



FOR LEASE

312 Central Way  
Kirkland, WA 98033



## PARQUE KIRKLAND

Steve Erickson | Brennan McClurg

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



## 312 CENTRAL WAY:



Population



Average HH Income



Daytime Population

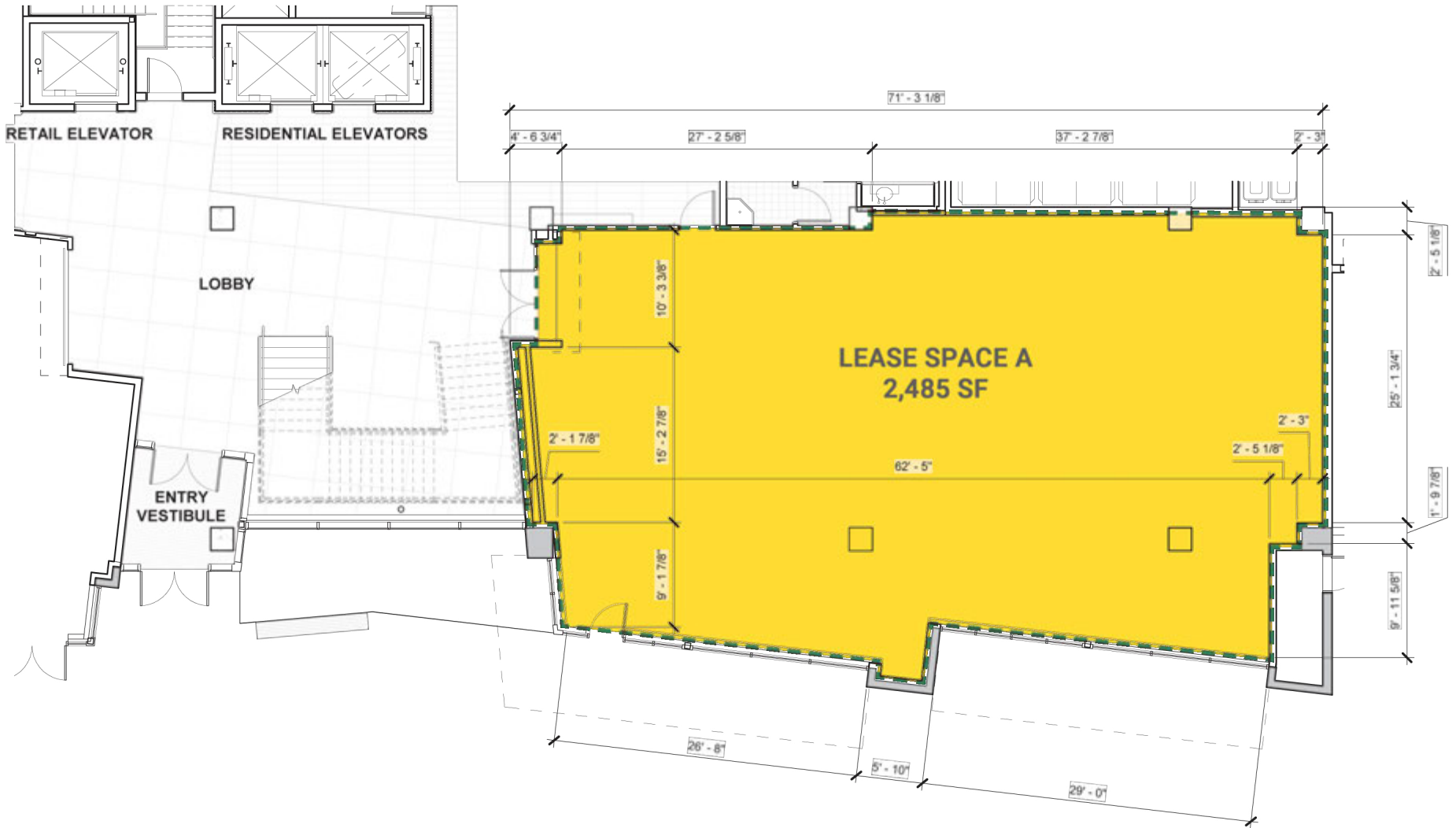
Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	14,552	\$187,025	10,421
Mile 3	85,507	\$176,700	48,849
Mile 5	302,134	\$174,223	199,173

