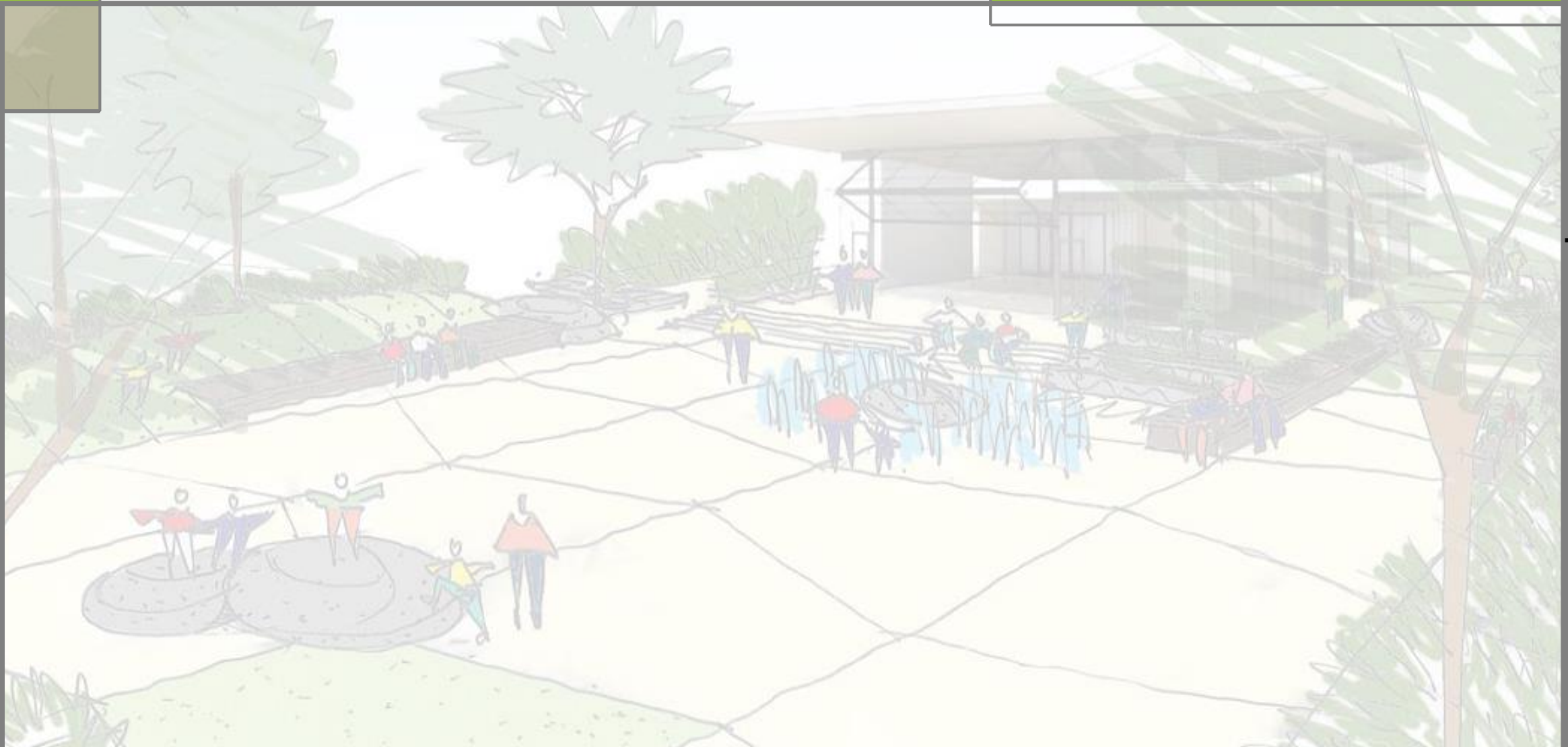


# Kenmore Town Green



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 JSH | PROPERTIES, INC.



**EXCITING NEW URBAN RETAIL IN THE CITY OF KENMORE COMING FALL 2016!**

We are hereby pleased to propose the following retail leasing opportunity.

