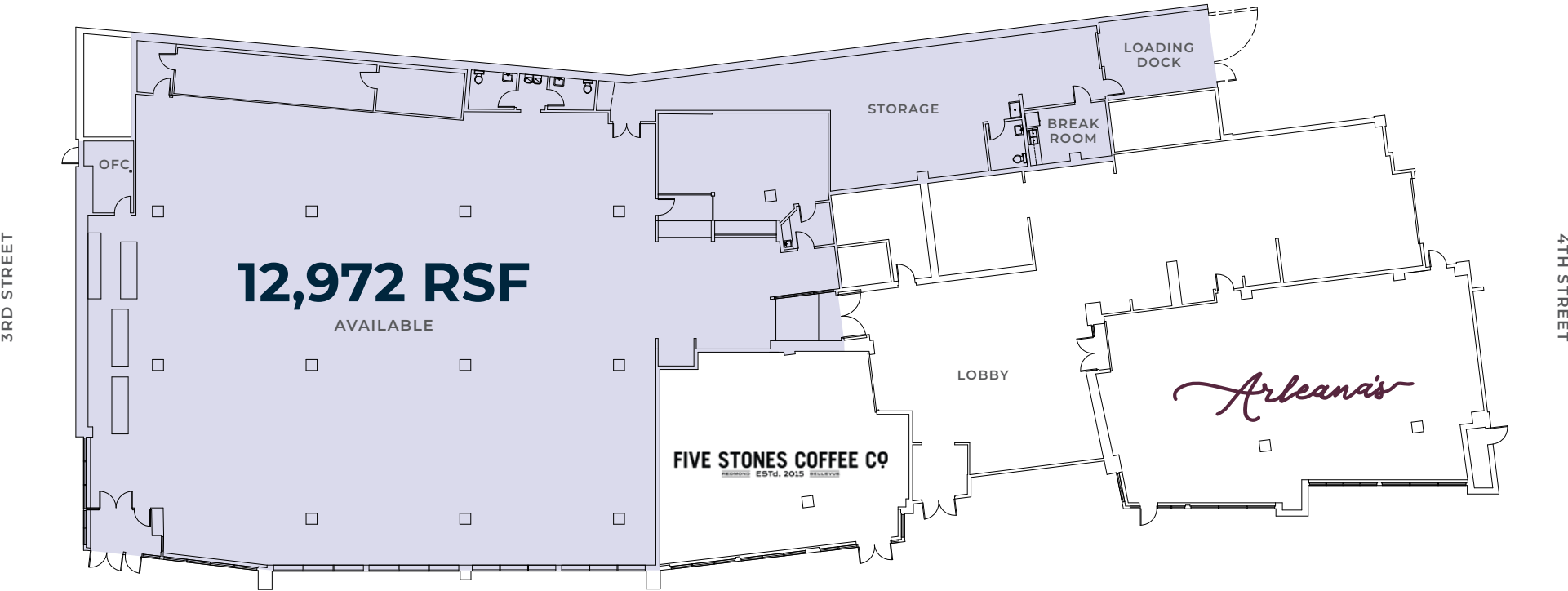


[PARQUEKIRKLANDRETAIL.COM](http://PARQUEKIRKLANDRETAIL.COM)

**km** Kidder  
Mathews

# Located Just Off Central Way

ELECTRICAL CAPACITY	800 amps
HVAC CAPACITY	26 tons
COLUMN SPACING	24' - 25'
CEILING HEIGHT	16' to roof deck, 12' - 6" to ceiling



