

# Fully Built-Out Salon for Lease DOWNTOWN KIRKLAND RETAIL

345 - 395 Kirkland Avenue, Kirkland, WA 98033



## LISTING DATA

AVAILABLE SF: 2,795 SF

## ECONOMIC DATA

LEASE RATE: \$35.00 SF/yr (NNN)

## PROPERTY INFORMATION

COUNTY: King  
MARKET: Eastside  
SUBMARKET: Kirkland

## BUILDING DATA

TOTAL BLDG SF: 9,084 SF  
YEAR BUILT: 2006



## PROPERTY OVERVIEW

Located in the heart of downtown Kirkland, this fantastic street retail space is in an attractive mixed-use building with residential condominiums above.

## PROPERTY HIGHLIGHTS

- One of the few buildings in downtown Kirkland with covered parking
- Across the street from the Performing Arts Center
- Walking distance to numerous retailers and restaurants

## CONTACT

**Aaron Mathieu**

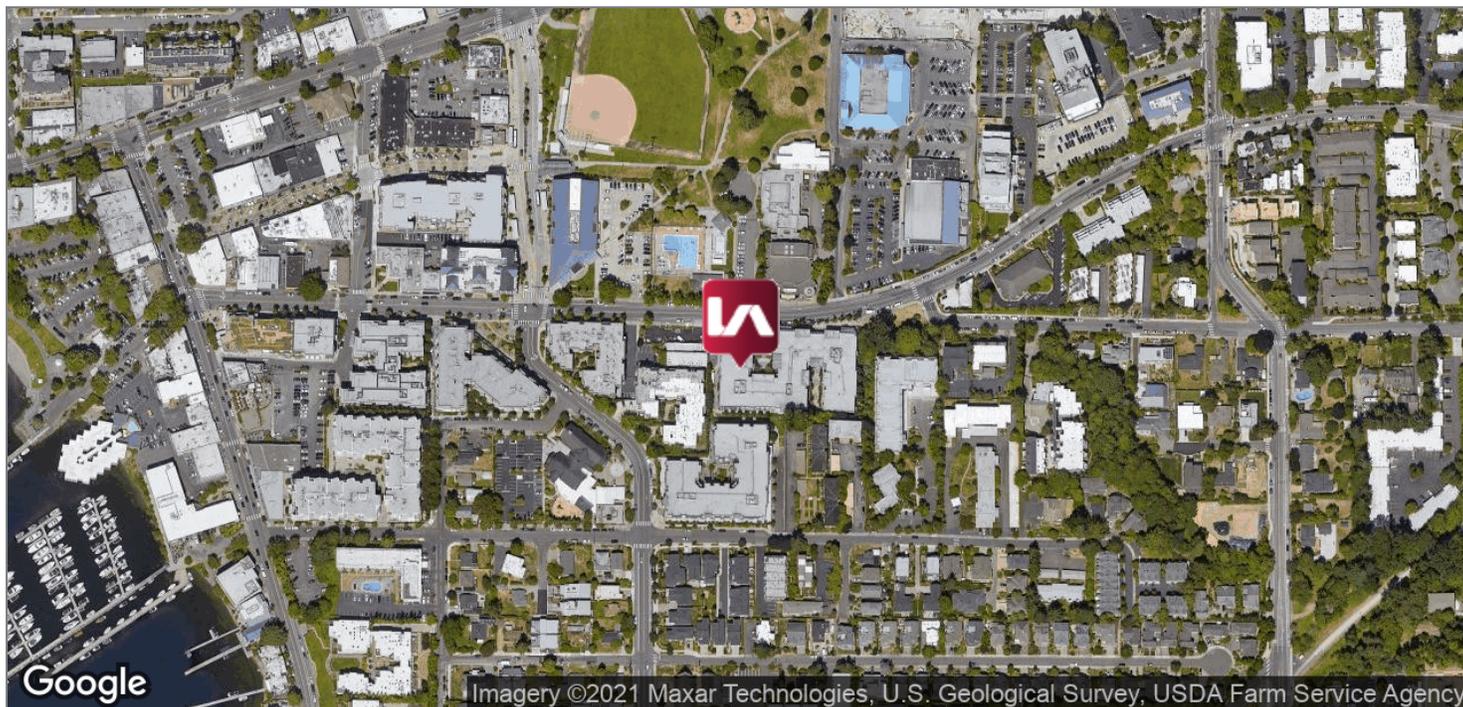
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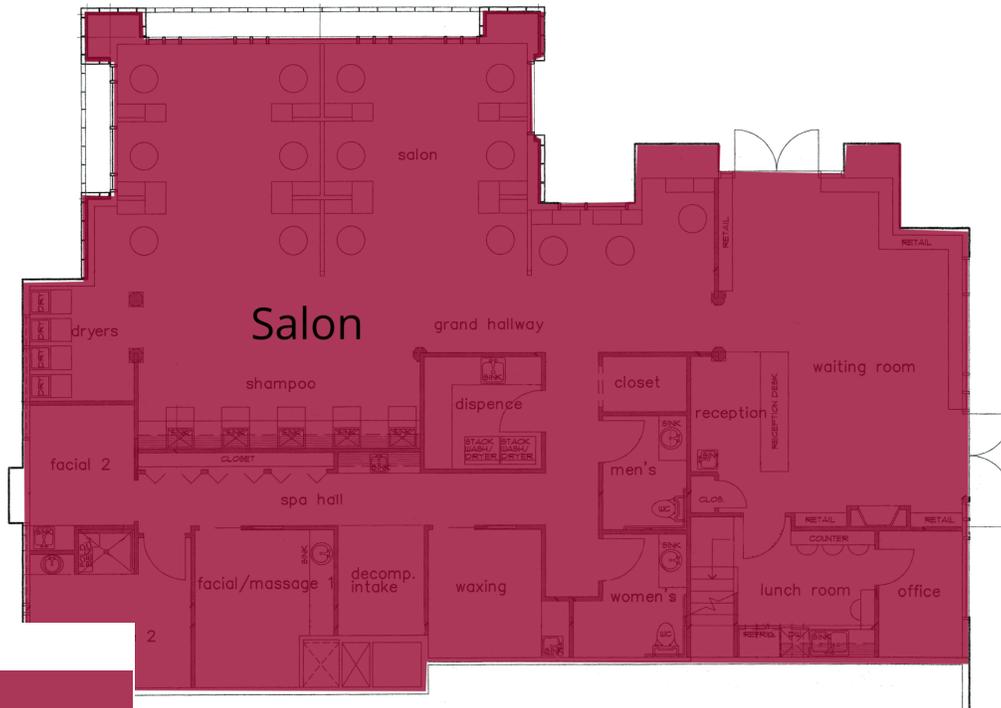
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### LEGEND

