



FOR LEASE

NW 175th Street & 133rd Avenue NE
Woodinville, Washington 98072



THE SCHOOLHOUSE DISTRICT - RETAIL

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

THE SCHOOLHOUSE DISTRICT is a new downtown Woodinville destination with expected to be completed by Summer 2021. It is a mixed-use, pedestrian-oriented experience in Western Washington's Woodinville Wine District comprised of residential, retail, a new YMCA, parking, Schoolhouse restoration, and public open space. The Schoolhouse District provides incredible opportunities for retailers and restaurants serving residents, tourists, and the greater Eastside community. To accompany the approximately 25,000 SF of retail, the District will also include a curated "Wine Walk" peppered with intimate tasting rooms and outdoor seating areas with the best wines the area has to offer. The restored Schoolhouse will feature a food hall, making the area a destination for families, the first or last stop in a winery tour, and a memorable experience for all. By marrying urban place-making strategies to Woodinville's natural beauty, The Schoolhouse District stands to truly capture the best of both worlds.



NW 175TH ST & 133RD AVE NE:

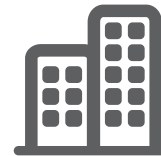
- Retail: approximately 25,000 SF
- Wine Walk Units: 11
- Parking: 322 stalls
- Public Open Space: Over 40,000 SF
- New 8,500 SF YMCA with outdoor play area, 261 residential units, & landmark Schoolhouse restoration



Population



Average HH Income



Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	9,838	\$106,763	8,510
Mile 3	76843	\$131,769	41,899
Mile 5	206,983	\$144,660	87,234

Retail

A	Schoolhouse, Basement - 4,529 SF Retail
A	Schoolhouse, Proposed Food Hall - 6,521 SF
A	Schoolhouse, Floor 2 - 6,521 SF Retail
B	3,337 SF Retail - Can be Demised
C	Wine Walk - 11 Units
D	3,680 SF Retail - Can be Demised

Residential

E	Residential
F	Residential Amenity

YMCA

G	Childcare Academy & S.T.E.M.
H	Office & Fitness Center

I	"Schoolhouse Stroll"
J	Interactive Forest
K	"The 23" Outdoor Lounge
L	"Old Bownes" Dawg Yard
M	"The Playground"
N	YMCA Stroll
O	Woodinville's Festival Promenade
P	Assembly Steps
Q	"The Classroom" Grand Lawn
R	Wine Walk Row





20 Miles from Seattle
12 Miles from Bellevue



Within Top 6% of
Highest Capita in WA



750,000 +
Visitors Annually



Moments from SR 522
Minutes from I-405

WINE WALK

- 11 custom-designed tasting rooms ranging from 770-1,420 SF, with up to 16'-6" ceiling heights
- Available to a selection of premium wineries from the region, offering guests a mix of wine varietals, styles, and tasting experiences
- Each unit provides tenants with interior design options tailored to meet their brand objectives





WOODINVILLE, WA is an urban enclave outside the growing Bellevue/Redmond markets. It attracts high net-worth residents looking for larger residential land opportunities with accessibility to lifestyle centers. Woodinville has excellent household demographics and with more than 120 wineries, breweries, and distilleries, it draws more than 795,000 visitors annually.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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