

AUTO
SALES



BEAR CREEK
ELEMENTARY

NE 181st St

Cottage Lake Land | Retail Pads

19145 NE WOODINVILLE DUVALL ROAD, WOODINVILLE, WA



SITE →

17,843 ADT

11,450 ADT

COTTAGE
LAKE

CHURCH

CHURCH

EARTHWISE
Pet Supply

SUBWAY

Walgreens

PROPOSED
7-ELEVEN

OFFICE

NE 173rd St

NE 172nd St

LIBRARY

CHURCH

CHURCH

NE Woodinville D

N
197th Ave NE

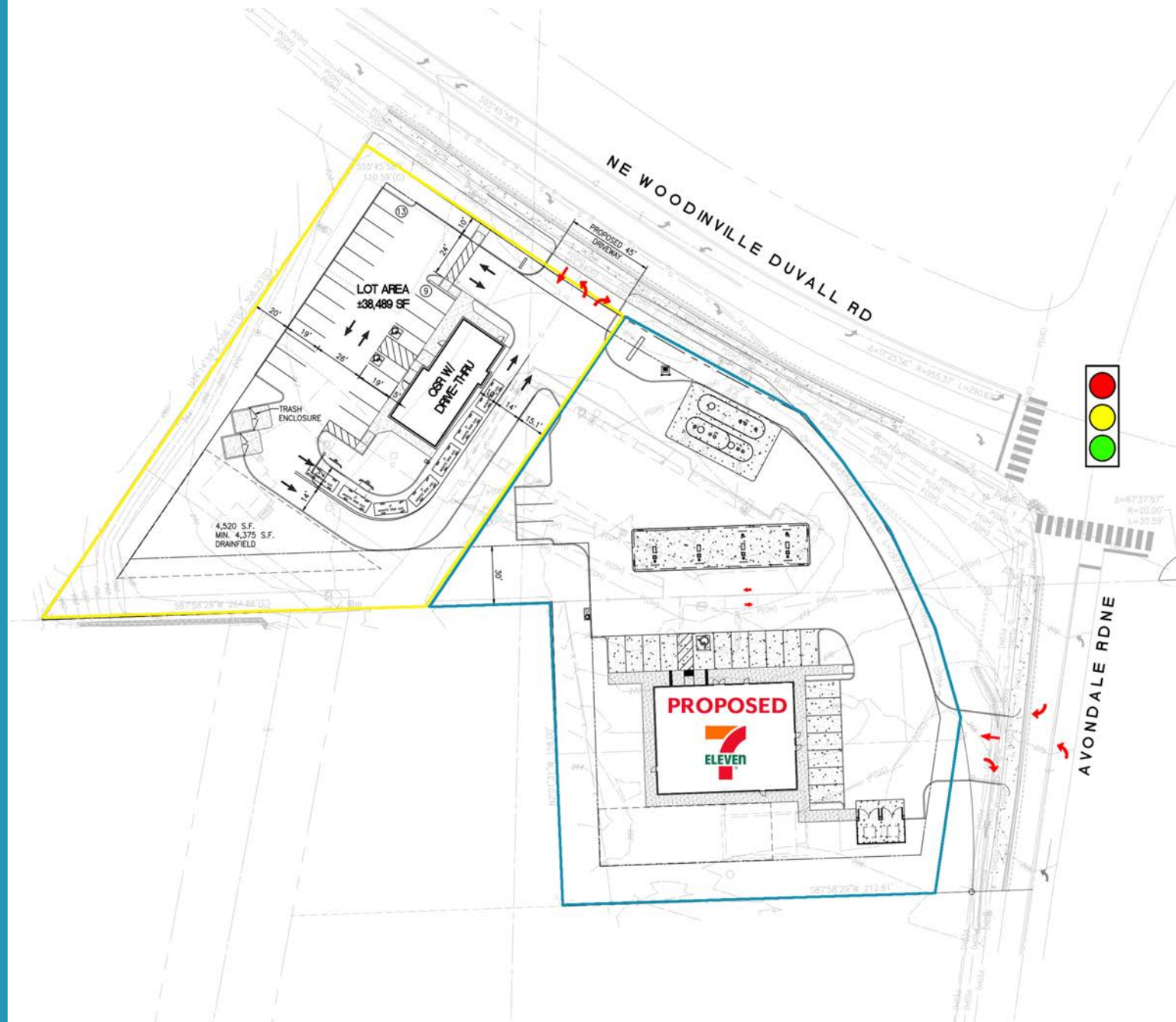


About the Property

- **PROJECT SIZE: ± 2.11 AC**
- **LOTS AVAILABLE:**
 - **LOT 1: ± 0.88 AC**
- **SITE ACCESSED BY SR 522 & AVONDALE ROAD NE**
- **LOT 2: PROPOSED 7-11**
- **PARCEL: 072606-9019**
- **ZONED: NBP**
NEIGHBORHOOD BUSINESS
- **WOODINVILLE DUVALL RD:**
17,843 ADT
- **AVONDALE RD NE:**
11,450 ADT

Cottage Lake Major Retail

- **SAFEWAY**
- **WALGREENS**
- **STARBUCKS**
- **SUBWAY**
- **DOMINO'S**



CONCEPTUAL PLAN

Market Aerial

The image is an aerial photograph of a suburban market area. A large, irregularly shaped area in the center-right is shaded in red and labeled 'SITE' in large yellow letters, with a yellow arrow pointing to it. The map is overlaid with numerous retail logos, indicating the locations of various businesses. Major roads are visible, including Interstate 405 (I-405) running vertically on the left and State Route 522 (SR-522) running horizontally across the middle. Other roads shown include SR-527 and SR-52. The surrounding area is a mix of developed land with buildings and parking lots, and undeveloped land with trees and fields. The overall layout suggests a commercial development or expansion project in a well-served area.

