

155 CENTRAL WAY  
DOWNTOWN KIRKLAND



# CENTRAL PEAK | RETAIL



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

For Lease



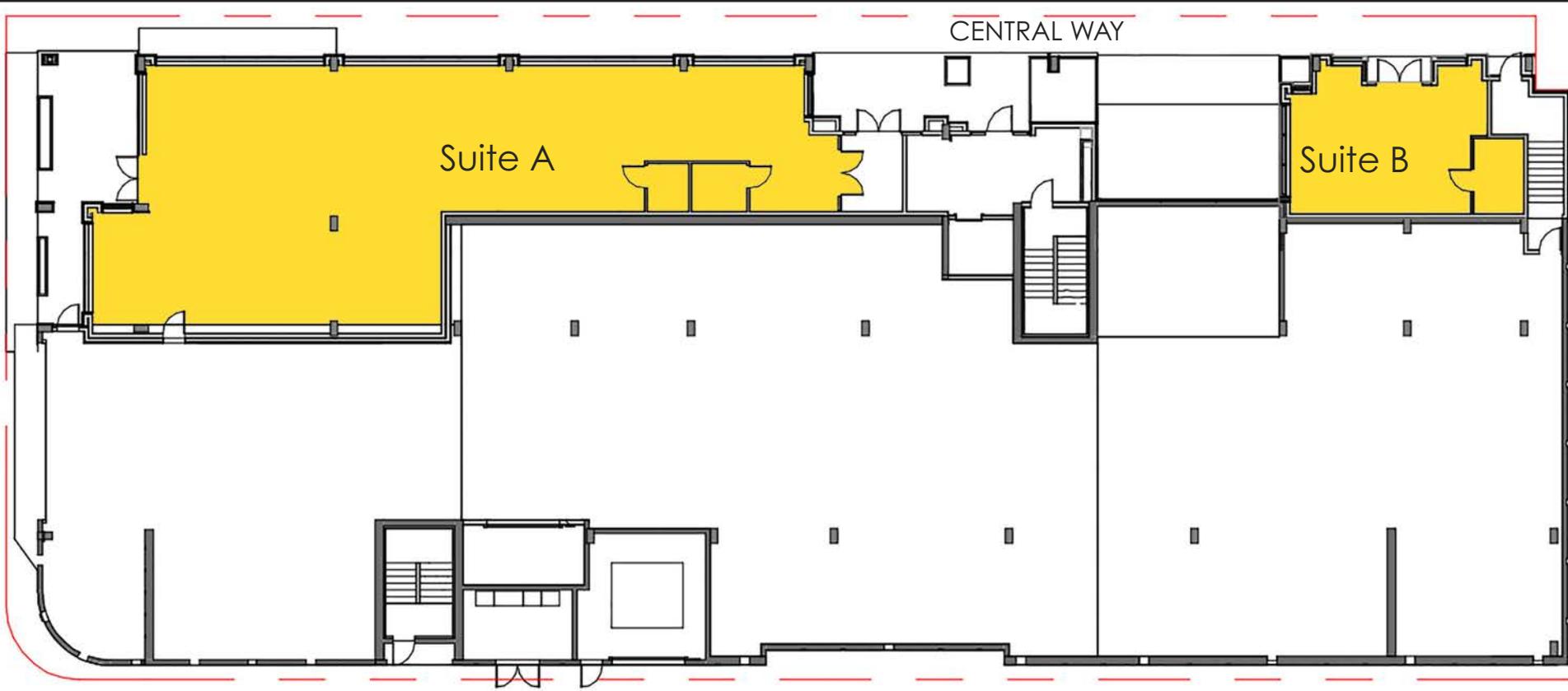
# PROPERTY OVERVIEW | PROPERTY SUMMARY

## PROPERTY DETAIL

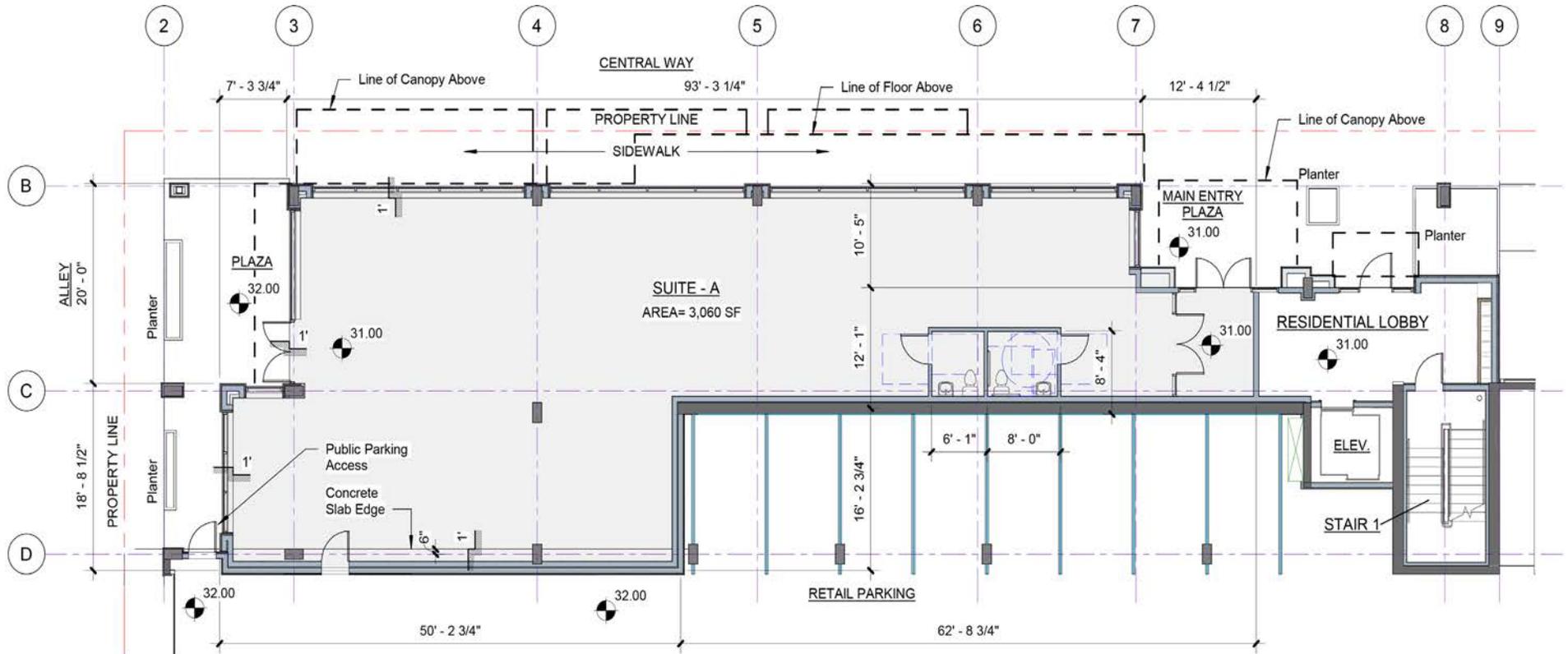
<b>PROPERTY NAME</b>	Central Peak
<b>ADDRESS</b>	155 Central Way, Kirkland
<b>OPPORTUNITY</b>	Street Level Retail Suites Available within the Central Peak Condos in Downtown Kirkland
<b>RETAIL A</b>	<ul style="list-style-type: none"> <li>• 3,060 SF</li> <li>• \$60.00 PSF, NNN</li> </ul>
<b>RETAIL B</b>	<ul style="list-style-type: none"> <li>• 645 SF</li> <li>• \$55.00 PSF, NNN</li> </ul>
<b>LOCATION</b>	Located in the Heart of Downtown Kirkland's Retail and Entertainment Core
<b>UNITS</b>	26 Residential Condominiums on Site
<b>PARKING</b>	Rare On-site Parking Available: xx Retail Stalls
<b>WALK SCORE™</b>	91   Walker's Paradise



