



FOR LEASE

6501-6625 132nd Ave NE
Kirkland, WA 98033

Owned & Operated by



First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

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



BRIDLE TRAILS SHOPPING CENTER

Jake Thurber | Chandler Williams | Justin Holmes | Josh Parnell



BRIDLE TRAILS SHOPPING CENTER is a 110,257 SF neighborhood retail center in Kirkland, WA, anchored by Grocery Outlet and ACE Hardware. Conveniently located just minutes from I-405, the center serves surrounding residential communities with strong daily traffic and a well-established tenant mix.

TENANTS



AVAILABLE

» FORMER BARTELL DRUGS: 11,692 SF

- Anchored by household names such as Grocery Outlet, ACE Hardware, and Dollar Tree, drawing consistent foot traffic from the local area.
- Located just minutes from I-405 and major arterials, the center is easily reached from across Kirkland, Bellevue, and Redmond.
- Near established residential neighborhoods, ensuring a steady flow of foot traffic and a loyal customer base.

SUMMARY



Regis - 2026

Population

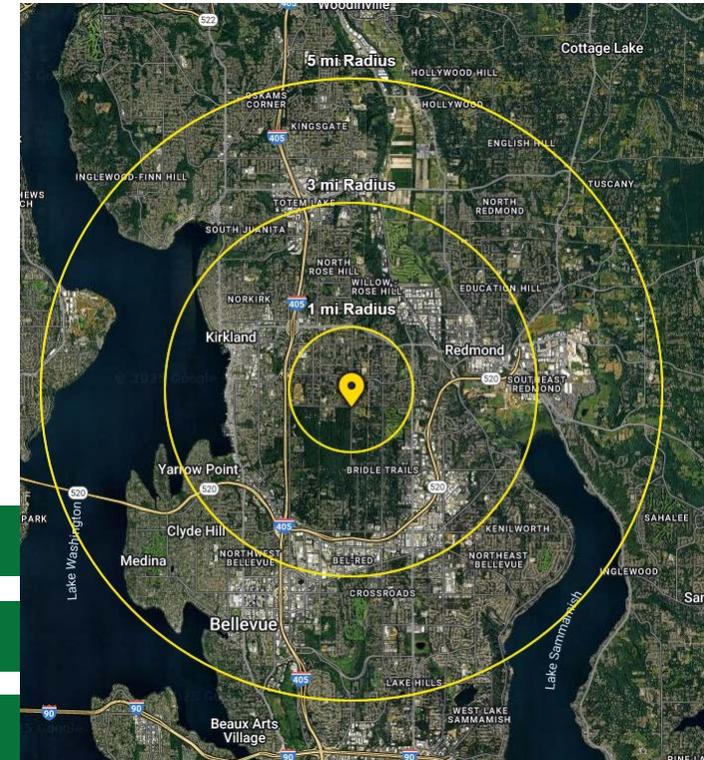


Average HH Income



Daytime Population

| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 12,081 | \$293,764 | 5,443 |
| Mile 3 | 124,987 | \$242,493 | 117,739 |
| Mile 5 | 293,733 | \$244,417 | 268,363 |