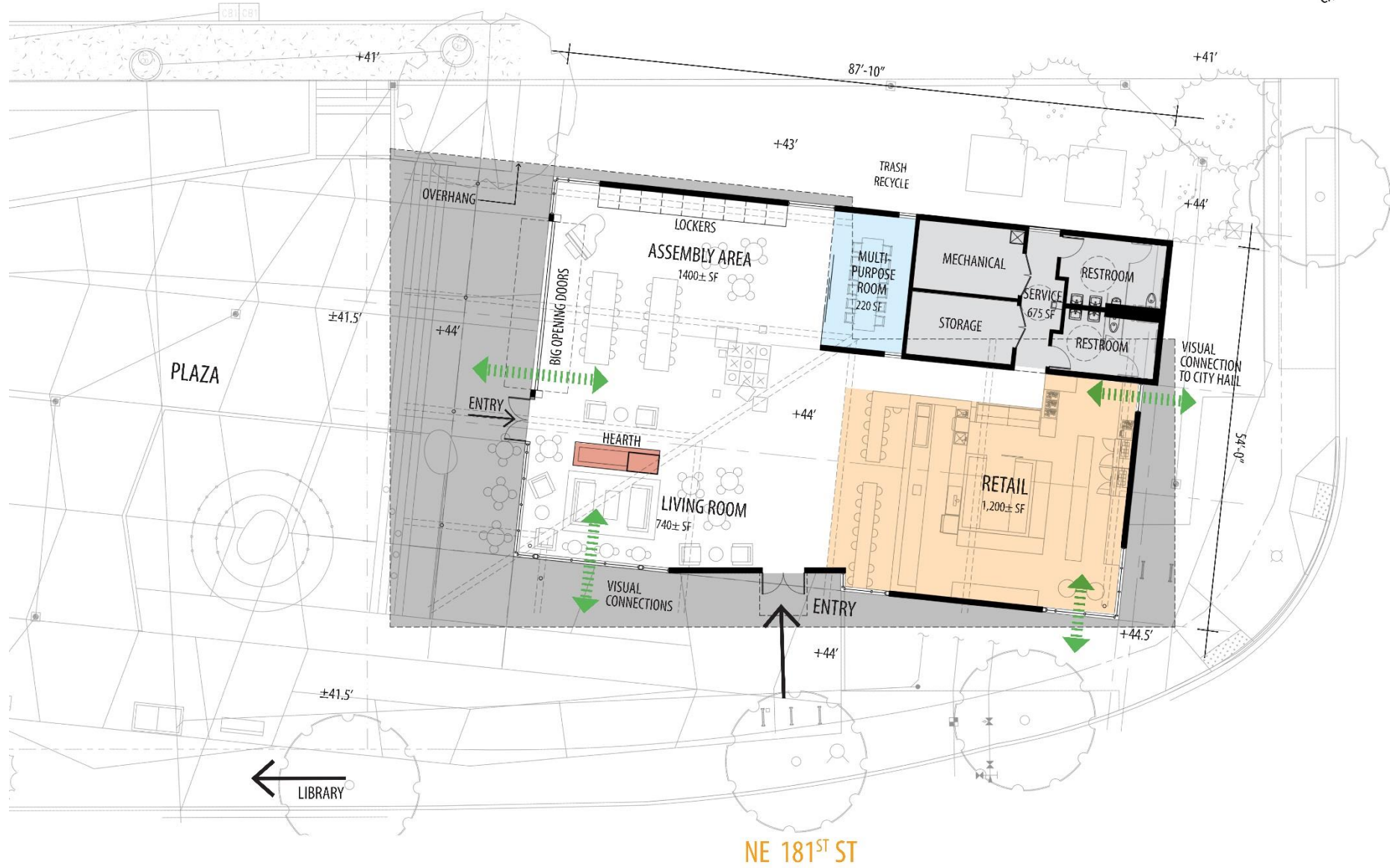


The Town Green and Community Building will be a public gathering place in the heart of Downtown Kenmore. It will help create the community's own sense of place and downtown identity. The Town Green is planned to be constructed on the north side of NE 181<sup>st</sup> Street near the northwest corner of NE 181<sup>st</sup> Street and 68<sup>th</sup> Avenue.

