

TOTEM STATION

RETAIL FOR LEASE

12525 Totem Lake Blvd NE, Kirkland WA 98034

THE OPPORTUNITY

Unique opportunity to locate in the only shop space retail center directly across the street from The Village at Totem Lake, the newly redeveloped trade area retail center with Trader Joe's, Whole Foods, Nordstrom Rack, Ulta and more! Close-proximity to these high-traffic trade-area destination tenants, incredible street visibility, easy access from a major highway, and strong income and population demographics. Join this bustling, dynamic retail area today!



Tiffini Connell

(206) 283-5212

www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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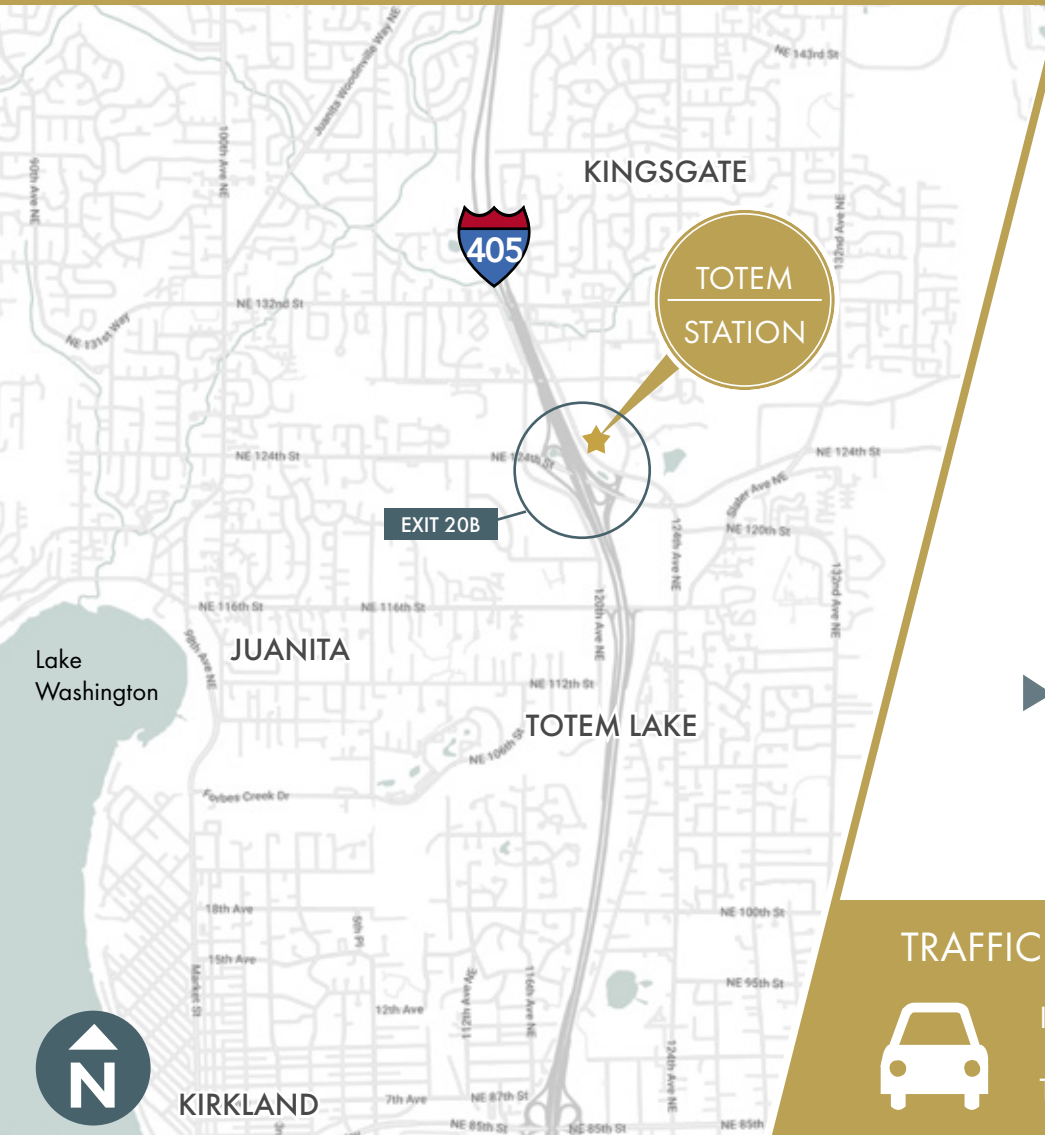
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STRONG DEMOGRAPHICS