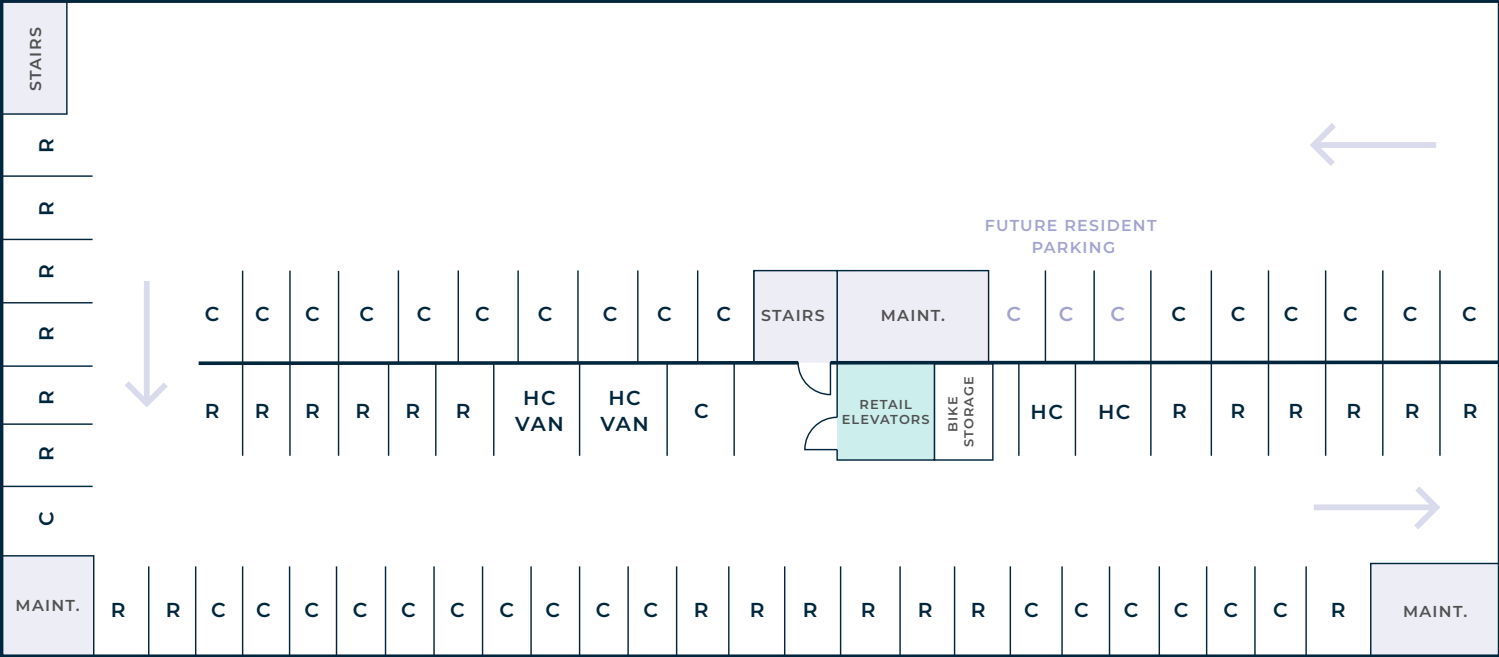
# Interior Retail Area



# Excellent Loading Dock Access & Customer Parking

68 STALLS

DEDICATED RETAIL CUSTOMER PARKING



2-Hour Free  
Customer  
Parking

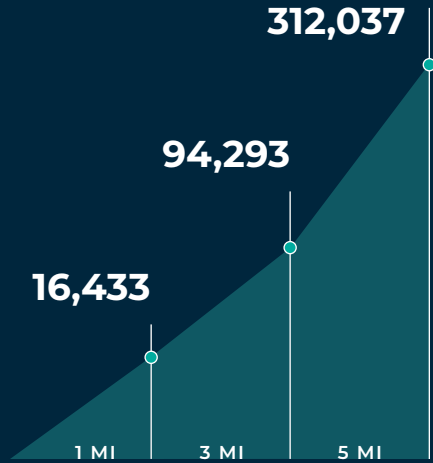
- HC Handicapped
- R Regular Size Parking
- C Compact Parking



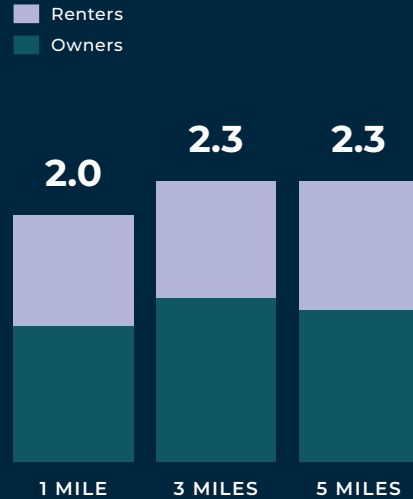
# Demographics

Demographic Source: Sites USA ©2024

## POPULATION (2024)



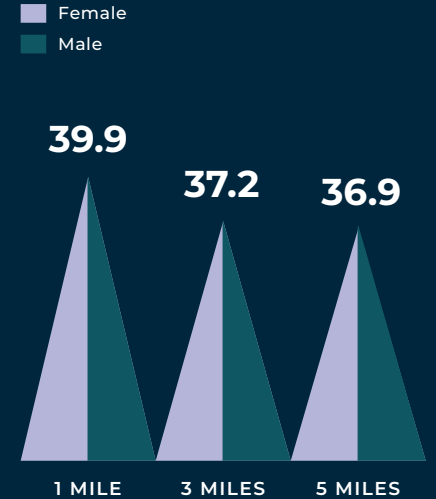
## HOUSEHOLD SIZE (AVG)