# PROPERTY OVERVIEW | SITE PLAN

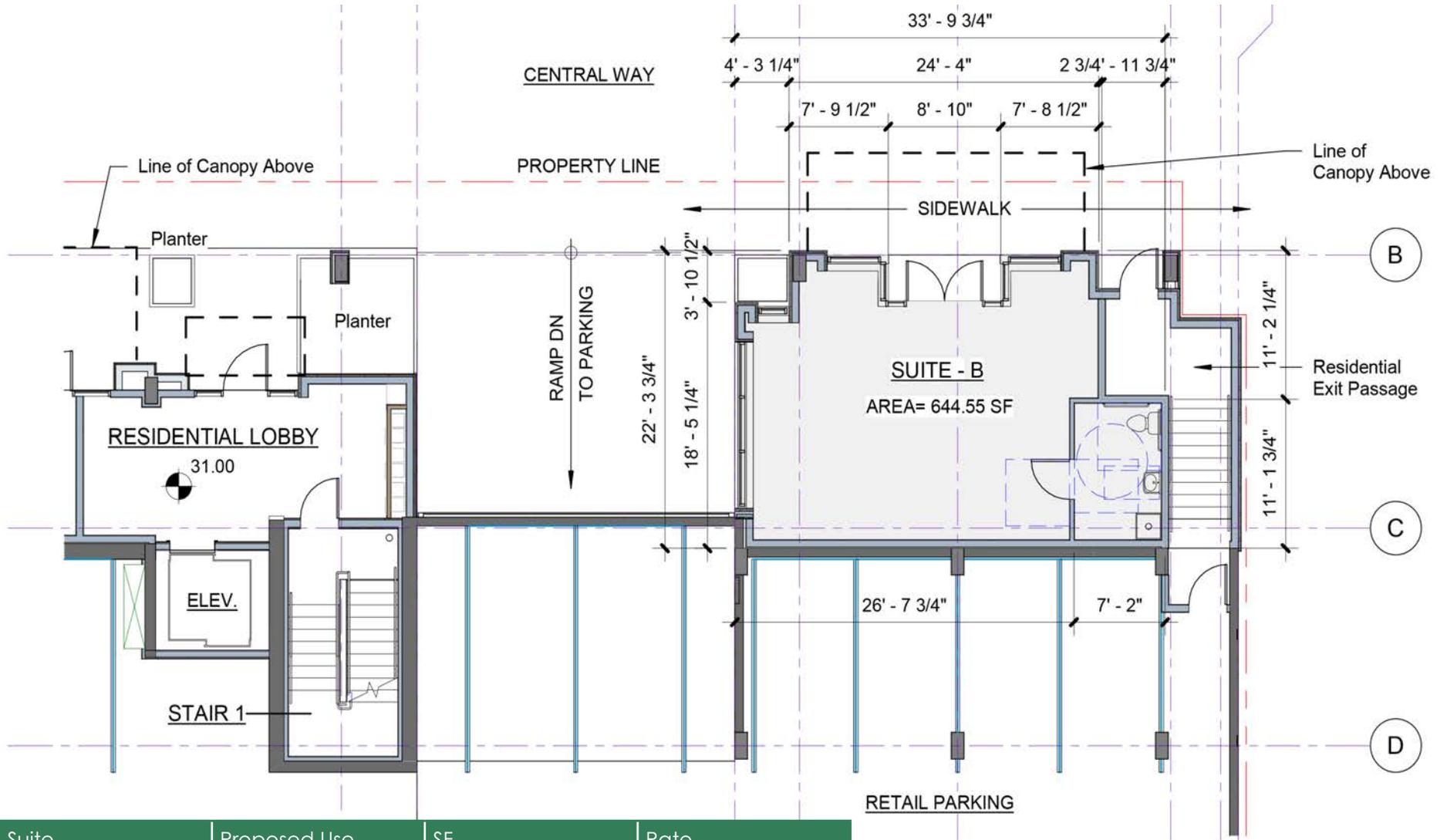


# PROPERTY OVERVIEW | FLOOR PLAN | SUITE A



Suite	Proposed Use	SF	Rate
A	Excellent Space for Bakery/ Coffee Shop or Restaurant Concept	3,060 SF	\$60.00 PSF, NNN

# PROPERTY OVERVIEW | FLOOR PLAN | SUITE B



Suite	Proposed Use	SF	Rate
B	Retail, Barber, Speakeasy, Salon	645 SF	\$55.00 PSF, NNN



