



# CHELSEA AT JUANITA VILLAGE

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com 11621 97th Lane NE, Kirkland, Washington 98034 **CHELSEA AT JUANITA VILLAGE** is located in a large mixed-use, european-styled project featuring notable retailers such as; Starbucks, Wells Fargo, Walgreens, Bank of America, Top Pot Doughnuts and several others. The property is surrounded by dense residential and benefits from the nearby daytime population. Chelsea at Juanita Village is just minutes away from The Village at Totem Lake, featuring Whole Foods, Nordstrom Rack, Trader Joe's and more. Juanita Village is a vibrant and diverse development with over 1,000 residential units and ample surface and garage parking stalls available for residents and customers. The project sits just across the street from Juanita Bay, a popular beach destination during the summer months. Kirkland is an affluent suburb of Bellevue and the Juanita neighborhood has experienced recent growth in the development in the last 10-15 years, and is continuing to grow each year.



#### 9743 97TH LANE NE:

### 1,250 SF \$27.00 PSF PLUS NNN

- NNN: \$12.59 PSF
- Join Juanita Village Tenants: Starbucks, Walgreens, Top Pot Doughnuts, Jersey Mike's, Urban Coffee Lounge, and More!
- Leasing Bonus: Qualifying Tenants May Receive \$20 PSF TI Allowance and 3 Months Abated Rent for a 5-Year or Longer Lease Term







Population Average HH Income **Daytime Population** Regis - 2019 16,816 \$133,171 Mile 1 3.400 Mile 3 \$148,203 97,398 44,225 \$146,119 Mile 5 294,673 119,797





# SITE PLAN

NONO



97th Lane NE



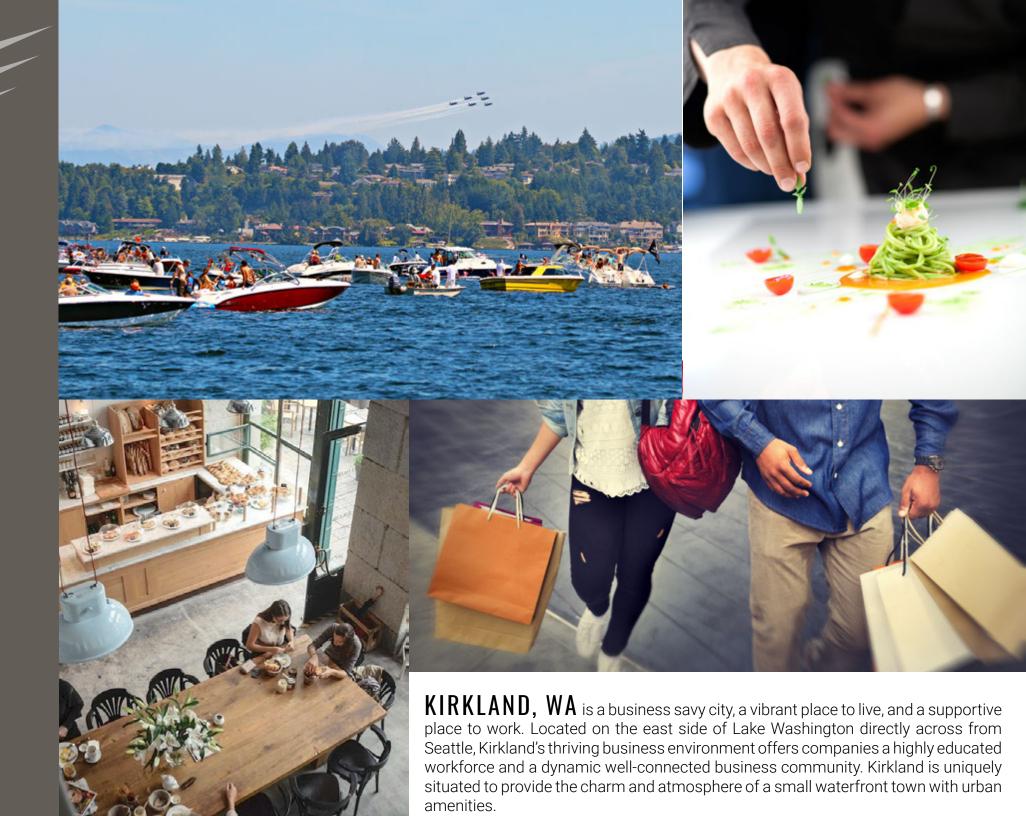




125,507 Households 5 Mile Radius Centrally Located to Totem Lake & Downtown 20,486 ADT 98th Avenue NE



Minutes from I-405



### KIRKLAND | TAGOMA | PORTLAND | SEATTLE

# **RETAIL FOCUSED. RESULTS DRIVEN.**

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