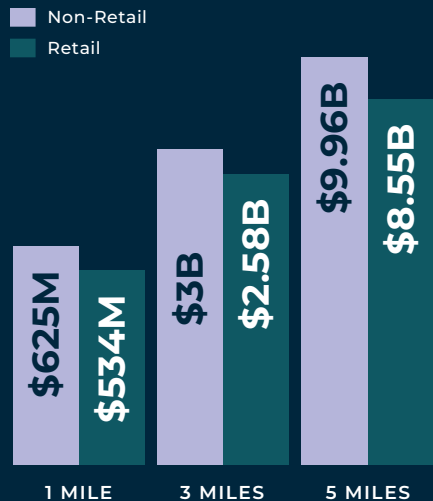
## ANNUAL HOUSEHOLD INCOME (AVG)



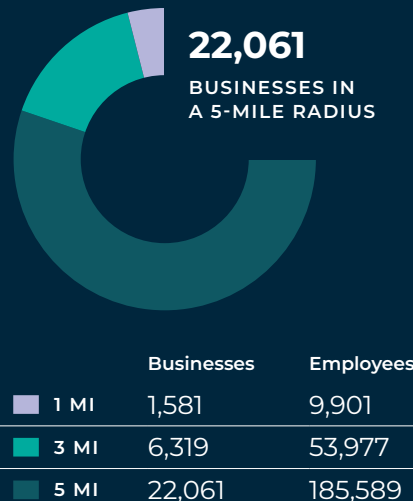
## MEDIAN AGE & GENDER



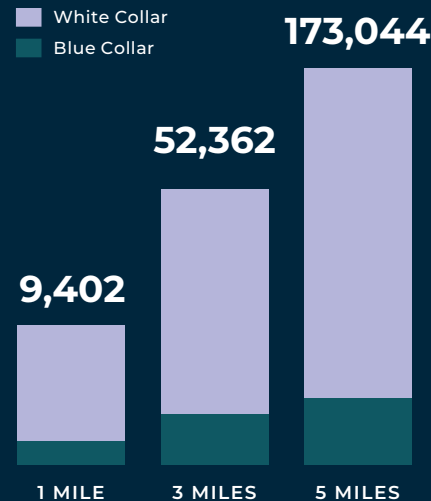
## CONSUMER SPENDING



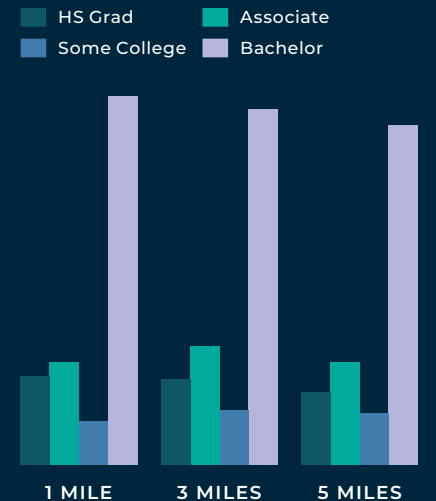
## 2024 DAYTIME



## 2024 EMPLOYMENT



## EDUCATION OVERVIEW



# Kirkland Ranked #3 Best Place to Live in the United States

Nestled on the shores of Lake Washington, Kirkland effortlessly blends urban sophistication with suburban tranquility. Boasting top-rated schools, abundant green spaces, and a myriad of dining, entertainment, and community offerings, Kirkland caters to every lifestyle. Its prime location provides easy access to the thriving tech hubs of Seattle, Bellevue, and Redmond, ensuring an unparalleled blend of convenience and Pacific Northwest charm.

**92K**

TOTAL  
POPULATION

**\$1.4M**

MEDIAN HOUSE  
PRICE (2024)

**9.5 MI**

LAKE WASHINGTON  
WATERFRONT

**630 AC**

PARKLAND &  
OPEN SPACES

**PARQUE**  
KIRKLAND RETAIL

 **22,122+ VPD**

**PETER KIRK PARK**

Ranked by Money Magazine, "50 Best Places to Live in the U.S. 2022-2023."  
Kirkland House Price information sourced by Redfin, May 2024.

