



**FOR LEASE**  
9743 97th Lane NE  
Kirkland, Washington 98034



# CHELSEA AT JUANITA VILLAGE

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com  
11621 97th Lane NE, Kirkland, Washington 98034

**CHELSEA AT JUANITA VILLAGE** is located in a large mixed-use, european-styled project featuring notable retailers such as; Starbucks, Wells Fargo, Walgreens, Bank of America, Top Pot Doughnuts and several others. The property is surrounded by dense residential and benefits from the nearby daytime population. Chelsea at Juanita Village is just minutes away from The Village at Totem Lake, featuring Whole Foods, Nordstrom Rack, Trader Joe's and more. Juanita Village is a vibrant and diverse development with over 1,000 residential units and ample surface and garage parking stalls available for residents and customers. The project sits just across the street from Juanita Bay, a popular beach destination during the summer months. Kirkland is an affluent suburb of Bellevue and the Juanita neighborhood has experienced recent growth in the development in the last 10-15 years, and is continuing to grow each year.



**9743 97TH LANE NE:**

**1,250 SF      \$27.00 PSF      PLUS NNN**

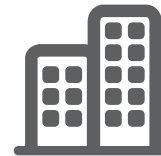
- NNN: \$12.59 PSF
- Join Juanita Village Tenants: Starbucks, Walgreen's, Top Pot Doughnuts Jersey Mike's, Urban Coffee Lounge, and More!
- **Leasing Bonus: Qualifying Tenants May Receive \$20 PSF TI Allowance and 3 Months Abated Rent for a 5-Year or Longer Lease Term**



Population



Average HH Income



Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	16,761	\$135,337	3,180
Mile 3	97,036	\$151,317	45,350
Mile 5	293,758	\$150,622	122,655



# SITE PLAN

97th Lane NE



98th Avenue NE



124,596 Households  
5 Mile Radius



Centrally Located to  
Totem Lake & Downtown



16,500 ADT  
98th Avenue NE



Minutes from  
I-405



**KIRKLAND, WA** is a business savvy city, a vibrant place to live, and a supportive place to work. Located on the east side of Lake Washington directly across from Seattle, Kirkland's thriving business environment offers companies a highly educated workforce and a dynamic well-connected business community. Kirkland is uniquely situated to provide the charm and atmosphere of a small waterfront town with urban amenities.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

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