



7785 SUNSET HIGHWAY SE | MERCER ISLAND, WA

77 CENTRAL FOR LEASE



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

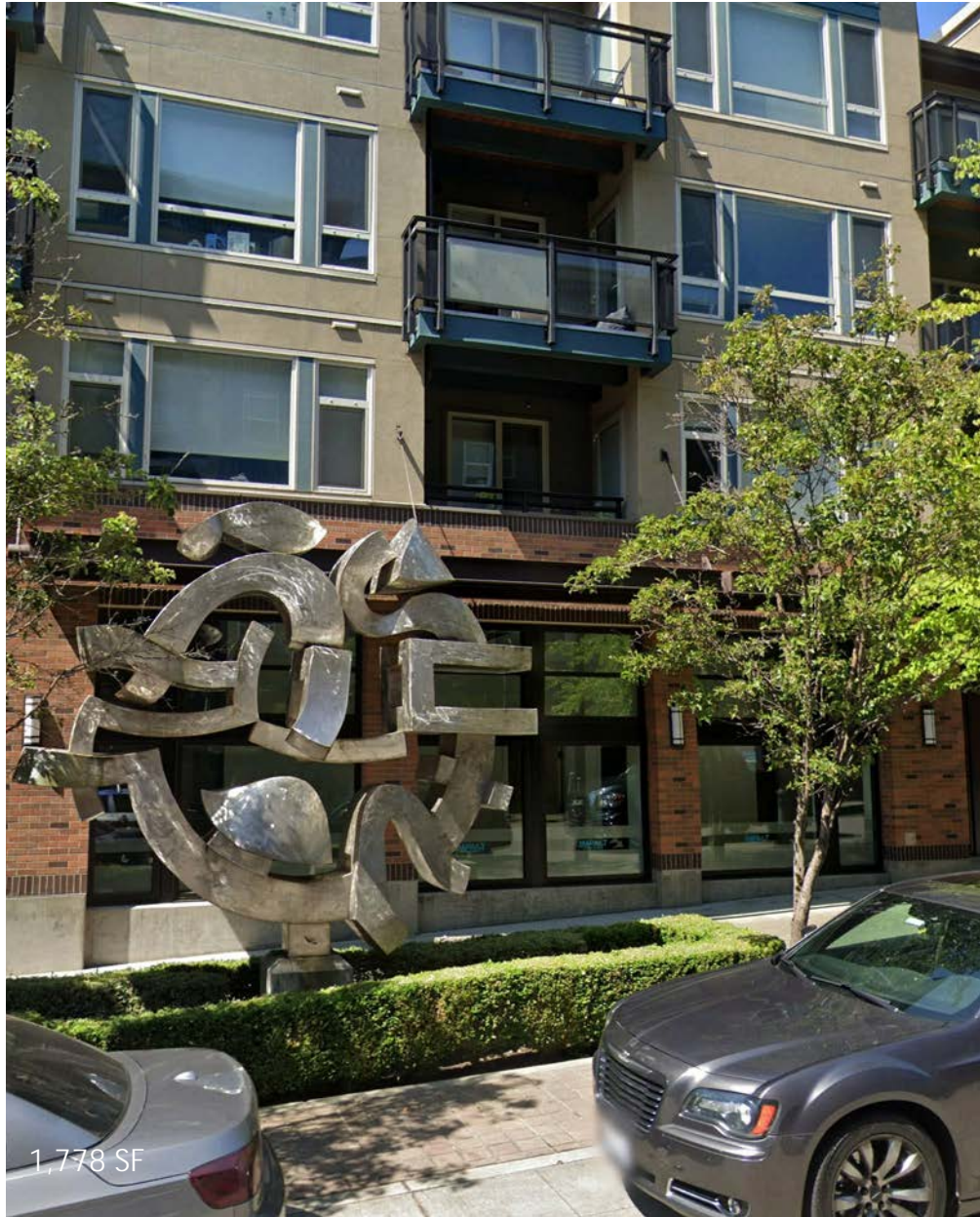
SITE SUMMARY

Just minutes from I-90, this retail center offers a curated mix of services and amenities, designed to provide ultimate convenience. Its strategic location is complemented by a user-friendly, 24-hour retail parking garage, which offers the first three hours free of charge to customers. The tenant ecosystem is both diverse and complementary, featuring established businesses like BECU, Heritage Wealth Advisors, the trusted Mercy Vet Clinic, and the popular Valhalla Sandwiches, all contributing to a dynamic and functional hub for commerce and daily life.