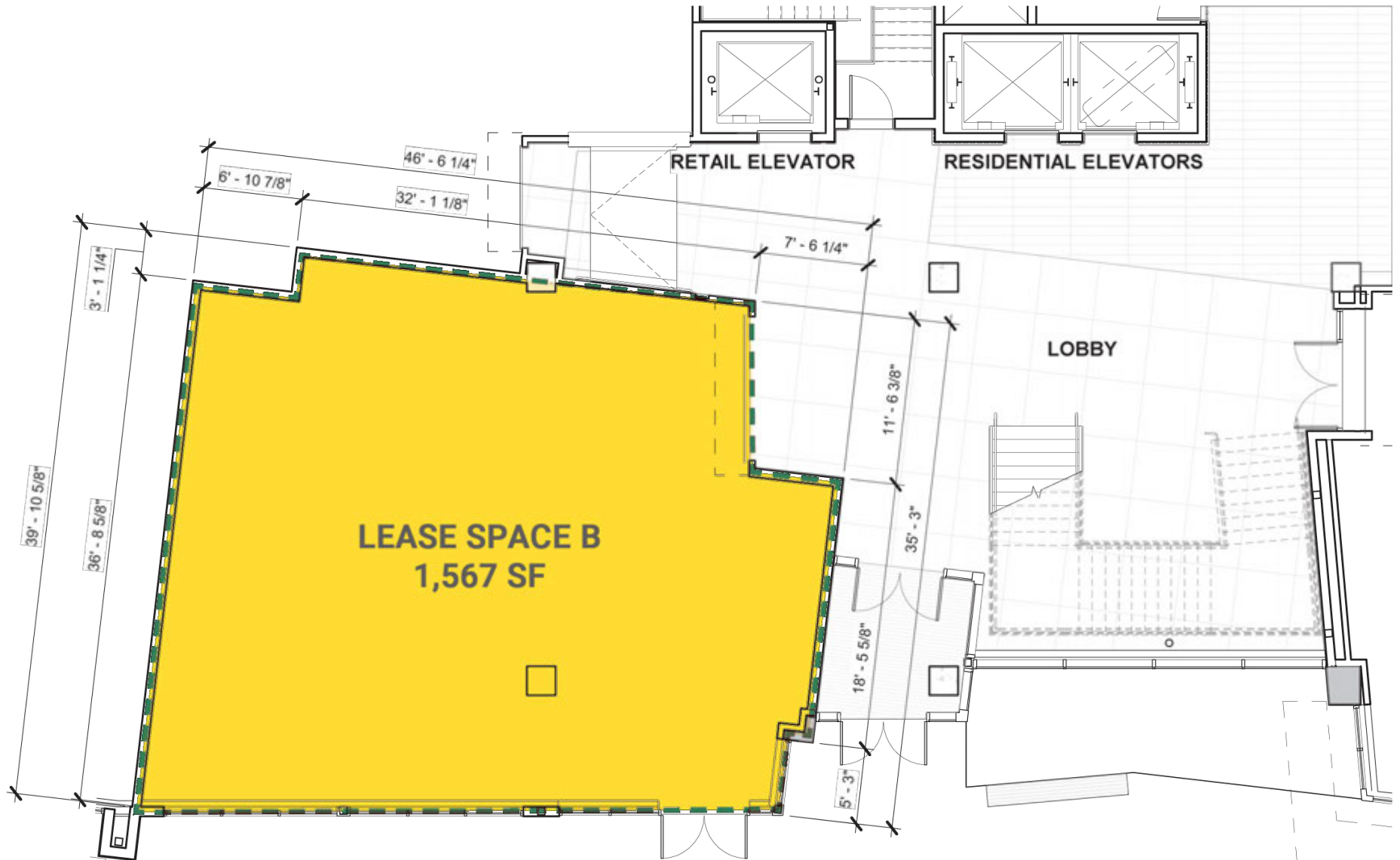
**PARQUE KIRKLAND** located in Downtown Kirkland, benefits from its prime location along Central Way, directly across from Peter Kirk Park it is centered within both the commercial and residential areas of the neighborhood and enjoys easy access to the cities of Seattle's Eastside. Anchored by Bartell Drug, this mixed-use project has two additional retail spaces on the ground floor, and three floors of residential, with an anticipated 70 units plus amenities. The garage will have 68 parking stalls available exclusively for Retail customers and employees.

- Retail: 1,567 & 2,485 SF
- Call for Rates
- NNN: \$10.00 PSF
- Available: July 2021

