

2,220 SF STRIP CENTER



FOR LEASE



Pickering Corner

1151 NW Sammamish Rd, Issaquah, WA 98027

Property Highlights

- 2,220 RSF Available
- Gateway to Pickering Place - The Heart of Issaquah's Retail Core
- High Visibility End-Cap
- Retail neighbors include Costco Wholesale Store, Regal Cinemas, Lowe's, Big Lots, PetSmart, Red Robin, Office Depot, PCC Market, & Gerk's Ski & Cycle
- Close proximity to Costco Corporate Headquarters
- High Traffic Counts and Demographics
- Abundant Parking at 4.75 stalls / 1,000 RSF
- Zoned UC (Urban Core, City of Issaquah)
- Lease rate: \$42.00 PSF, NNN
- 2022 NNN = \$10.50 PSF



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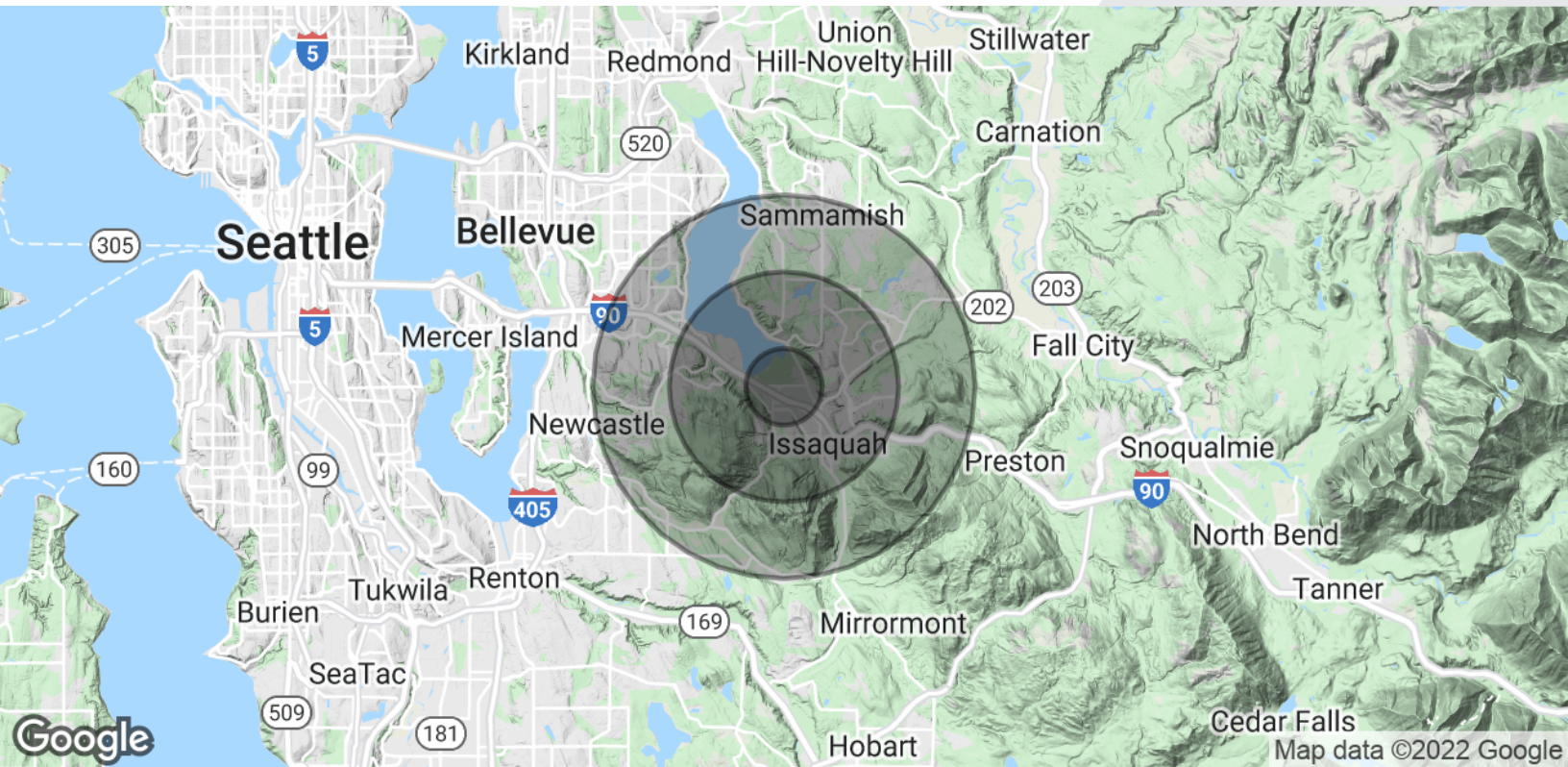
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,772	42,144	113,704
Average Age	39.9	38.6	37.7
Average Age (Male)	39.3	38.1	37.2
Average Age (Female)	40.3	39.2	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,745	17,102	42,211
# of Persons per HH	2.1	2.5	2.7
Average HH Income	\$100,481	\$119,798	\$130,016
Average House Value	\$404,667	\$565,458	\$600,972

* Demographic data derived from 2010 US Census



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