



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

17313 140TH AVENUE NE | WOODINVILLE, WA

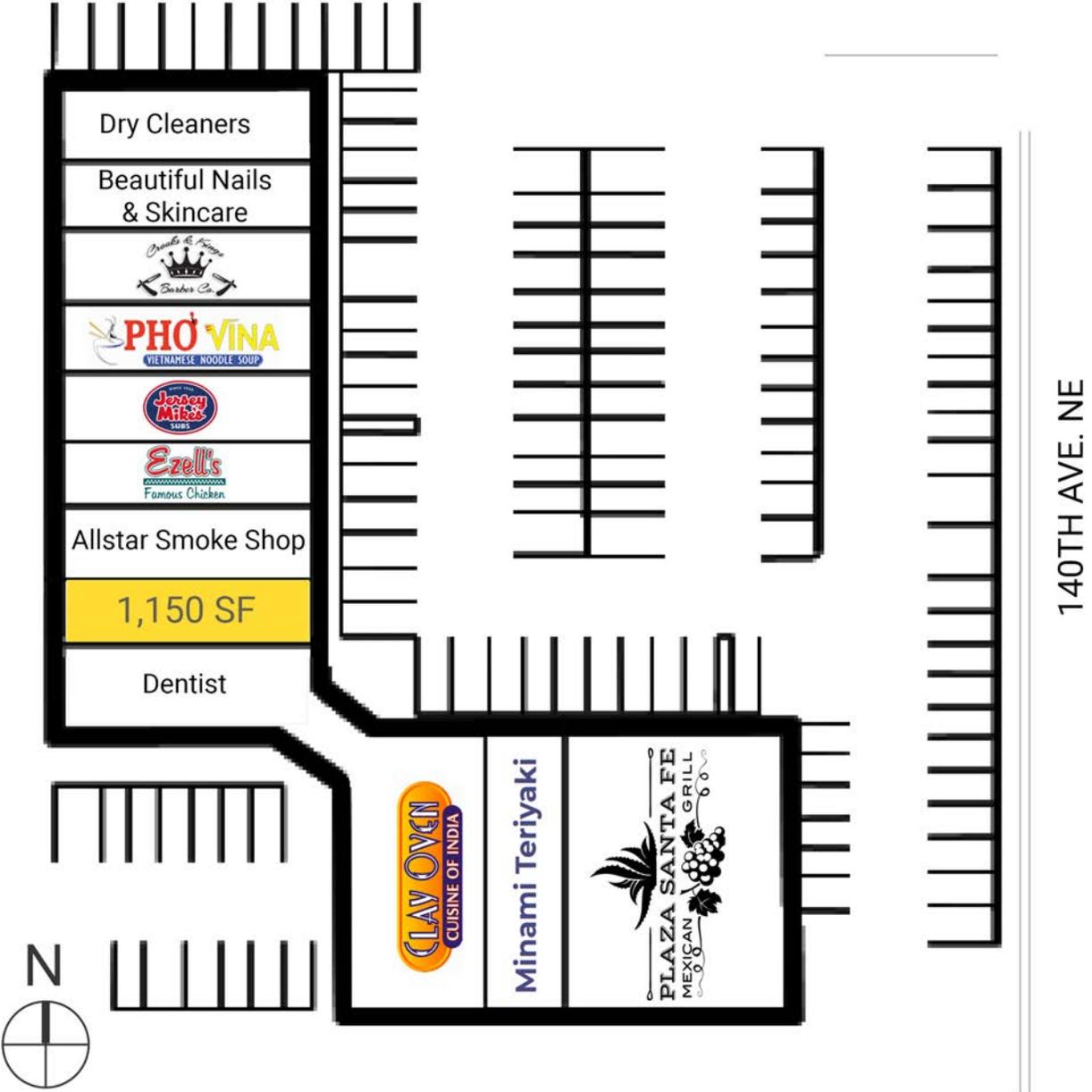
FOR LEASE

WOODINVILLE CENTER

SITE SUMMARY

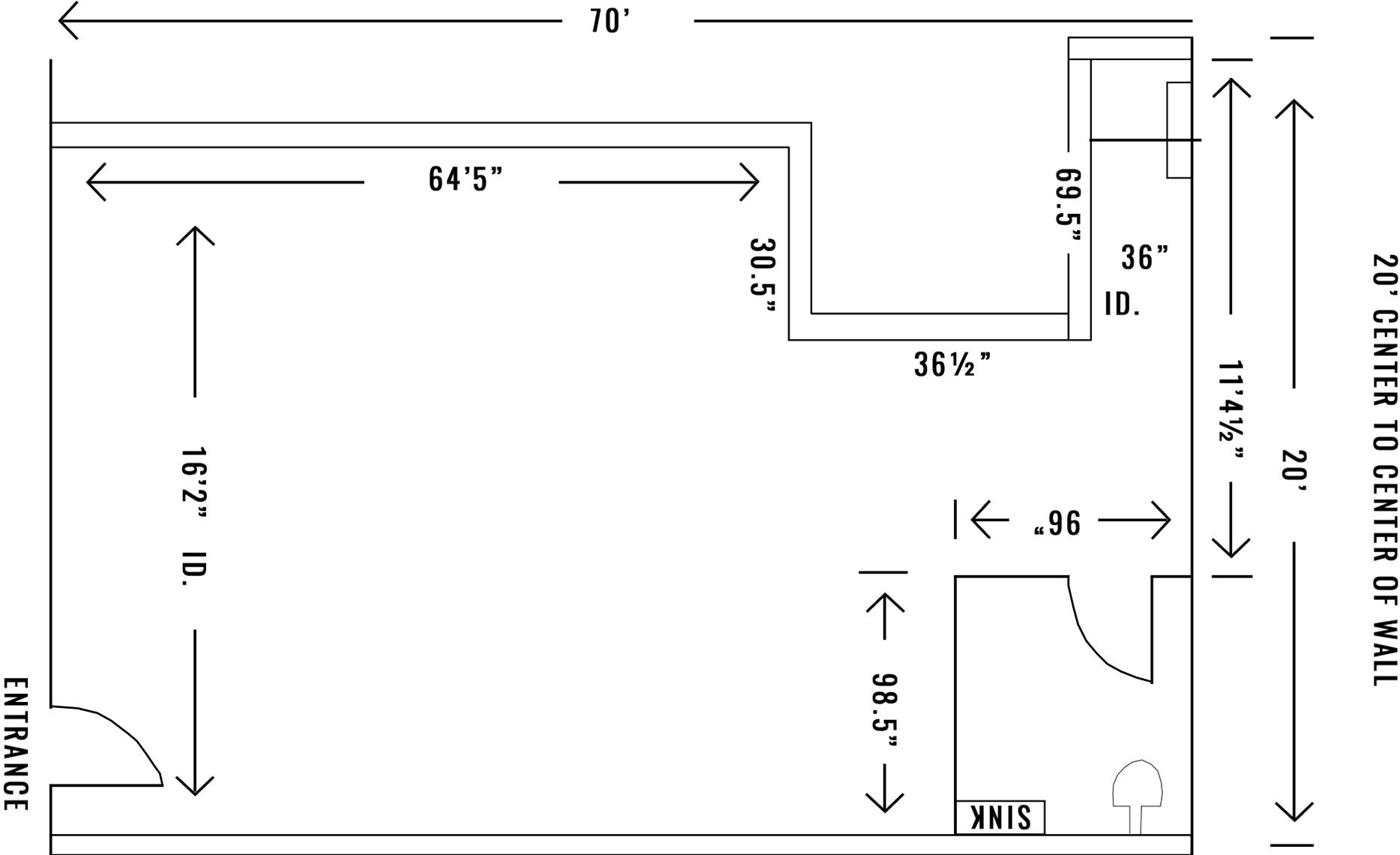
Woodinville Center presents a 1,150 SF retail opportunity in a well-established neighborhood center within one of the Eastside's most desirable lifestyle-driven markets. Anchored by a strong mix of food and service-oriented co-tenants, the property benefits from consistent daily traffic and convenient access to surrounding residential communities. A brand-new Trader Joe's planned directly across the street is expected to further enhance visibility, traffic, and long-term retail momentum, positioning the center as a key neighborhood shopping destination.