Available

### LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
Total Space: 2,795 SF Lease Rate: \$35.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
345 Kirkland Ave	Available	2,795 SF	NNN	\$35.00 SF/yr	Built-out as a salon

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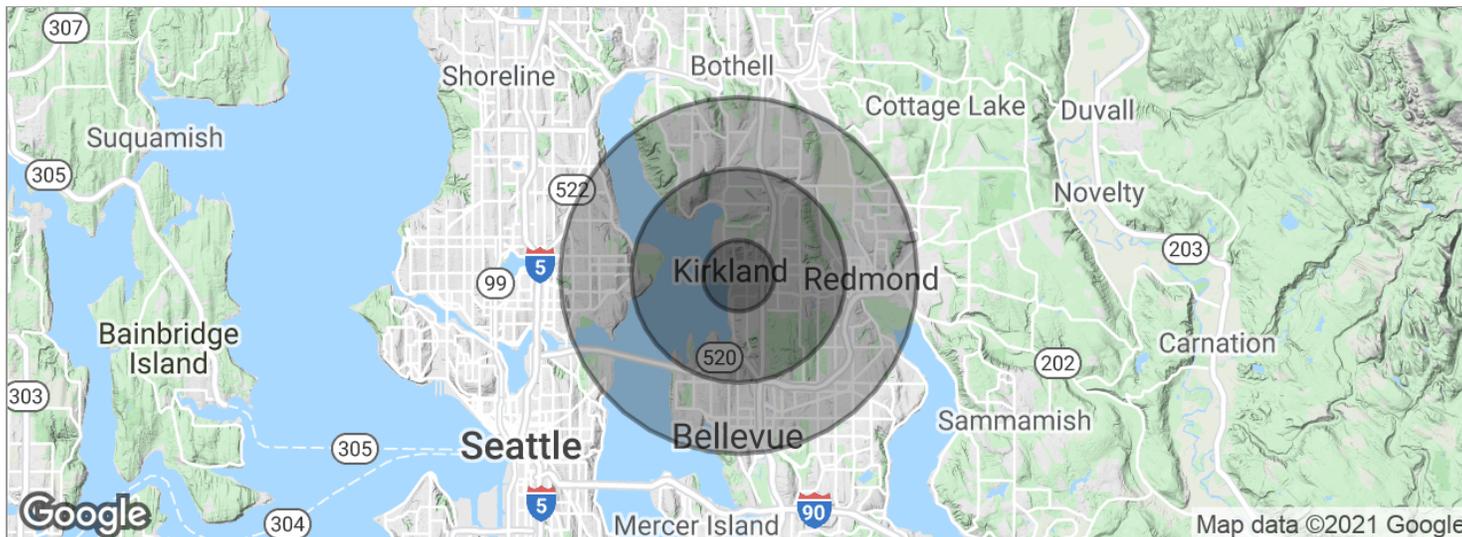
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,113	83,559	224,353
Median age	40.3	38.7	37.6
Median age (male)	39.5	37.8	36.7
Median age (Female)	40.8	39.6	38.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,443	36,842	98,568
# of persons per HH	2.0	2.3	2.3
Average HH income	\$131,575	\$122,516	\$115,726
Average house value	\$754,062	\$605,800	\$552,328

\* Demographic data derived from 2010 US Census

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