**PARQUE KIRKLAND RETAIL** [PARQUEKIRKLANDRETAIL.COM](https://parquekirklandretail.com)

**KIDDER MATHEWS**

# Be A Part of Kirkland's Growing Community



## DOWNTOWN KIRKLAND

Park Lane, known as an “American woonerf,” after the Dutch word that translates roughly to “living street”, is a plaza-style, two-block retail corridor that offers eclectic dining, indulgent desserts, art galleries, curated boutiques, and an overall unforgettable shopping experience.

## KIRKLAND URBAN

Kirkland Urban is an 11.5-acre mixed-use development and a vibrant extension of downtown Kirkland. The first phase is comprised of more than 390,000 SF office and 140,000 square feet of retail, bringing together a collection of neighborhood services, shops, restaurants, and a public plaza.

## KIRKLAND RETAILERS

LAKE WASHINGTON

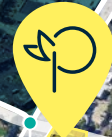
KIRKLAND HOMEPORT MARINA

MARINA PARK

HERITAGE PARK

Google

DOWNTOWN KIRKLAND



22,122+ VPD

# KIRKLAND URBAN


Google

INTERSTATE 405

CROSS KIRKLAND CORRIDOR





# Nearby Amenities

## MAJOR EMPLOYERS

- 01 Google
- 02 Tableau Software
- 03 GoDaddy
- 04 ServiceNow
- 05 Evergreen Health

## GROCERY

- 01 Costco
- 02 PCC Community Markets
- 03 Metropolitan Market
- 04 QFC
- 05 Trader Joe's

## DINING + SHOPPING

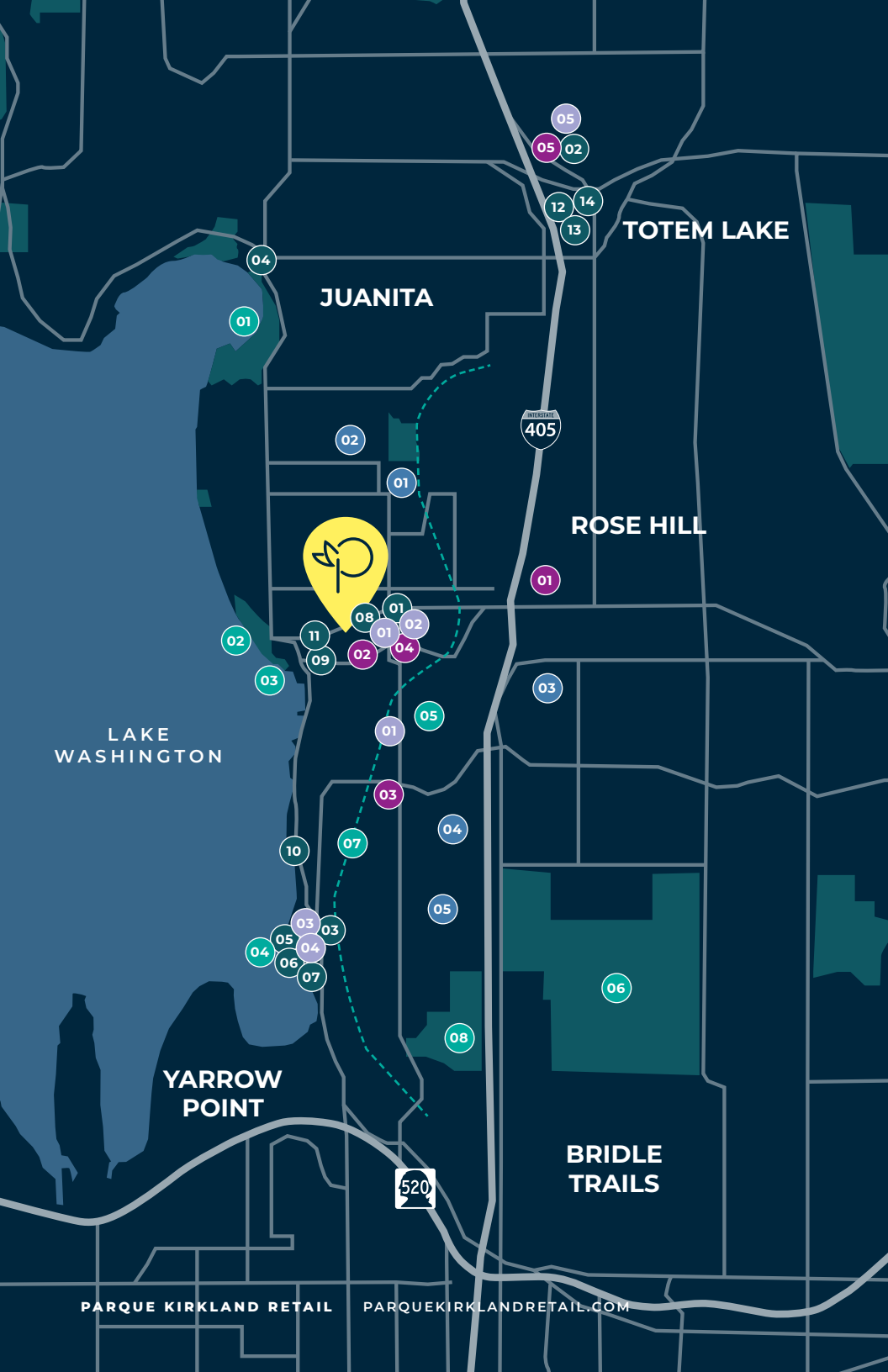
- 01 Kirkland Urban
- 02 The Village at Totem Lake
- 03 Carillon Point
- 04 Kathakali
- 05 El Encanto
- 06 Como
- 07 Le Grand Bistro Americain
- 08 Dough Zone Dumpling House
- 09 Cactus
- 10 BeachHouse Bar + Grill
- 11 Ristorante Paradiso
- 12 Nick's Grill
- 13 Shawarmaniac Mediterranean
- 14 Aria Food & Bakery

