

Talus Coffee Shop

FOR LEASE | 980 SF

CALL FOR PRICING



TALUS COFFEE SHOP

188 NW SHY BEAR WAY STE B, ISSAQUAH, WA 98027

ALEX VLASKI

425.505.2700

alexv@jshproperties.com

 **JSH | PROPERTIES, INC.**

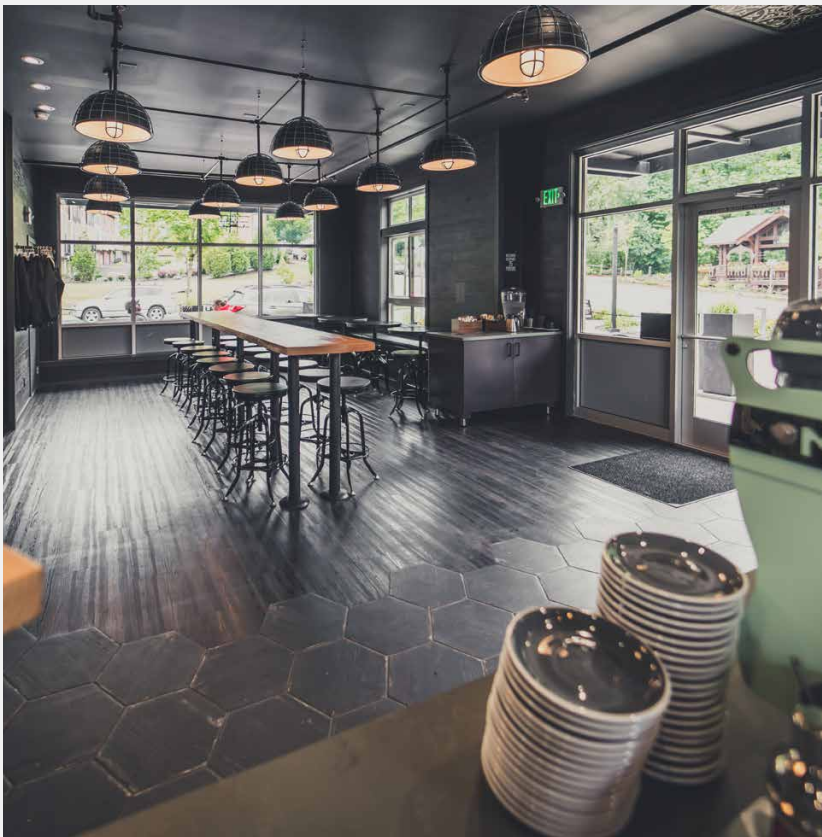
NEIGHBORHOOD

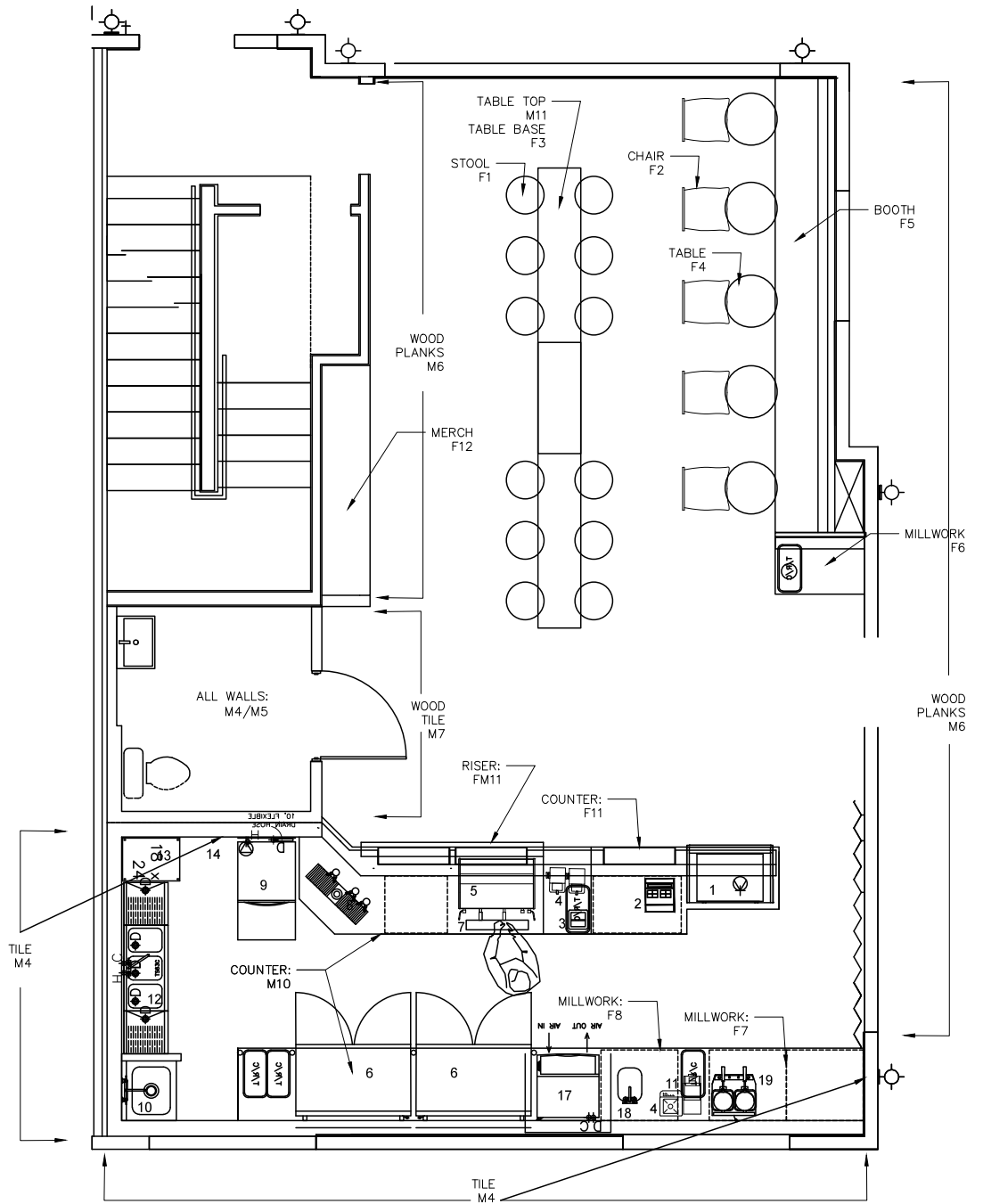
Talus community is perched on scenic Cougar Mountain in Issaquah, WA, with nearby access to hundreds of acres of protected forestland and hiking trails. This 630-acre master-planned community combines the beauty of a nature setting and the convenience of easy access to freeway and arterials. This community is supported by Issaquah's excellent schools, services, retail and activities.