## | RETAIL SUMMARY

<b>Use:</b>	<b>Preferred uses shall be food use such as coffee, baked goods, sandwiches, wine, yogurt, ice cream.</b>
<b>Rental Rate/SF/YR:</b>	<b>Please submit the rental rate on a net basis. Estimated NNN's are \$6.00/SF.</b>
<b>Additional Rent:</b>	<b>Percentage rent is preferred, but not required.</b>
<b>Security Deposit:</b>	<b>Depending on the credit of the tenant shall determine the size of the security deposit.</b>
<b>Option to Renew:</b>	<b>Shall be personal to Tenant.</b>
<b>Tenant Improvements:</b>	<b>Tenant shall take the space in a "grey shell".</b>
<b>HVAC &amp; Access:</b>	<b>Units to be provided. Tenant to pay for distribution.</b>
<b>Power:</b>	<b>200 AMP panel shall be provided.</b>
<b>Restoration of Premises:</b>	<b>Tenant shall be required to restore premises. At least by expiration or default.</b>

# | SITE PLAN



# AERIAL

## SPENCER 68 PHASE I

City sold the former King County Park & Ride (45 acres) to MainStreet Property Group in 2014. Phase I of 138 residential units, known as The Spencer 68, will be completed Fall 2015.

## SPENCER 68 PHASE II

First building Phase II may begin construction in the second half of 2015.



## KENMORE CAMERA

City sold 1.25 acres to Kenmore Cameras in 2013. They opened their new store in early 2014.



## SPEEDY REEDY

New Triathlon store to open soon!