## EDUCATION

- 01 Peter Kirk Elementary School
- 02 Kirkland Middle School
- 03 Lake Washington High School
- 04 International Community School
- 05 Northwest University

## PARKS + RECREATION

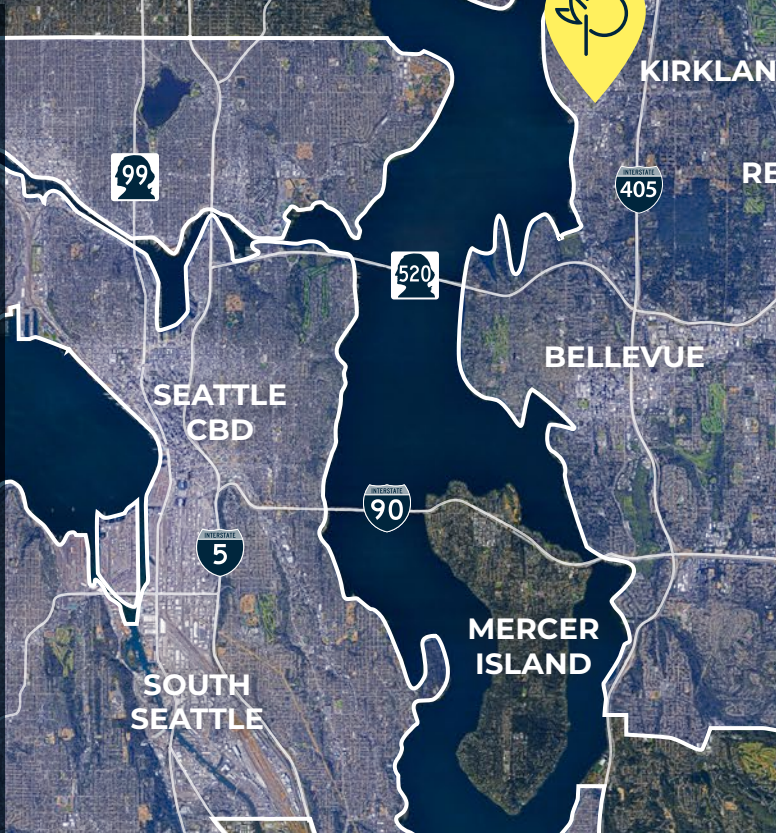
- 01 Juanita Bay Park
- 02 Heritage Park
- 03 Marina Park
- 04 Carillon Point Marina
- 05 Everest Park
- 06 Bridle Trails State Park
- 07 Cross Kirkland Corridor
- 08 Watershed Park



# Proximity to Major Employment Hubs

**SEATTLE**

**KENT VALLEY INDUSTRIAL**



**KIRKLAND**

**REDMOND**

**BELLEVUE**

**ISSAQUAH**





**PARQUE**  
KIRKLAND RETAIL

Exclusively leased by

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