Available	1,150 SF
Asking Rate	\$35.00 PSF, NNN
Non- Restaurant NNN's	\$13.54 PSF
Restaurant NNN's	\$17.40 PSF
Co-Tenants	Plaza Santa Fe Mexican Grill, Jersey Mikes, Ezell's, Crooks & Kings Barber, Beautiful Nails, Pho Vina, Allstar, Clay Oven, Minami Teriyaki, Dry Cleaners
Parking	Dedicated Lot
Signage	Building Signage

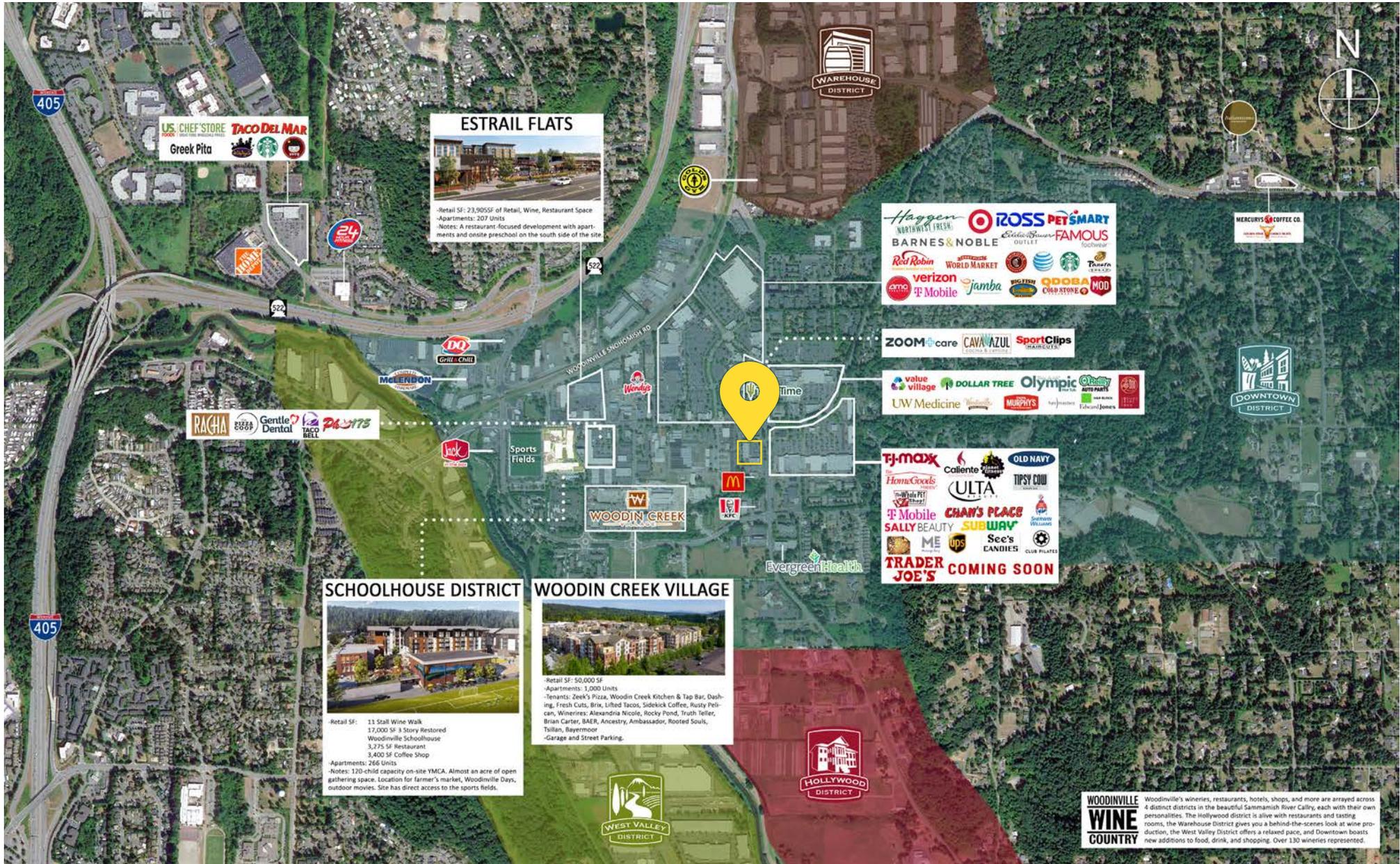


SITE SUMMARY | FLOOR PLAN

OUTSIDE TO OUTSIDE



LOCATION AERIAL



ESTRAIL FLATS

-Retail SF: 23,905SF of Retail, Wine, Restaurant Space
-Apartments: 207 Units
-Notes: A restaurant-focused development with apartments and on-site preschool on the south side of the site

SCHOOLHOUSE DISTRICT

-Retail SF: 11 Stall Wine Walk
17,000 SF 3-Story Restored Woodinville Schoolhouse
3,275 SF Restaurant
3,400 SF Coffee Shop
-Apartments: 266 Units
-Notes: 120-child capacity on-site YMCA. Almost an acre of open gathering space. Location for farmer's market, Woodinville Days, outdoor movies. Site has direct access to the sports fields.

WOODIN CREEK VILLAGE

-Retail SF: 50,000 SF
-Apartments: 1,000 Units
-Tenants: Zeek's Pizza, Woodin Creek Kitchen & Tap Bar, Dashing, Fresh Cuts, Brix, Lifted Tacos, Sidekick Coffee, Rusty Pelican, Wineries: Alexandria Nicole, Rocky Pond, Truth Teller, Brian Carter, B&R, Ancestry, Ambassador, Rooted Souls, Tullian, Bayermoor
-Garage and Street Parking.

Haggen NORTHWEST FRESH
BARNES & NOBLE
Red Robin WORLD MARKET
verizon F Mobile
Jamba
ROSS PET SMART
Edible Arrangements FAMOUS
Tostitos
QDOBA
MOD

