



WOODIN CREEK VILLAGE

FOR LEASE

17300 135th Avenue NE
Woodinville, Washington 98072



WOODIN CREEK MARKETPLACE

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

WOODIN CREEK MARKETPLACE a new downtown destination within the greater Woodin Creek Village development, this mixed-use pedestrian oriented experience is under construction in Western Washington's Woodinville Wine District; designed with vintage feel and charm mixed with modern amenities, open spaces, and iconic elements. A generous public plaza will generate activity connected to the retail functions along the street. A 24/7, built-in rental living community, served by a wholly integrated destination marketplace with 2,500 projected residents in and around the project, Woodin Creek Marketplace provides incredible opportunities for unique retailers and restaurants serving residents, tourists, and the greater Eastside community. By marrying urban place-making strategies to Woodinville's natural beauty, Woodin Creek Village stands to truly capture the best of both worlds.

17300 135TH AVENUE NE:

- Rental Rate: \$36.00-\$38.00 Plus NNN, Vanilla Shell Delivery
- NNN: \$12.00
- Four Free Parking Decks and Street Parking
- Public Plaza with Water Feature and Landmark Signage
- Roof Top and Open Spaces with Opportunities for Events and Retail Integration: Cooking Demos, Wine Tastings, Festivals, Outdoor Movies, Etc.
- Lively Streets with Wide Sidewalks and Retail Activity
- Close Proximity and Direct Access to Woodinville's Community and Downtown



