



RETAIL OPPORTUNITY

DOWNTOWN WOODINVILLE MIXED-USE



EASTRAIL
FLATS

EASTRAIL FLATS | 13400 NE 175TH ST - WOODINVILLE, WA

EASTRAIL WOODINVILLE

Eastrail Flats, Phase II of The Schoolhouse District, provides incredible opportunities for retailers and restaurants serving residents, tourists, and the greater Eastside community. By marrying urban place-making strategies with Woodinville's natural beauty, the additional residential, daycare, and commercial retail leasing opportunities stand to make Eastrail Flats a must-visit location for the entire Eastside. **Only one space remains available to lease!**

Across from pedestrian-oriented experience in Western Washington's Woodinville Wine District. Phase I is comprised of retailers such as Walla Walla Steak Co & Crosssbuck Brewery, Ballard Pizza Co, Oasis Spa, and a curated "Wine Walk Row" consisting of Valdemar, L'Ecole, Barnard Griffin, Mullan Road Cellars (from the Cakebread Family), Montinore & Landlines, McQueen Champagne Bar, and outdoor seating areas with the best wines the area has to offer.

OVERVIEW

Address	13400 NE 175th St - Woodinville, WA
Overall Site	183,370 SF
Retail 1	Garlic Crush
Retail 2	Coffee Shop
Retail 3	3,806 SF AVAILABLE
Retail 4	Lake Washington Physical Therapy
Retail Delivery	Construction Complete!
Residential Units	207
Retail Parking	135 Commercial/Flex Stalls



EASTRAIL SITE MAP



WOODINVILLE

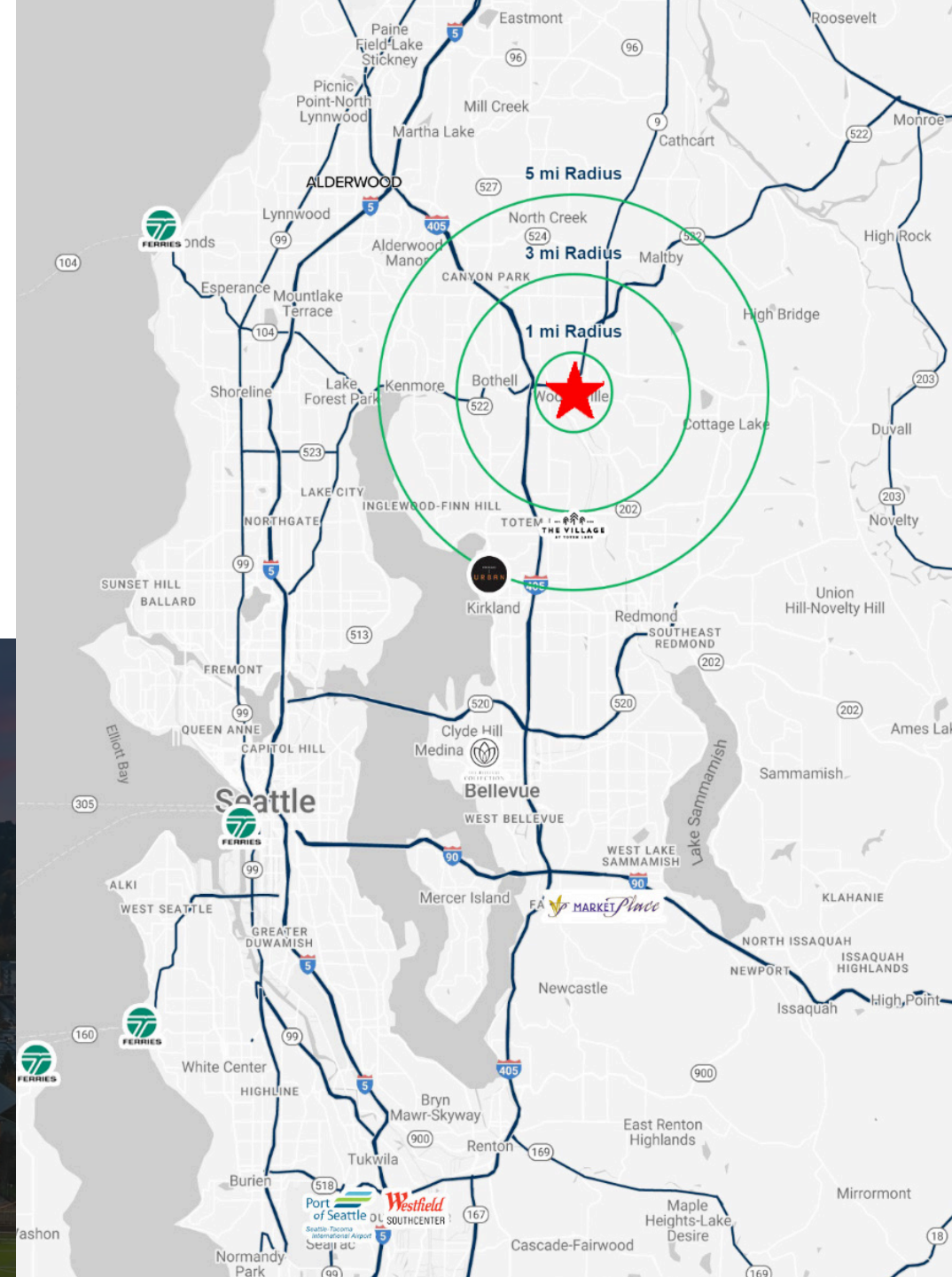
OVERVIEW

Woodinville, WA is an urban enclave outside the growing Bellevue/Redmond markets. It attracts many high-net-worth residents looking for a variety of residential opportunities with convenient access to lifestyle centers. Woodinville has excellent household demographics, with over 120 wineries, breweries, and distilleries drawing over 795,000 visitors annually, and is within the top 6% of highest capita in the state. Located moments from SR 522 and minutes from Interstate 405, the daytime population increases significantly, allowing ease of access to office, retail tenants, and users alike.

