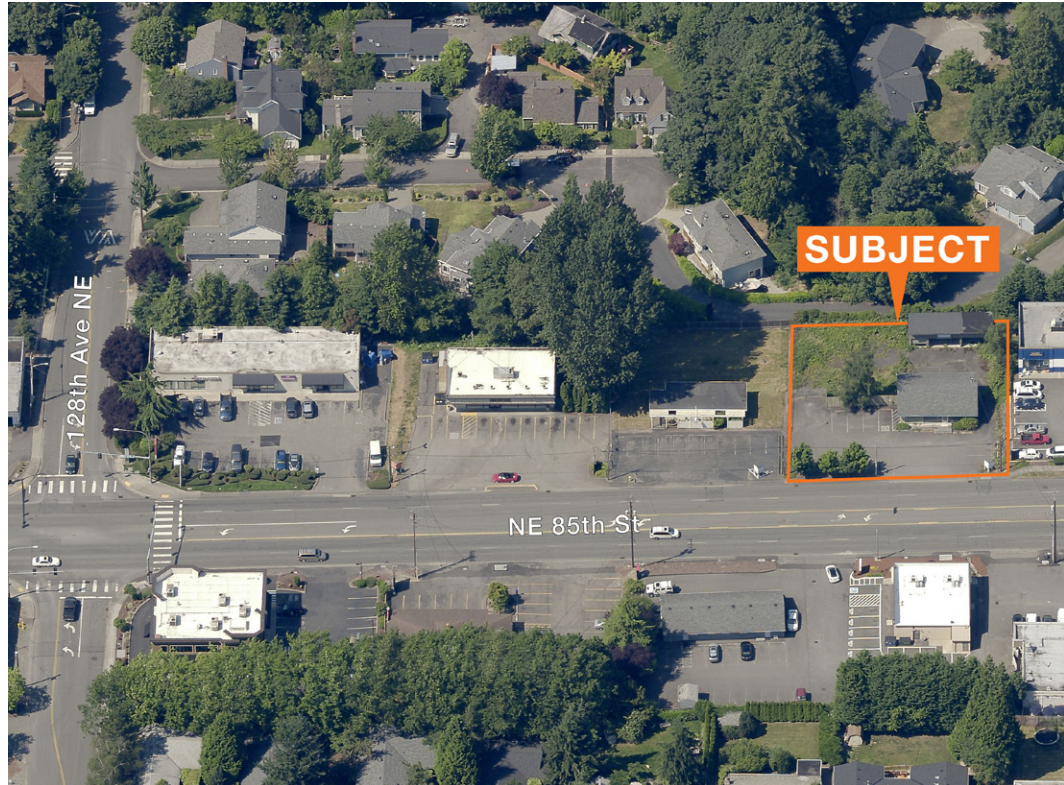


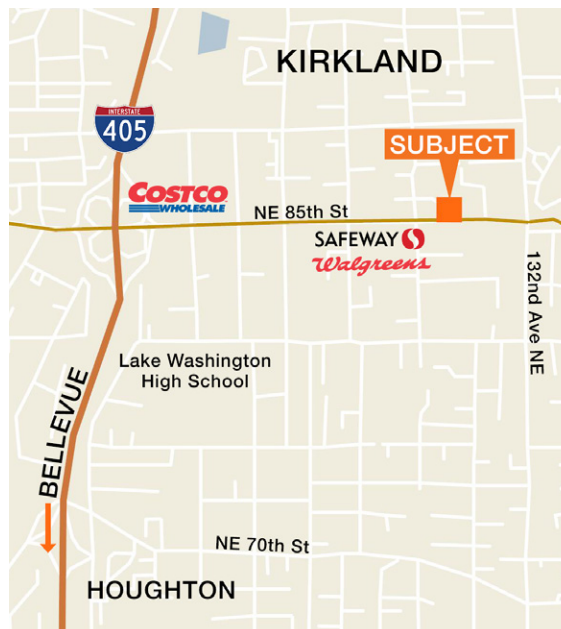
Rose Hill Land Parcel

12840 NE 85th St,
Kirkland

- Great visibility from NE 85th St
- High traffic count of 31,708 ADT
- Near Costco, Super Safeway,
and I-405 Interchange
- Can be combined with adjacent
property
- 17,312 SF (0.4 acres)
- Approx. 100' (frontage) by
139' (depth)
- Zoning: RH8
- Sale price: \$1,385,000 (\$80/SF)



Location



Contact

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Chris Corr
Senior Vice President
206.248.7324
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For Sale

12840 NE 85th St - Demographics

	1 MILE	3 MILE	5 MILE
Population			
Estimated Population (2013)	11,420	97,428	232,595
Projected Population (2018)	12,521	106,742	254,860
Census Population (2010)	10,978	93,681	223,652
Projected Annual Growth (2013-2018)	1,101	9,315	22,265
Historical Annual Growth (2010-2013)	442	3,747	8,943
Estimated Population Density (2013)	3,638	3,447	2,963
Households			
Estimated Households (2013)	4,675	42,751	98,017
Projected Households (2018)	4,991	45,632	104,635
Census Households (2010)	4,501	41,158	94,373
Census Households (2000)	3,974	37,586	84,930
Projected Annual Growth (2013-2018)	316	2,881	6,618
Historical Annual Change (2000-2013)	701	5,164	13,086
Households by Household Income			
<\$25,000	378	4846	11028
\$25,000 - \$50,000	718	6971	16674
\$50,000 - \$75,000	669	6,496	15,088
\$75,000 - \$100,000	810	6,642	14,042
\$100,000 - \$125,000	711	5,874	12,430
\$125,000 - \$150,000	348	2,957	6,677
\$150,000 - \$200,000	325	2,645	6,402
\$200,000+	717	6,318	15,674
Average Household Income	\$104,864	\$105,872	\$111,624
Median Household Income	\$92,126	\$88,450	\$90,545
Population by Race			
White	1,761	12,576	31,568
Black	53	361	1,013
Am. Indian & Alaskan	12	96	244
Asian	405	3,579	9,643
Hawaiian & Pacific Island	5	60	136
Other	362	2,655	6,631

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