WINE . DINE . LIVE



Population



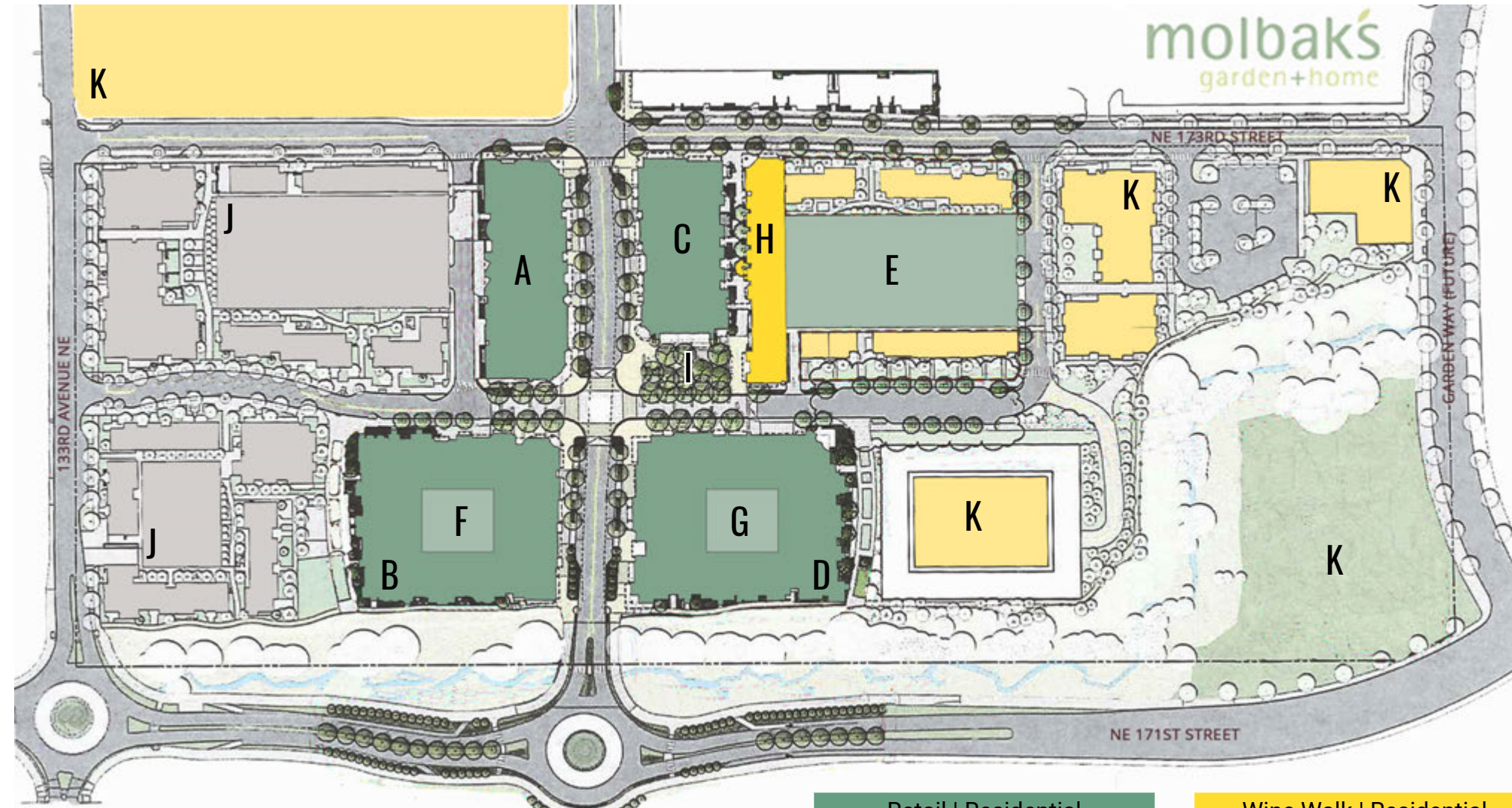
Average HH Income



Daytime Population

Regis - 2020

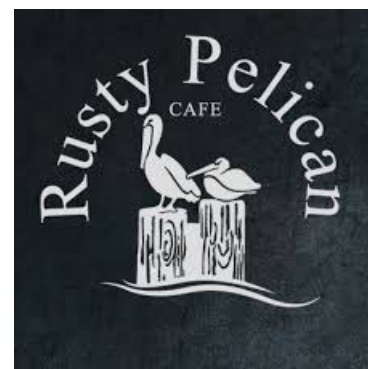
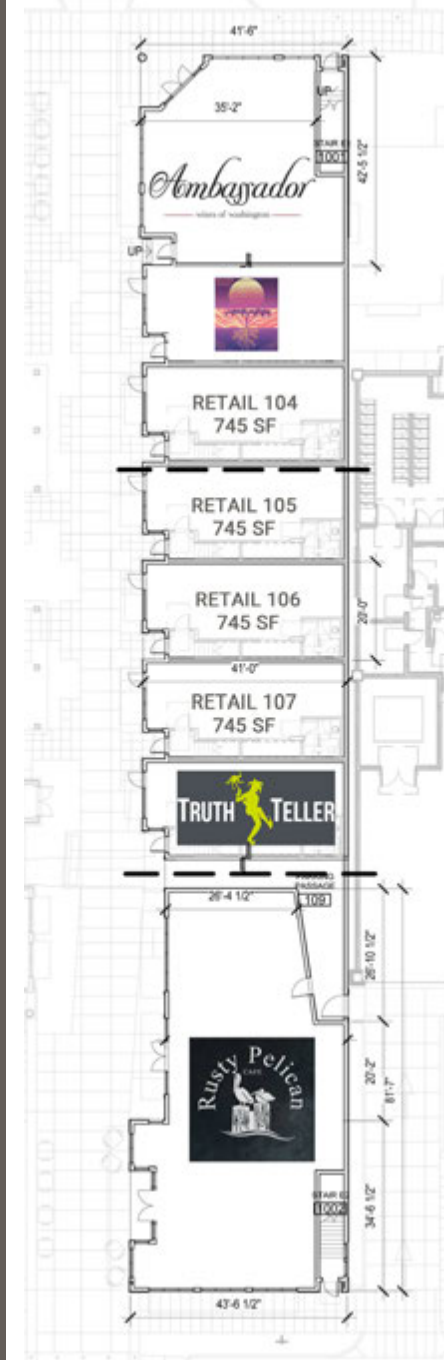
	Population	Average HH Income	Daytime Population
Mile 1	11,016	\$115,614	8,859
Mile 3	79,277	\$141,284	41,383
Mile 5	216,831	\$156,021	85,236



Retail Residential		Wine Walk Residential	
A	15,708 SF 66 Units	H	13,539 SF 12 Units
B	6,263 SF 84 Units	Kiosk Center Court	
C	14,288 SF 68 Units	I	600-1,000 SF Retail
D	9,068 SF 86 Units	Residential	
Parking		J	237 Units
E	4 Story Parking Garage	Future Phase III & IV	
F	34 Parking Stalls	K	Residential Retail Parking
G	24 Stalls		