City of Seattle

520

LAKE WASHINGTON

MOSS BAY

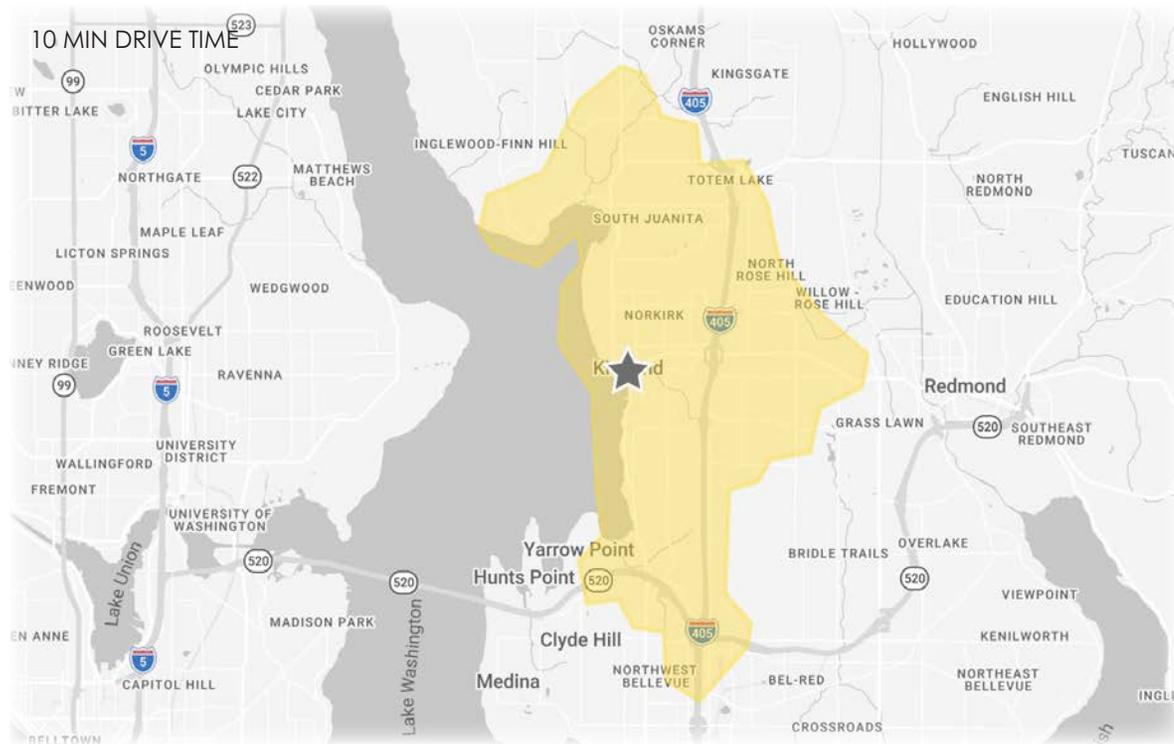
LAKE STREET S

CENTRAL WAY

KIRKLAND WATERFRONT

# PROPERTY OVERVIEW | DEMOGRAPHICS

KIRKLAND, WASHINGTON is a premier Eastside waterfront community strategically positioned along the eastern shores of Lake Washington, offering seamless connectivity to Downtown Seattle, Bellevue, and the greater Eastside innovation corridor. Anchored by proximity to major technology employers including Google, Meta, Amazon, Microsoft, and, the city benefits from a highly educated workforce, strong household incomes, and sustained economic expansion. Kirkland's vibrant, walkable downtown features a curated mix of boutique retail, dining, and public waterfront spaces that reinforce its reputation as one of the region's most desirable live-work-play environments. Ongoing investment in infrastructure, transit accessibility, and shoreline amenities, combined with top-ranked schools and abundant parks and recreation, continues to attract both residents and businesses, supporting long-term stability, strong consumer demographics, and resilient market fundamentals.



 <b>69,651</b> POPULATION 10 MIN DT	 <b>29,855</b> NO OF HOUSEHOLDS 10 MIN DT
 <b>\$254,316</b> AVERAGE HH INCOME 10 MIN DT	 <b>\$1.34M</b> MEDIAN PROPERTY VALUE 10 MIN DT
 <b>38.0</b> YEARS OLD MEDIAN AGE	 <b>\$2.02B</b> TOTAL NON-RETAIL EXPENDITURE
 <b>62,163</b> DAYTIME ADJ. POPULATION 10 MIN DT	 <b>12,583</b> ADT CENTRAL WAY

# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

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