5 min drive time

9,236

Population

\$257,494

Average Household Income

3,189

Households

7 min drive time

13,263

Population

\$270,088

Average Household Income

4,556

Households

10 min drive time

26,807

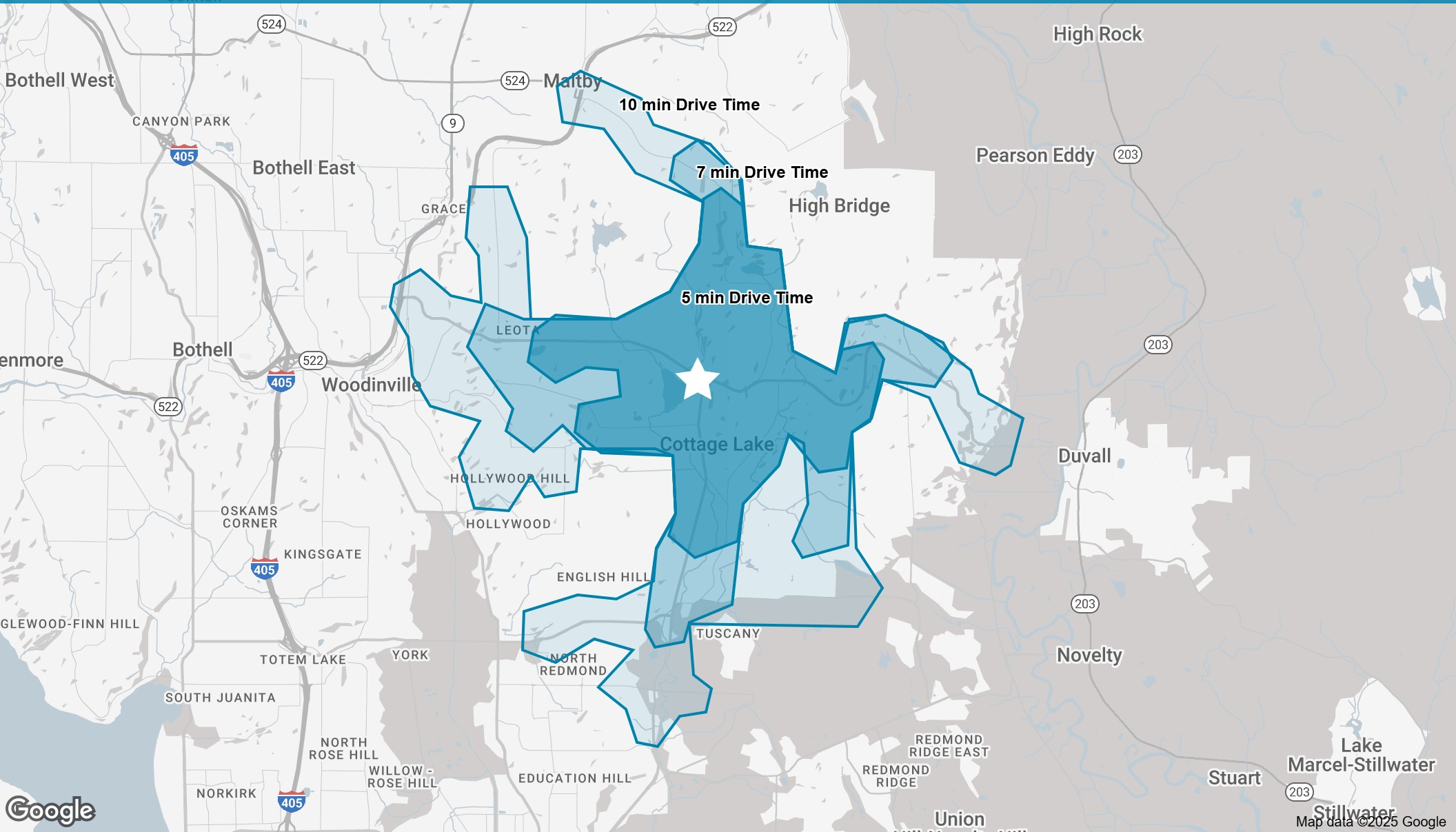
Population

\$256,665

Average Household Income

9,796

Households





VISCONSI
COMPANIES LTD

**Mike Olsen &
Brad Goldberg**

+1 216.464.5552 office

leasing@visconsi.com

Visconsi Companies, Ltd.
30050 Chagrin Blvd., Suite 360
Pepper Pike, OH 44124

Katherine Burns Bruce Burns

+1 206.683.3940 cell
kburnsrealty@aol.com

+1 206.443.9402 cell
burnsrealty@outlook.com



BURNSRealty

Burns & Associates Realty, Inc.
2200 4th Avenue
Seattle, WA 98121