SITE PLAN

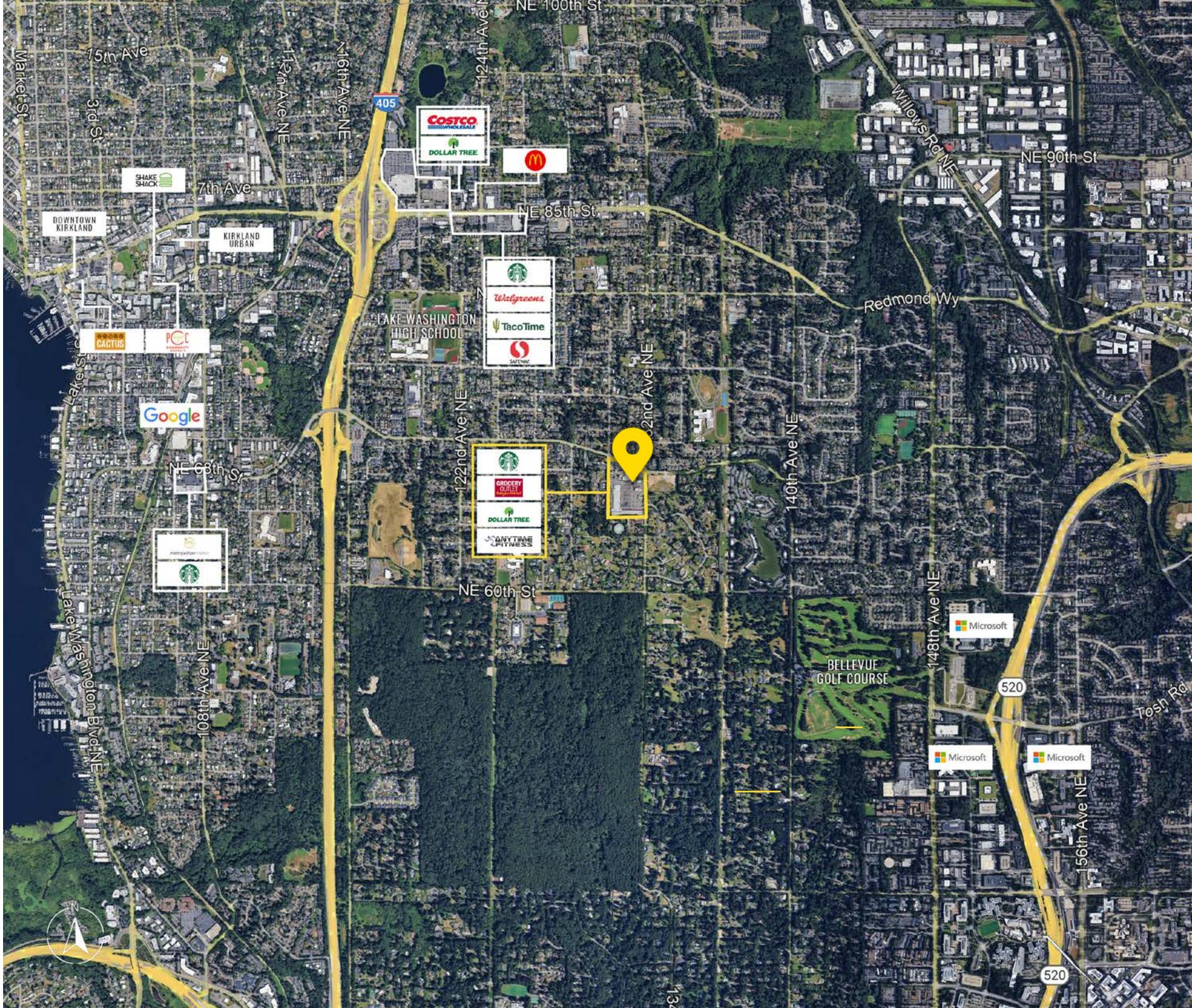
| Suite | SF | Tenant |
|--------|--------|---------------------|
| 6619 | 11,692 | AVAILABLE |
| 6625A | 18,000 | Grocery Outlet |
| 6613 | 15,100 | ACE Hardware |
| 6601-1 | 10,206 | EBC Basketball Club |
| 6623 | 10,036 | Dollar Tree |
| 6601A | 9,521 | Cyan Swim Academy |

| Suite | SF | Tenant |
|-------|-------|--------------------------------|
| 2 | 4,534 | Anytime Fitness |
| 6811 | 3,600 | Chase Bank |
| 100 | 2,200 | Starbucks |
| 6501 | 2,126 | All About Cats Vet Hospital |
| 6507 | 2,070 | Bridle Trails Family Dentistry |
| 6617 | 1,950 | Bobalust Tea House |

| Suite | SF | Tenant |
|-------|-------|-------------------------------|
| 6509 | 1,591 | Ruk Thai |
| 101 | 1,423 | Kumon Math and Reading |
| 6525 | 1,300 | Salon Unmixed |
| 6521 | 1,300 | US Cleaners |
| 6519 | 1,300 | Papa Murphy's |
| 6517 | 1,300 | Paws Up Pet Grooming |
| 6515 | 1,300 | Kirkland Chiropractic Massage |
| 6513 | 1,300 | The UPS Store |
| 102 | 1,250 | Natural Pet Pantry |
| 6523 | 1,222 | Mallinak Designs |
| 6601 | 1,163 | Jungyae Moosul Academy |
| 6531 | 1,000 | Chicko Chicken |
| 6527 | 1,000 | Center Nails |
| 6511 | 1,000 | ST&R Portfolio Management |
| 6501A | 1,000 | Ethereal Rejuvenation |
| 6601C | 764 | Jungyae Moosul Academy |



MARKET AERIAL



15th Ave
3rd St

7th Ave

DOWNTOWN KIRKLAND

KIRKLAND URBAN

CACTUS
PCC

Google

NE 68th St

Starbucks

108th Ave NE

112nd Ave NE

116th Ave NE

LAKE WASHINGTON HIGH SCHOOL

122nd Ave NE

NE 60th St

Starbucks
GROCERY OUTLET
DOLLAR TREE
ANYTIME FITNESS

COSTCO
DOLLAR TREE

McDonald's

Starbucks
Walgreens
Taco Time
SAFeway

124th Ave NE

NE 100th St

NE 85th St

122nd Ave NE

113

140th Ave NE

BELLEVUE GOLF COURSE

148th Ave NE

Microsoft

Microsoft

Microsoft

520

520

NE 90th St

Redmond Wy

Willows Rd NE

Tosh Rd

AERIAL



STELLA SCHOLA
MIDDLE SCHOOL



OLD REDMOND RD - 10,692 CPD

MODERA AT
BRIDLE TRAILS
391 UNITS



10,692 CPD
Old Redmond Rd.



6,135 CPD
132nd Ave NE



Minutes from I-405 and
major arterials

PHOTOS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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**Perform
Properties**

Represented By



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