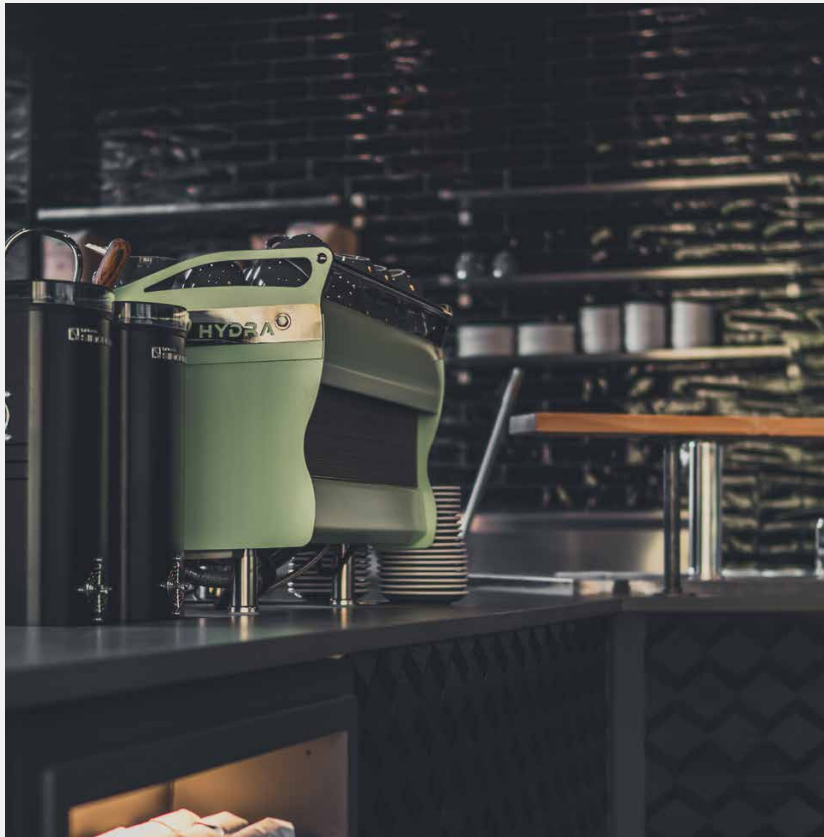
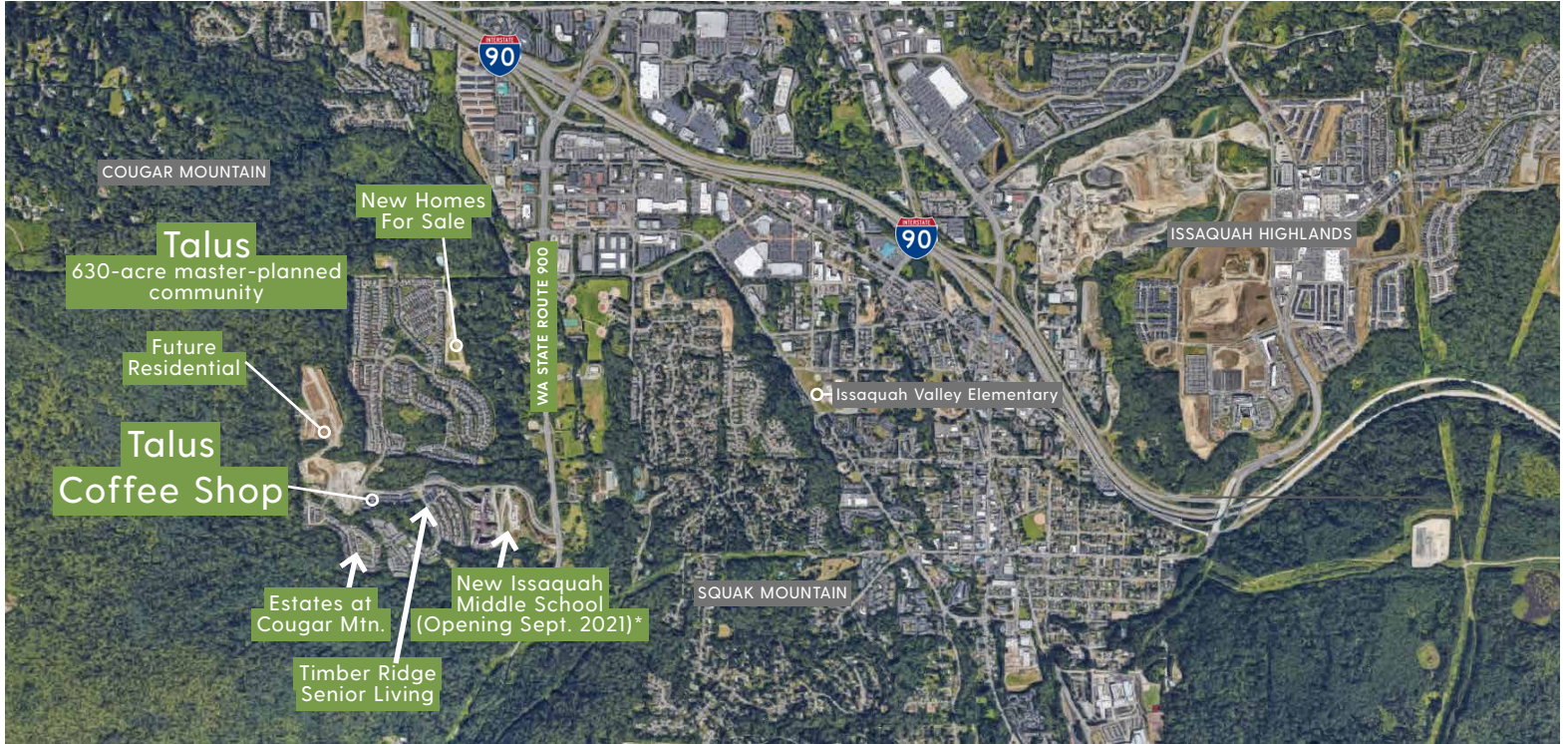
ADDRESS	188 NW Shy Bear Way Ste b, Issaquah, WA 98027
SIZE	980 SF
RENT	Call for pricing.