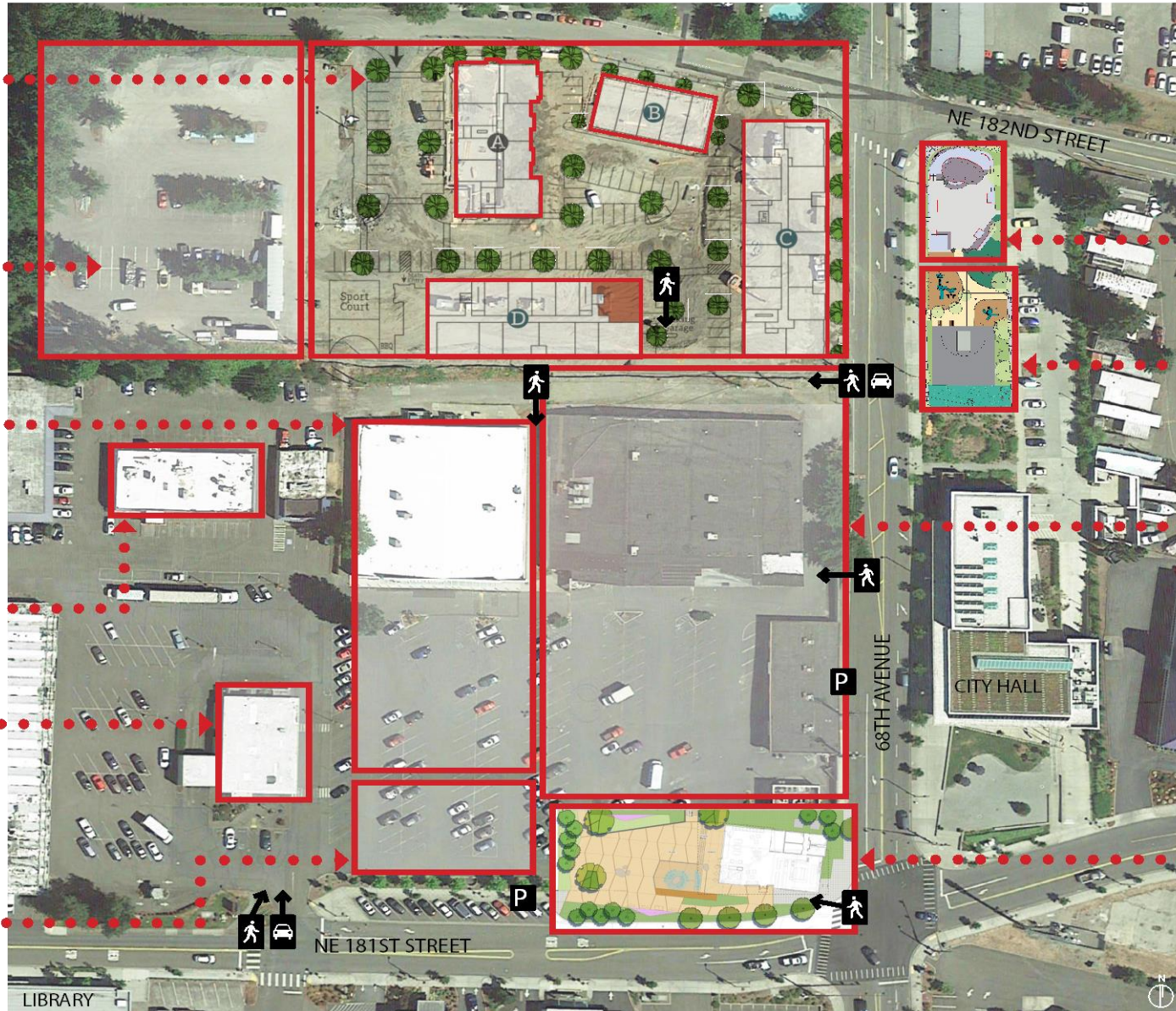


## KENMORE POST OFFICE

City to retain ownership of the Post Office building. US Post Office recently renewed their lease with the City for an additional 5 years.

## PROPOSED RESTAURANT

MainStreet has an option to purchase this parcel if they can produce a sit-down restaurant.



## SKATE PARK PHASE I

New Skate Court to open Fall 2015.

## SKATE PARK PHASE II

Phase II of City Hall Park not funded yet. Would include play structures, half-court basketball/pickle ball court

## MIXED-USE

In March of 2015, MainStreet purchased remaining portion of Kenmore Village Commercial (2 acres). Planned for mixed-use.

## TOWN GREEN & COMMUNITY BUILDING

City to retain ownership of corner parcel for Town Green & Community Building which will include food retail (i.e. coffee, etc.).



