



**COLDWELL
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BAIN

FOR LEASE

55 W. SUNSET WAY RETAIL SPACE IN HISTORIC DOWNTOWN ISSAQUAH

\$24.00 SF/yr (NNN)

55 West Sunset Way
Issaquah, WA 98027

AVAILABLE SPACE
2,368 SF

FEATURES

- 2368sf approximately
- Street-Front Retail Space #55
- Historic downtown Issaquah
- Next to the Salmon Hatchery
- 3 year minimum term tenancy
- Tenant Improvements are negotiable
- \$24.00/sf/yr NNN



OFFICE

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55 West Sunset Way, Issaquah, WA 98027

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OFFERING SUMMARY

Available SF:	2,368 SF
Lease Rate:	\$24.00 SF/yr (NNN)
Lot Size:	0.18 Acres
Year Built:	1913
Building Size:	6,480 SF
Renovated:	1980
Zoning:	CBD-Issaquah
Market:	I-90
Submarket:	Issaquah

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PROPERTY OVERVIEW

Hard to find Street Front Retail in Downtown Issaquah! Approximately 2368sf (Suite #55) of street-front retail will be coming available 03/09/2020 in the historic Myrtle Masonic Lodge Building. This historic building is located near the intersection of Front Street and West Sunset Way, adjacent to the Salmon Hatchery and across the street from the Issaquah Library. Zoning will allow a number of suitable retail or office uses. Please contact Listing Broker for further information.

PROPERTY HIGHLIGHTS

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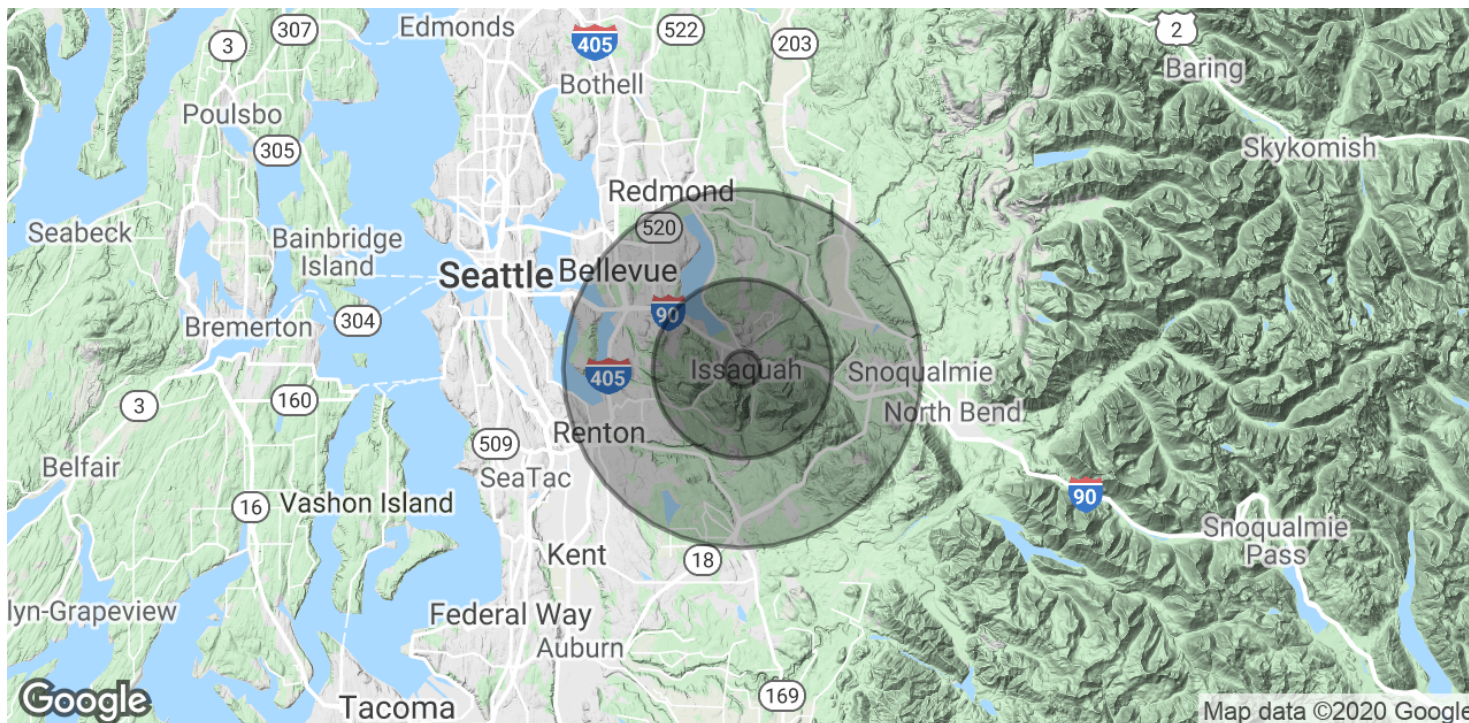




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,557	84,662	392,260
Average age	35.3	37.5	37.5
Average age (Male)	36.2	37.1	36.9
Average age (Female)	34.1	38.1	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,077	31,947	145,721
# of persons per HH	2.2	2.7	2.7
Average HH income	\$96,745	\$122,278	\$115,072
Average house value	\$425,356	\$564,724	\$546,842

* Demographic data derived from 2010 US Census

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