

FOR LEASE

7785 Sunset Highway SE
Mercer Island, WA 98040

AVAILABLE



AVAILABLE



AVAILABLE



**FIRST
WESTERN
PROPERTIES**

11621 97th Lane NE, Kirkland, WA 98034
425.822.5522 | fwp-inc.com

77 CENTRAL | RETAIL

Steve Erickson | Jake Thurber | Dale Goong

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no representations are made to its accuracy.
Prospective tenants or buyers should consult
their professional advisors and conduct their
own independent investigation. Properties
are subject to change in price and/or
availability without notice.

753 SF | \$36.50 PSF | \$12.00 PSF NNN

883 SF | \$39.00 PSF | \$12.00 PSF NNN

4,153 SF | \$45.00 PSF | \$12.00 PSF NNN

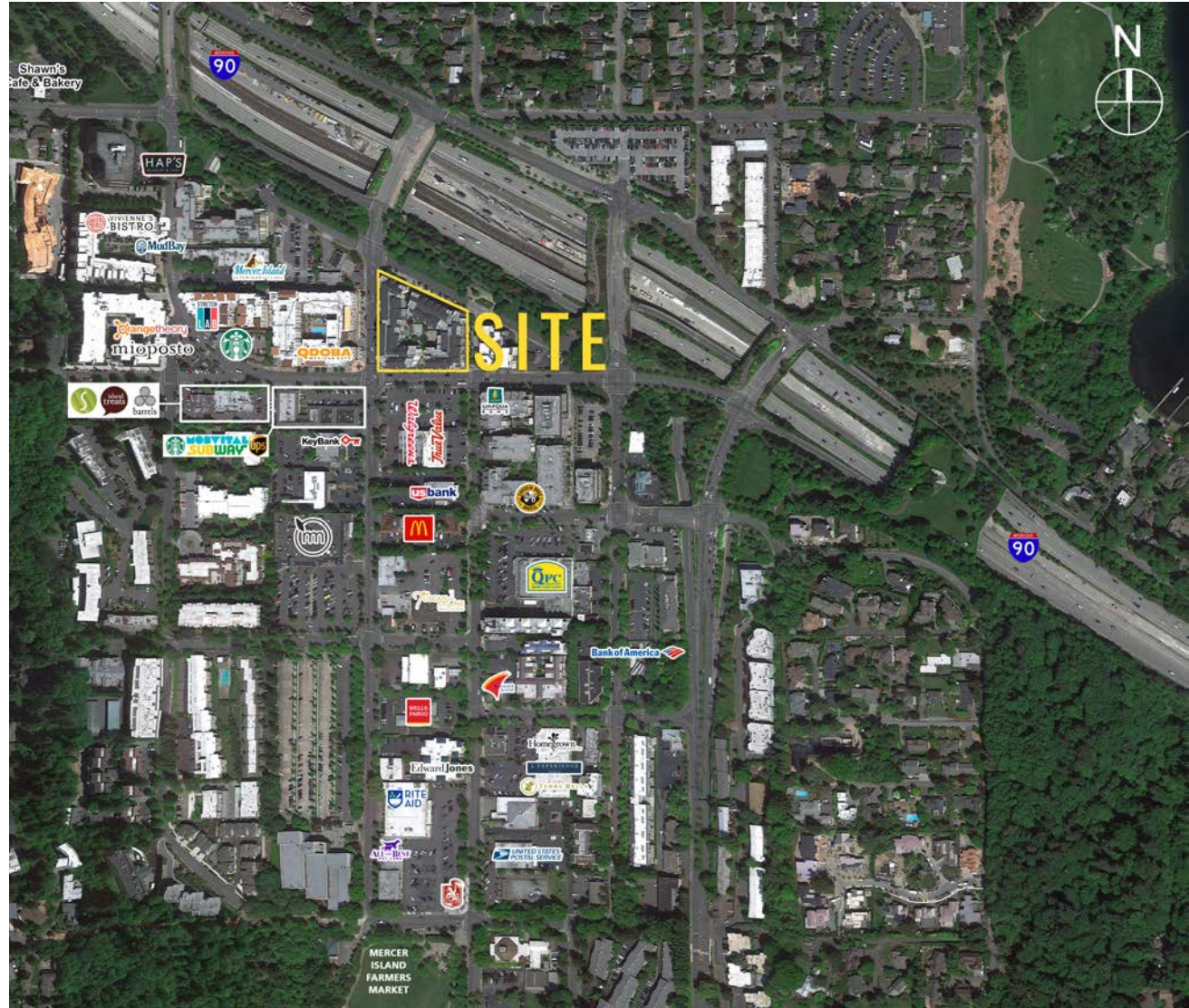
FEATURES

- 4,153 SF space can be demised to: 1,500 SF & 2,600 SF
- Free 24-hour retail parking garage
- Minutes from I-90
- 4,557 ADT on 77th Ave. SE
- 9,375 ADT on SE 27th St.
- 54,861 housing units within 1-mile radius
- Co-tenants include Heritage Wealth Advisors, and Mercy Vet Clinic. Volver Records coming soon!

DEMOGRAPHICS

	Population	Average HH Income	Daytime Population
Mile 1	10,861	\$251,578	6,586
Mile 3	77,570	\$287,520	64,936
Mile 5	357,114	\$209,483	308,561

Regis - 2024



CONTACTS

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77 CENTRAL Mercer Island, WA

AVAILABLE STOREFRONT

AVAILABLE: 12/31/2024



IMPACT FITNESS: 4,153 SF



UNIT 247: 753 SF



FORMER ESTHETIC SOCIETY: 883 SF