# RETAIL SPACE A



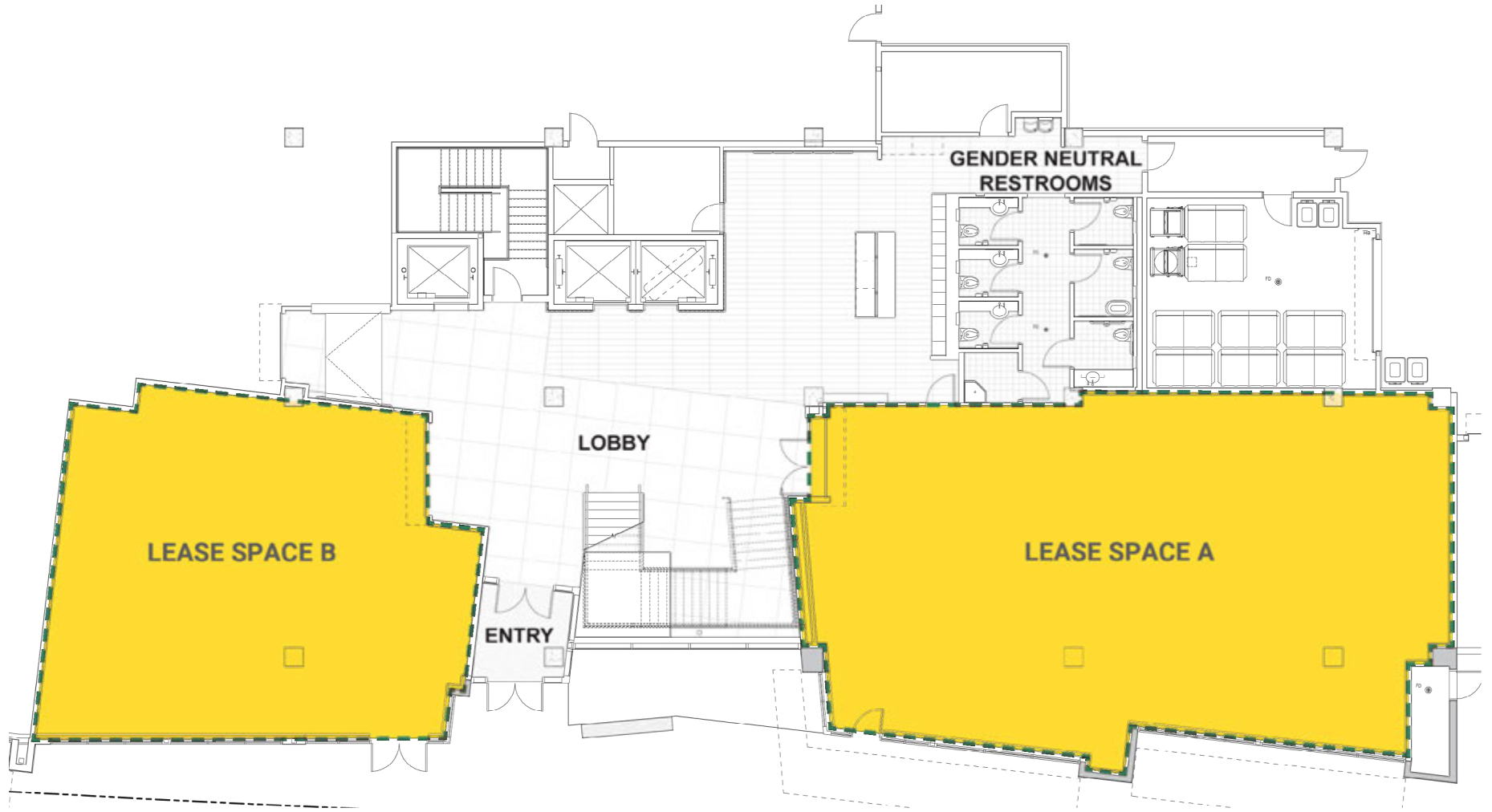
# RETAIL SPACE B



## RETAIL | RESTAURANTS

1. Sur La Table, Jimmy John's
2. Santorini Greek Grill, Caffe Ladro, A Bite of Sichuan, Coastline Burgers
3. Purpose, The Birdcage
4. Zeitoons Grill House, Epicurean Edge, Wild Rover
5. Hunuman Thai Cafe, Zoka Coffee Roasters, Casa Ricardos, The Lodge Sports Grill, Asher Goods, Flat Stick Pub
6. Lilac Cafe, Lynn's Bistro
7. Wing Dome
8. Emerald City Smoothies
9. Little Brother
10. Acropolis Pizza
11. Reunion Brew & Bake
12. The French Bakery
13. Heart
14. UPS Store, Subway, Taco Del Mar, Beijing Chef, Dakshin South Indian Bistro
15. Eastside Trains
16. Ragamoffyn's, Absolutely Fabulous, Thruline Coffee
17. Lai Thai Restaurant, Restaurant Paradisio, Zeek's Pizza
18. Pho Thai, My Gift & Home, Champagne Taste, Cactus
19. The Central Club
20. Starbucks, Cafe Happy, Sushi Joa, George's
21. Crush Footware, Seduce, Alanya Cafe, Coffee & Cone
22. Bottle & Bull
23. Homegrown, Hector's Restaurant, Just Poke, Volterra
24. Isarn Soul Kitchen





Central Eastside  
Location



Located Moments  
from I-405 Access



17,433 ADT  
Central Way



4,872 ADT  
3rd Street



**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



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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