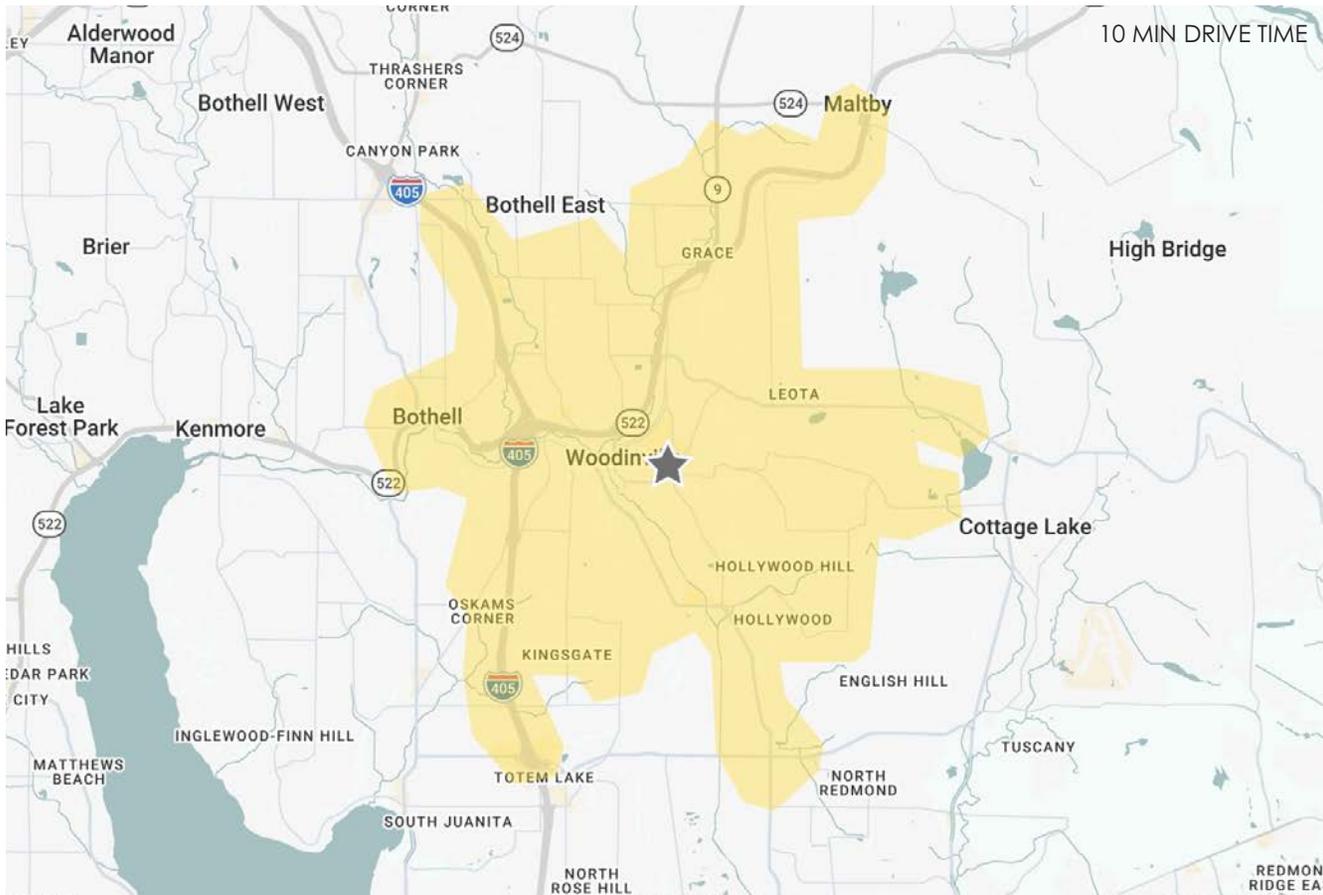
ZOOM+care
value village
LW Medicine
CAVA AZUL
DOLLAR TREE
MURPHY'S
SportClips
Olympic
Edward Jones

TJ-maxx
HomeGoods
SALLY BEAUTY
ME UPS
Caliente
ULTA
See's CANDIES
OLD NAVY
TIPSY COW
CHAN'S PLACE
SUBWAY
CLUB PILATES
TRADER JOE'S COMING SOON

WOODINVILLE WINE COUNTRY
Woodinville's wineries, restaurants, hotels, shops, and more are arrayed across 4 distinct districts in the beautiful Sammamish River Valley, each with their own personalities. The Hollywood district is alive with restaurants and tasting rooms, the Warehouse District gives you a behind-the-scenes look at wine production, the West Valley District offers a relaxed pace, and Downtown boasts new additions to food, drink, and shopping. Over 130 wineries represented.

DEMOGRAPHICS

Woodinville Washington, is a premier lifestyle-driven enclave positioned within the high-growth Eastside corridor, offering strategic proximity to Bellevue, Redmond, and the greater Seattle technology hub. Known for attracting affluent residents seeking larger residential properties paired with strong regional connectivity, Woodinville combines a semi-rural character with sophisticated amenities and investment appeal. The city benefits from exceptional household demographics and a thriving tourism economy anchored by its nationally recognized wine country, featuring more than 120 wineries, breweries, and distilleries that collectively draw over 795,000 visitors annually. This unique blend of destination-driven hospitality, strong purchasing power, and proximity to major employment centers continues to support Woodinville's long-term growth and desirability.



64,677

POPULATION
10 MIN DT



26,649

NO OF HOUSEHOLDS
10 MIN DT



\$199,088

AVERAGE HH INCOME
10 MIN DT



\$973,415

MEDIAN PROPERTY VALUE
10 MIN DT



37.9

YEARS OLD
MEDIAN AGE



\$2.07B

TOTAL NON-RETAIL
EXPENDITURE



53,646

DAYTIME ADJ. POPULATION
10 MIN DT



16,691

140TH AVENUE NE
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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