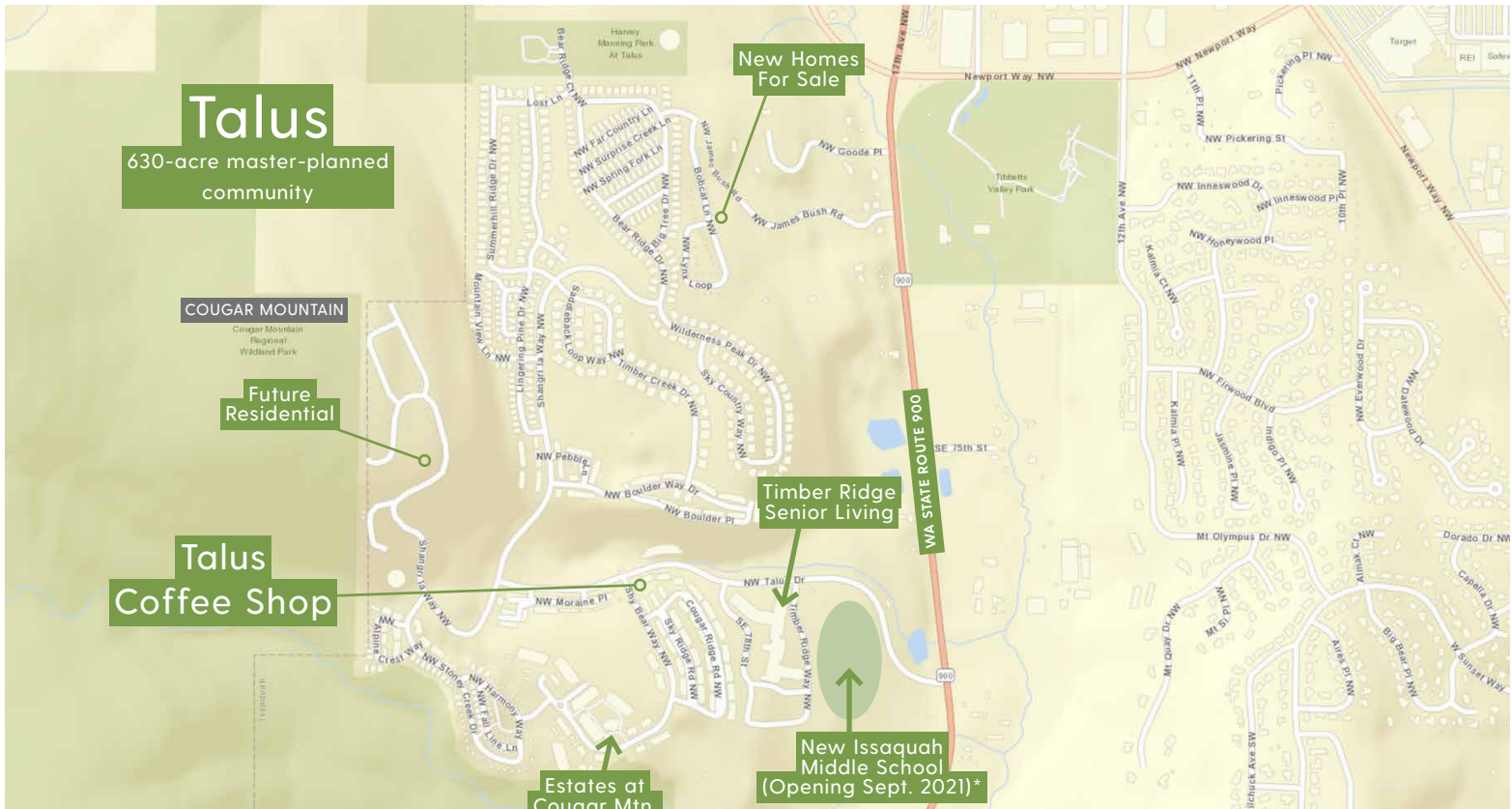
HIGHLIGHTS

- » Turnkey Coffee Shop - Fully built out in 2016.
- » 980 SF Call for lease rates. Ideal for owner operator.
- » A unique opportunity to lease or buy a fully built out, exquisitely designed coffee shop. High end finishes, all plumbing, electrical set up for coffee shop.
- » Part of the distinguished Talus community, this commercial condominium is located on the main corner of the 5,000-resident community made up of residential homes, multi-family residential, senior living and soon a new Issaquah middle school.
- » Property located on the only street in and out of Talus for entire community (Talus Drive) and is the only food and beverage service available in the community.
- » Neighbors the Estates at Cougar Mountain apartment community
- » Sits above Timber Ridge, a resort-style senior living community
- » The new Issaquah Middle School is under development on Talus Drive and will serve 900 students in grades 6-8. Completion is scheduled for september 2021.









2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,238	57,390	130,600
DAYTIME POPULATION	18,411	58,683	112,193
HOUSEHOLDS	1,990	22,480	47,807
AVG. HH INCOME	\$161,207	\$164,557	\$171,256

ISSAQUAH'S 10 LARGEST NON-RETAIL EMPLOYERS

- Costco Headquarters
- Microsoft
- Swedish Medical
- City of Issaquah
- Siemens
- SanMar
- King County
- Applied Precision (GE)
- Virginia Mason
- Issaquah School District