Completion expected in mid-2016



| AERIAL VIEW

| STREET VIEW





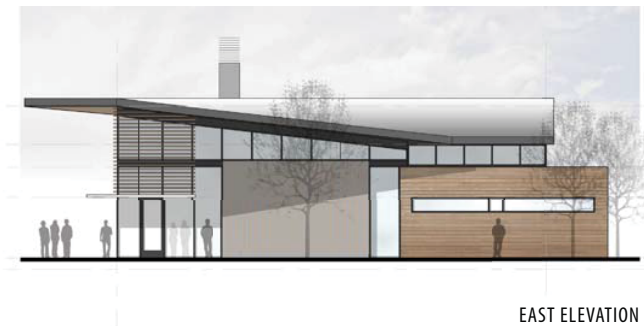
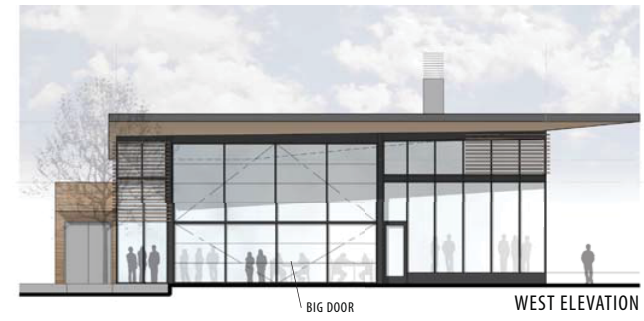
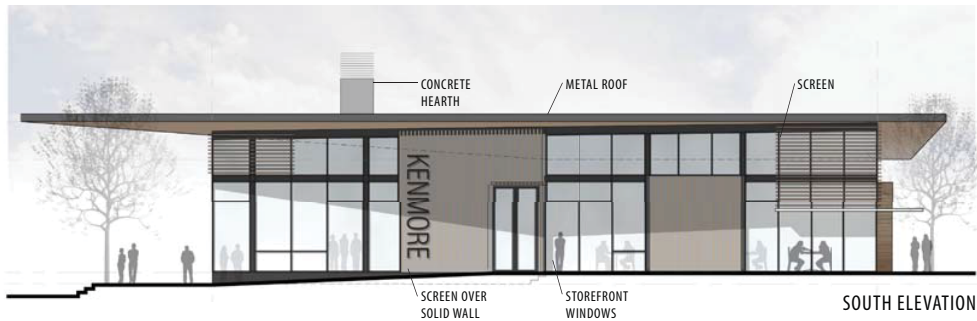
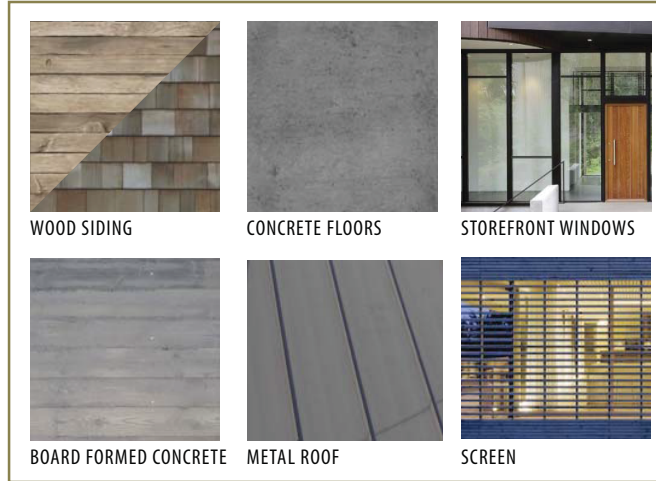
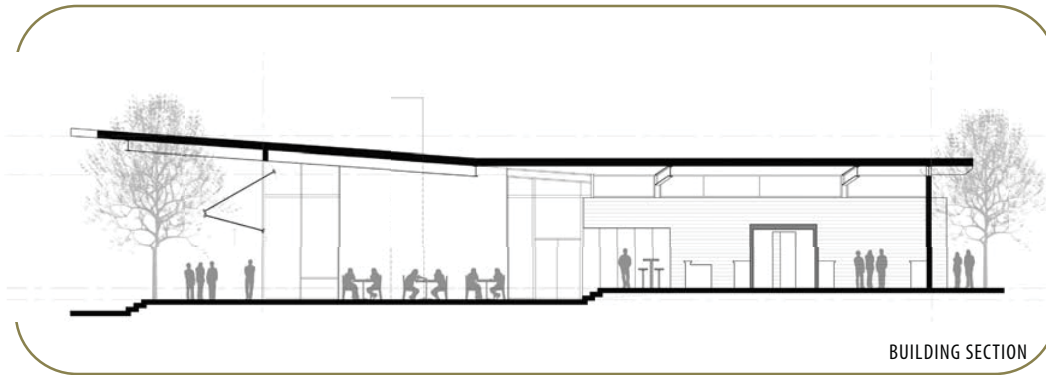
| VIEW FROM SE



| VIEW FROM SW



# PAVILLION ELEVATIONS AND MATERIALS



EXTERIOR ELEVATIONS

## | DEMOGRAPHICS AND CITY DESCRIPTION

### Population

1 mile	12,579
3 mile	96,777
5 mile	314,032

### Average Income

1 mile	\$99,291
3 mile	\$99,180
5 mile	\$91,090

Kenmore is an urban community surrounded by the great outdoors. There are family-friendly neighborhoods, an award-winning school district, quality services, and many cultural amenities. Yet, it is easy to take hike in the woods, bike along Lake Washington, watch rare Herons nest or just drop a kayak in the water. Just minutes from Seattle and the Eastside, you can swiftly get to everywhere from Kenmore – whether by highway, seaplane or boat.

KENMORE, WA

