

Development Opportunity

13033 NE 90th Street, Kirkland, WA 98033

1.20 Acres of Land in one of Eastside's most desirable submarkets

- Favorable market fundamentals: high home values, strong buyer demand, limited land availability
- Excellent access to NE 85th St, I-405, SR-520, and regional transit corridors
- Proximity to schools, parks, and Eastside employment centers
- Surrounded by established neighborhoods with ongoing redevelopment activity nearby

Parcel	388810-0135
Land SF	52,272 SF

Acres	1.20
Zoning	RSX 7.2

Contact Us

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Zoning Information

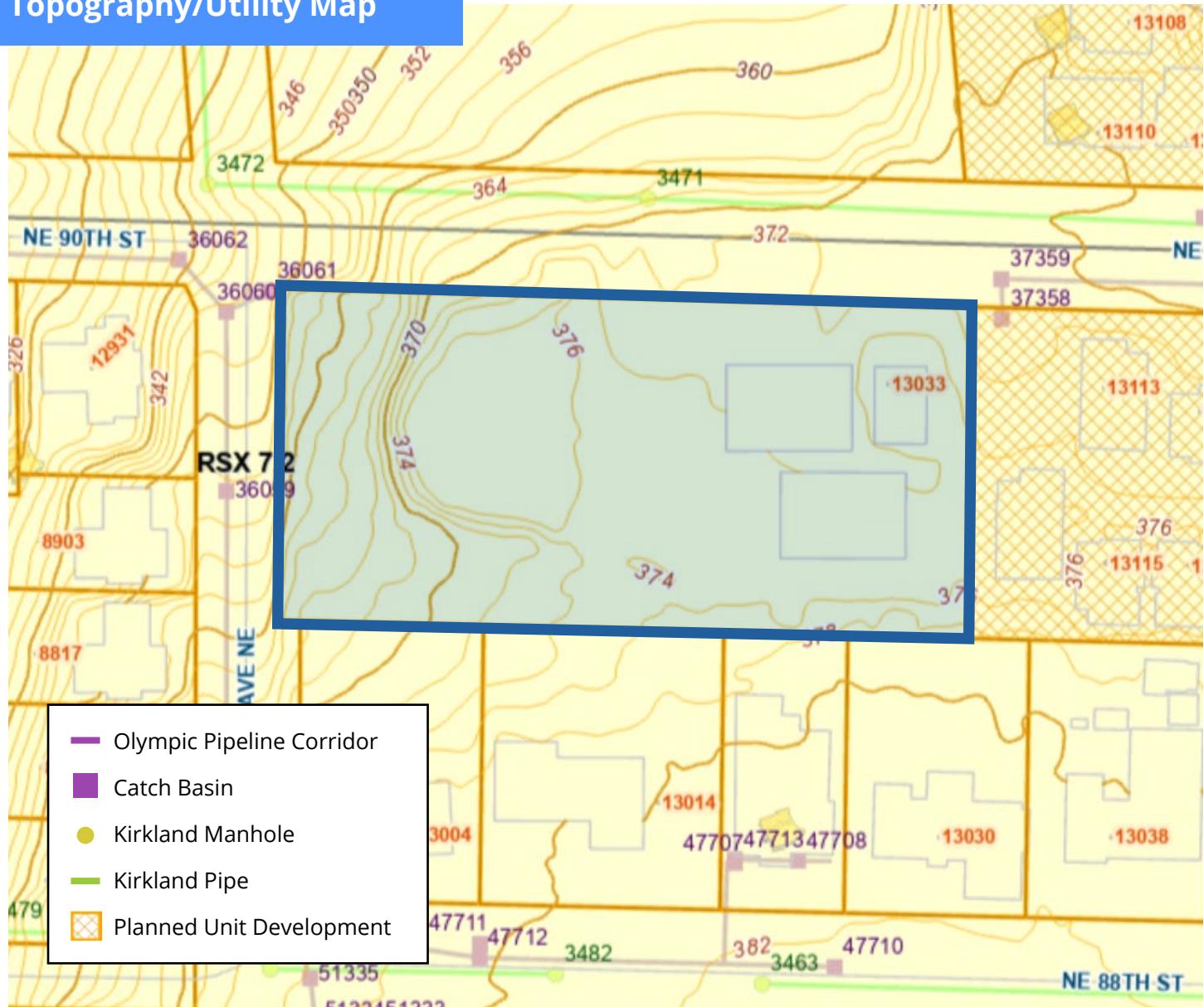
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RSX 7.2 - Low Density Residential Zone - Density/Dimensions Table

Use	Min Lot Size	Required Yards			Max Lot Coverage	Max Height of Structure ABE = Avg Bldg Elevation
		Front	Side	Rear		
Attached Dwelling	See Code	20'	10'	10'	50%	25' above ABE
Detached Dwelling	7,200 SF	20'	5'	10'	50%	30' above ABE