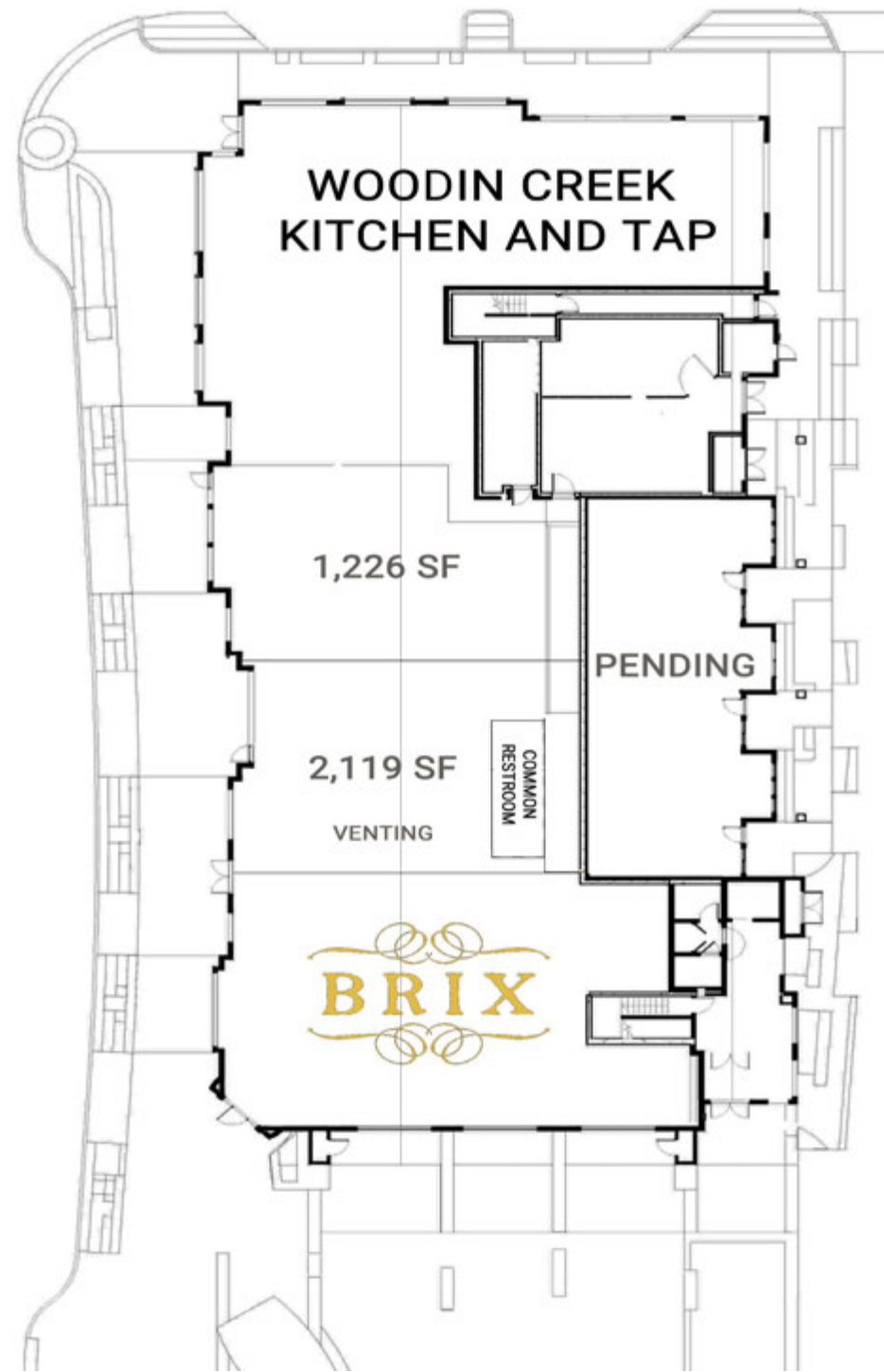


WINE WALK | H



WINE . DINE . LIVE

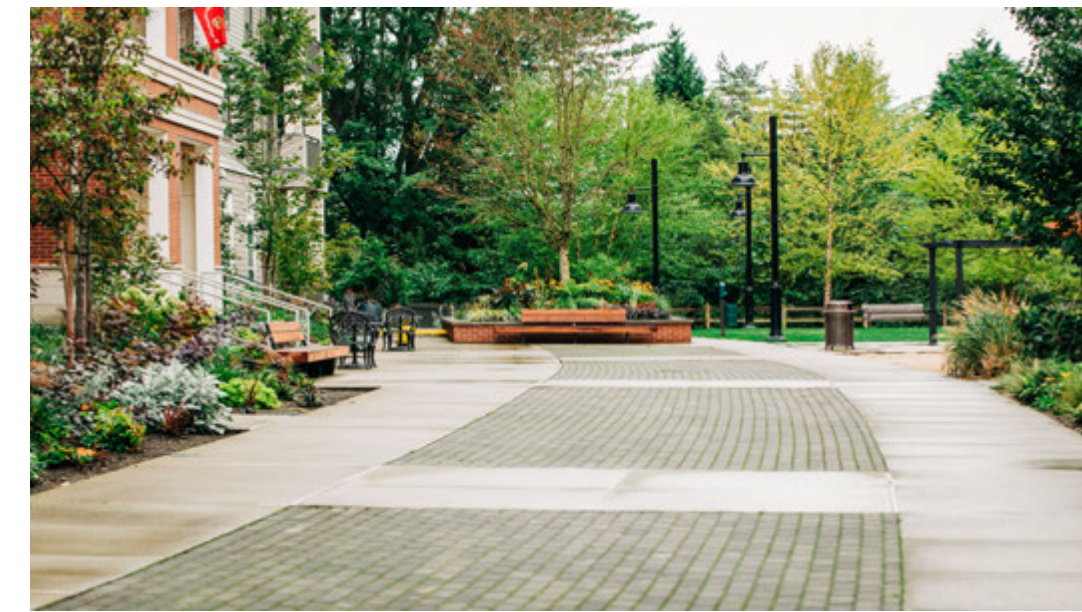
RETAIL - C



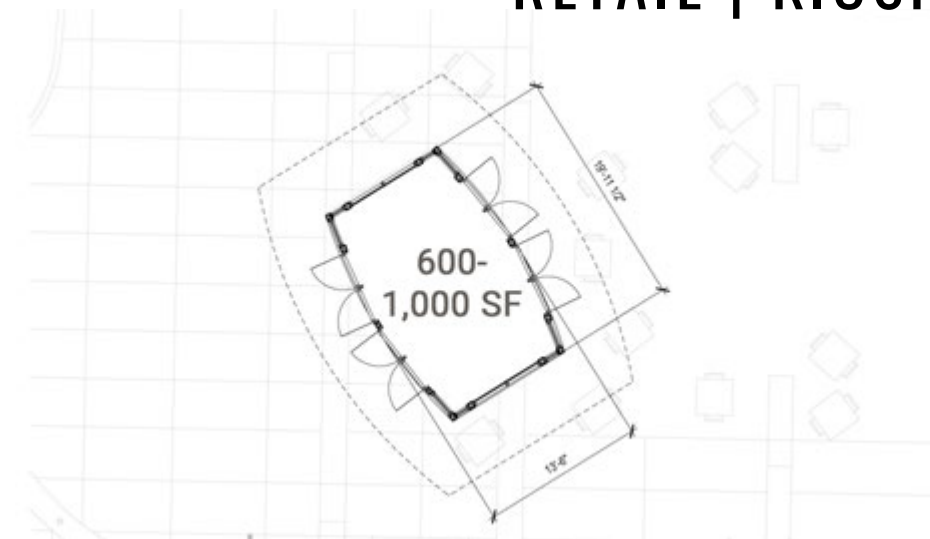
RETAIL | D



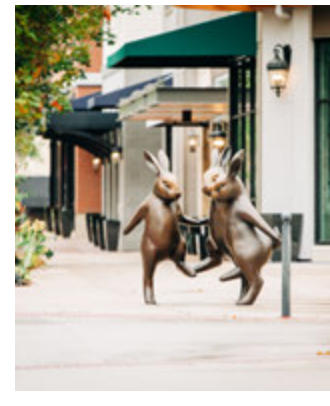
WINE.DINE.LIVE



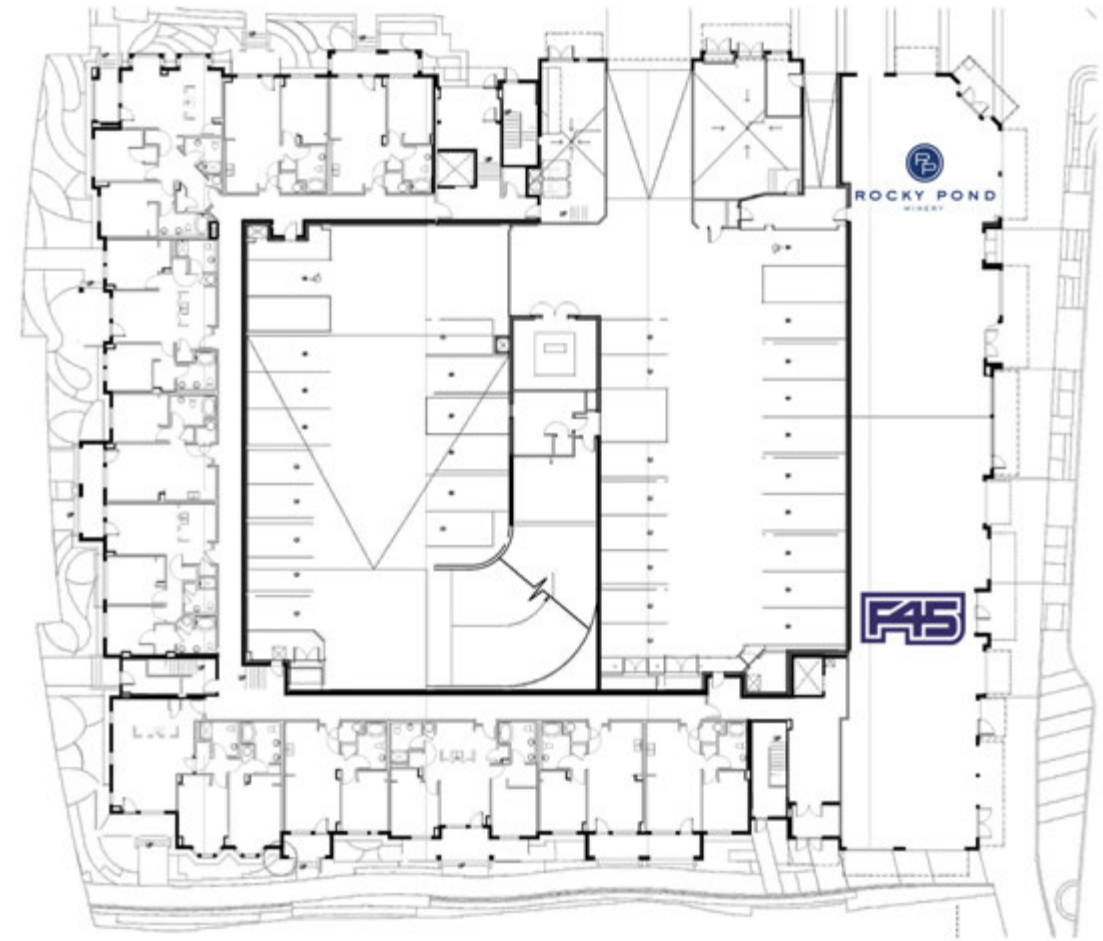
RETAIL | KIOSK



RETAIL | A



WINE . DINE . LIVE



RETAIL | B



20 Miles from Seattle
12 Miles from Bellevue



Within Top 6% of
Highest Capita in WA



750,000 +
Visitors Annually



Moments from SR 522
Minutes from I-405



WOODINVILLE, WA is an urban enclave outside the growing Bellevue/Redmond markets, it attracts many high net-worth residents looking for larger residential land opportunities with the convenience of accessibility to lifestyle centers. Woodinville has excellent household demographics and with over 120 wineries, breweries, and distilleries draws over 795,000 visitors annually.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

RYAN CORNISH

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