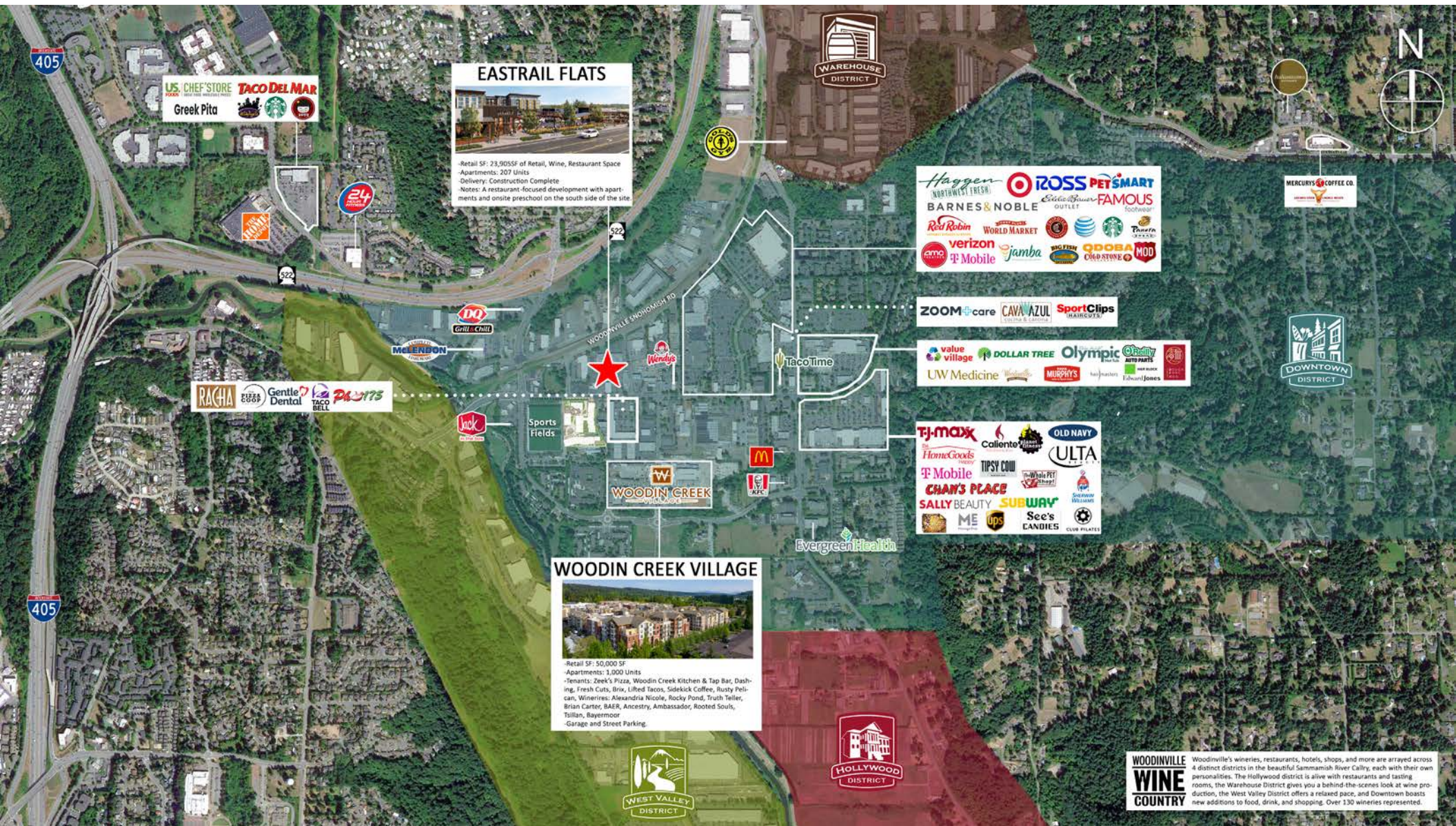
DEMOGRAPHIC

Data	1 Mile	3 Mile	5 Mile
2025Population	11,112	80,820	221,707
2030 Population	11,029	82,722	222,626
2025 Households	5,281	32,541	86,432
Median HH Income	\$134,380	\$157,614	\$164,600
Avg. HH Size	2.1	2.1	2.5
Median Age	37.5	38.4	e38.4
Adj Daytime Pop	10,240	60,224	143,206

Demographic Data Source: REGIS



WOODINVILLE HIGHLIGHTS



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BRAND STORY

MOUNTAIN MODERN LIVING FROM A-Z

Embracing the historical adjacency to the railroad line in its backyard, Eastrail Flats celebrates the merger of old & new, rails & trails, mountain & modern in the heart of Downtown Woodinville.

From A-Z, there's something here for everyone at Eastrail Flats.

Welcome to the end of the line - you're home.



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An aerial photograph of a modern, multi-story apartment building at dusk. The building has a light-colored facade with numerous windows, many of which are illuminated from within, casting a warm glow. The building features a mix of horizontal siding and vertical panels. Several balconies with black metal railings are visible. In the foreground, there is a paved street with a white arrow pointing left and a '400' speed limit sign. To the right of the building, there is a landscaped area with green grass, small trees, and a wooden fence. In the background, there is a dense forest of evergreen trees under a twilight sky with shades of blue and purple.

INQUIRE

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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.

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