Available	770 SF \$38.00 PSF
Available	883 SF \$39.00 PSF
Available	1,778 SF \$45.00 PSF
NNN	\$13.00 PSF



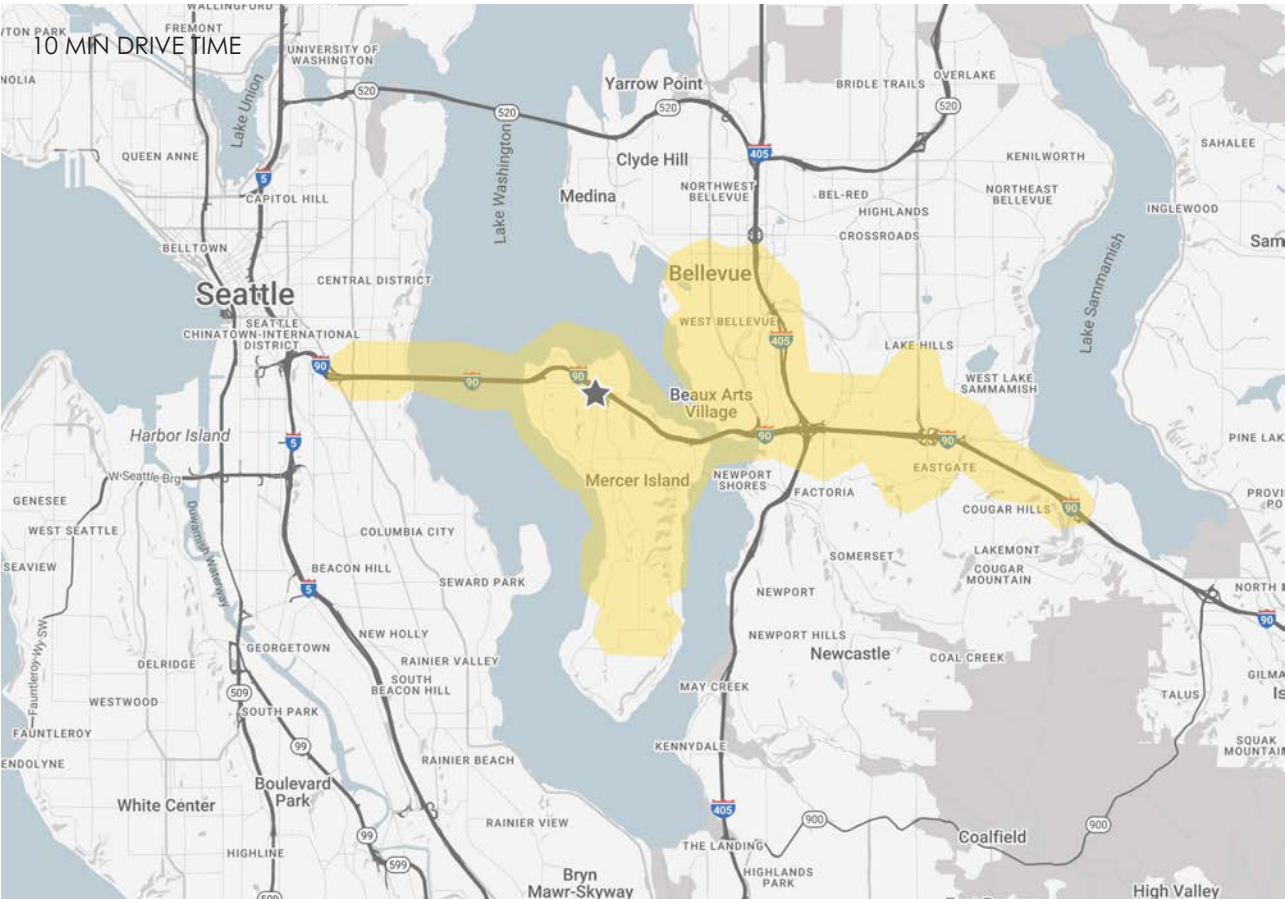
AVAILABLE STOREFRONT



An aerial photograph of a commercial district in St. Louis, Missouri, with various business logos overlaid. A yellow box highlights a specific site, and the word "SITE" is written in large yellow letters next to it. The map includes logos for Shaw's Cafe & Bakery, HAP'S, Vivienne's Bistro, MudBay, Mercer Island, OrangeTheory, mioposto, Starbucks, QDOBA, Sheet Treats, Barrels, KeyBank, True Value, US Bank, McDonald's, QFC, Bank of America, Edward Jones, and Terra Bella. A north arrow is in the top right corner.

DEMOGRAPHICS

Mercer Island, Washington, occupies a unique and distinguished position within King County. While its population is modest compared to its larger neighbors, its strategic significance is primarily defined by its role as a premier residential community and a bastion of natural tranquility. The economic landscape of Mercer Island is characterized by a high concentration of affluent households and a close-knit, community-oriented business environment. With a curated ecosystem of local businesses, the city generates a palpable sense of exclusivity and calm. This residential dynamism is underscored by a stable and highly educated population, comprising a diverse array of professionals, executives, and families. This substantial base of residents fuels the local economy and underscores Mercer Island's magnetic appeal as a haven for a high quality of life and a strong sense of community.



67,420

POPULATION
10 MIN DT



29,031

NO OF HOUSEHOLDS
10 MIN DT



\$256,870

AVERAGE HH INCOME
10 MIN DT



\$1.53M

MEDIAN PROPERTY VALUE
10 MIN DT



38.9

YEARS OLD
MEDIAN AGE



\$2.44B

TOTAL NON-RETAIL
EXPENDITURE



81,478

DAYTIME ADJ. POPULATION
10 MIN DT



18,411

77TH AVE. SE & SE 27TH ST.
ADT AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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