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$112,419

3-Mile: \$141,346

5-Mile: \$144,768

▶ TOTAL POPULATION

1-Mile: 16,163

3-Mile: 104,273

5-Mile: 237,655

▶ TOTAL DAYTIME EMPLOYEES

1-Mile: 20,421

3-Mile: 61,127

5-Mile: 139,599

TRAFFIC COUNTS



Interstate 405: 132,000 vehicles per day

Totem Lake Blvd NE: 11,000 vehicles per day

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HIGHLIGHTS



Excellent signage opportunity with visibility from I-405



Property has been recently upgraded, included new parking lot paving and striping



Rare small space available with highly visible frontage, including a direct sight line from Trader Joe's



New tenants Mattress Depot and Mercurys Coffee



Fast-growing residential demographics, including Aura at Totem Lake, a 26 acre lifestyle development

Highly visible location on Totem Lake Blvd NE, directly across the street from The Village at Totem Lake



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FLOOR PLAN

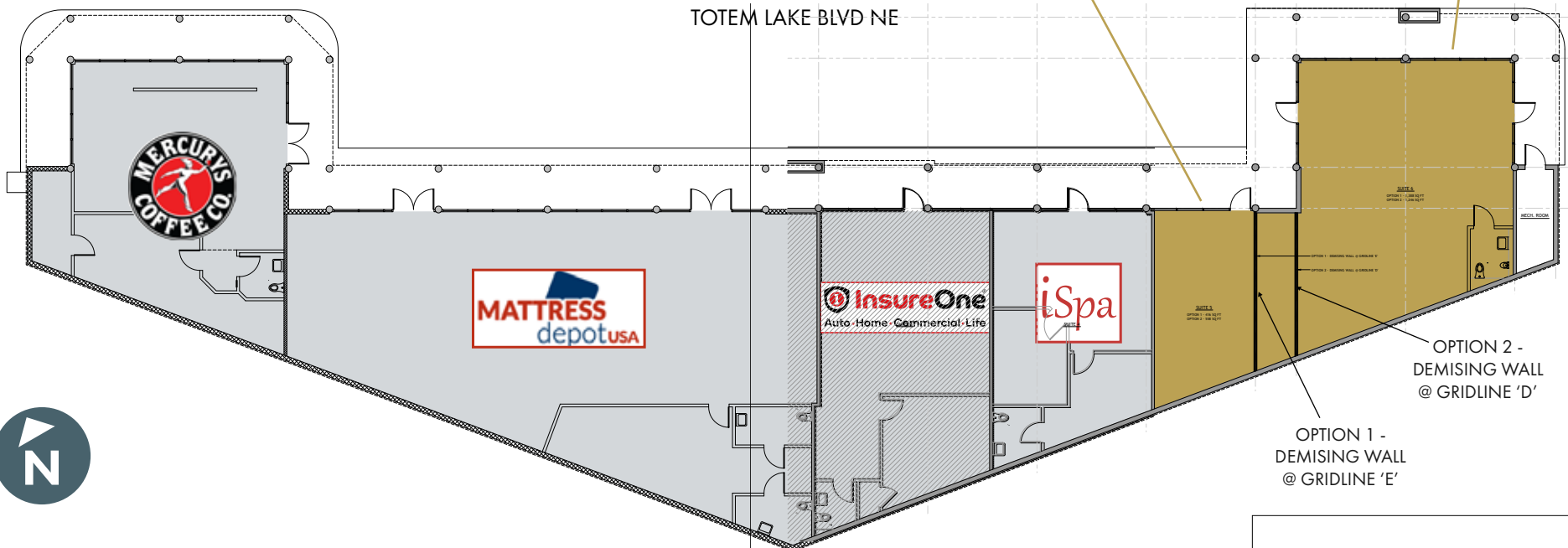
LAST SPACE REMAINING

Available
1,804 SF
(WILL DEMISE)

SUITE 5
OPTION 1 - 416 SF
OPTION 2 - 558 SF

SUITE 6
OPTION 1 - 1,388 SF
OPTION 2 - 1,246 SF

GREAT FREEWAY AND POWER CENTER VISIBILITY!



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