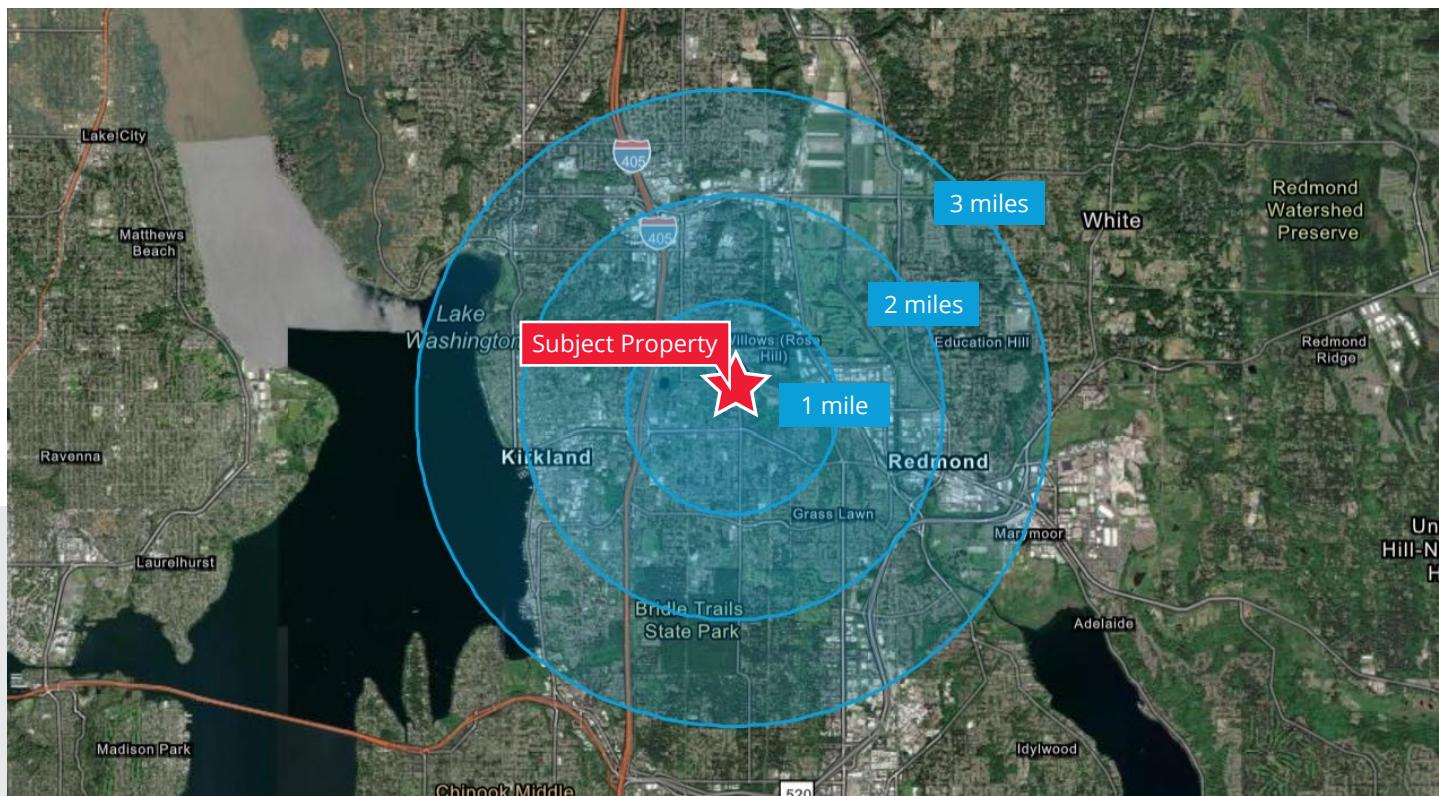
[Click to Learn More About RSX 7.2 Zoning](#)

Topography/Utility Map



Kirkland, Washington is an affluent Eastside city with a **strong, diversified economy** closely tied to major technology, healthcare, and professional employers in nearby Bellevue, Redmond, and Seattle. The city has a population of roughly **95,000** and is characterized by a **highly educated, high-income demographic, with median household incomes well above regional and national averages**. These fundamentals support consistently strong housing demand and long-term real estate stability.

Kirkland has seen **significant investment and redevelopment** in recent years, highlighted by major mixed-use projects such as Kirkland Urban and The Village at Totem Lake, which have expanded retail, residential, and employment options. The city is known for **premium amenities** including a vibrant Lake Washington waterfront, extensive parks and trails, walkable urban centers, top-rated schools, and dining and shopping districts, reinforcing its reputation as one of **the most desirable and high-value markets on the Eastside**.



	1 mile	2 miles	3 miles
Total Population	13,035	60,848	125,943
5 Year Projected Population	13,867	64,703	133,000
Current Total Households	4,671	26,033	52,812
5 Year Projected Total Households	4,925	27,671	55,777
Per Capita Income	\$93,994	\$98,107	\$94,910
Median Household Income	\$186,640	\$167,401	\$162,950
Median Home Value	\$1,313,607	\$1,336,345	\$1,300,267

