

AVAILABLE

IN STORE RETAIL AT:

QFC Kirkland Urban

Kirkland Washington

425 Urban Plz. Kirkland, WA 98033

Leibsohn & Company
Commercial Real Estate Services | CBRE

EXECUTIVE SUMMARY



QFC
Quality Food Centers

Two Rare Grocery In Store Opportunities at Kirkland Urban

QFC located at **Kirkland Urban**, a premier mixed-use development in the heart of Downtown Kirkland, Washington, and currently has two in-store spaces for lease.

Kirkland is located in King County, approximately 10 miles northeast of Downtown Seattle, and is recognized as one of the Puget Sound region's most affluent and desirable communities.

The City of Kirkland has a population of approximately 95,000 residents and benefits from a highly educated workforce, strong household incomes, and a thriving economy driven by technology, healthcare, and professional services. The property is positioned within walking distance of Lake Washington and is surrounded by major employers including Google, numerous technology companies, luxury residential communities, and a vibrant mix of retail and dining destinations.

MARKET AERIAL



PROPERTY AERIAL



PROPERTY INFORMATION


Former Wine Bar



Former Pizza Restaurant

Former Wine Bar

1,132 SF SF
598 SF Patio

Former Pizza Restaurant

376 SF

Visibility

Highly visible in-store space.

Customer Frequency

Built-in base of repeat weekly shoppers.

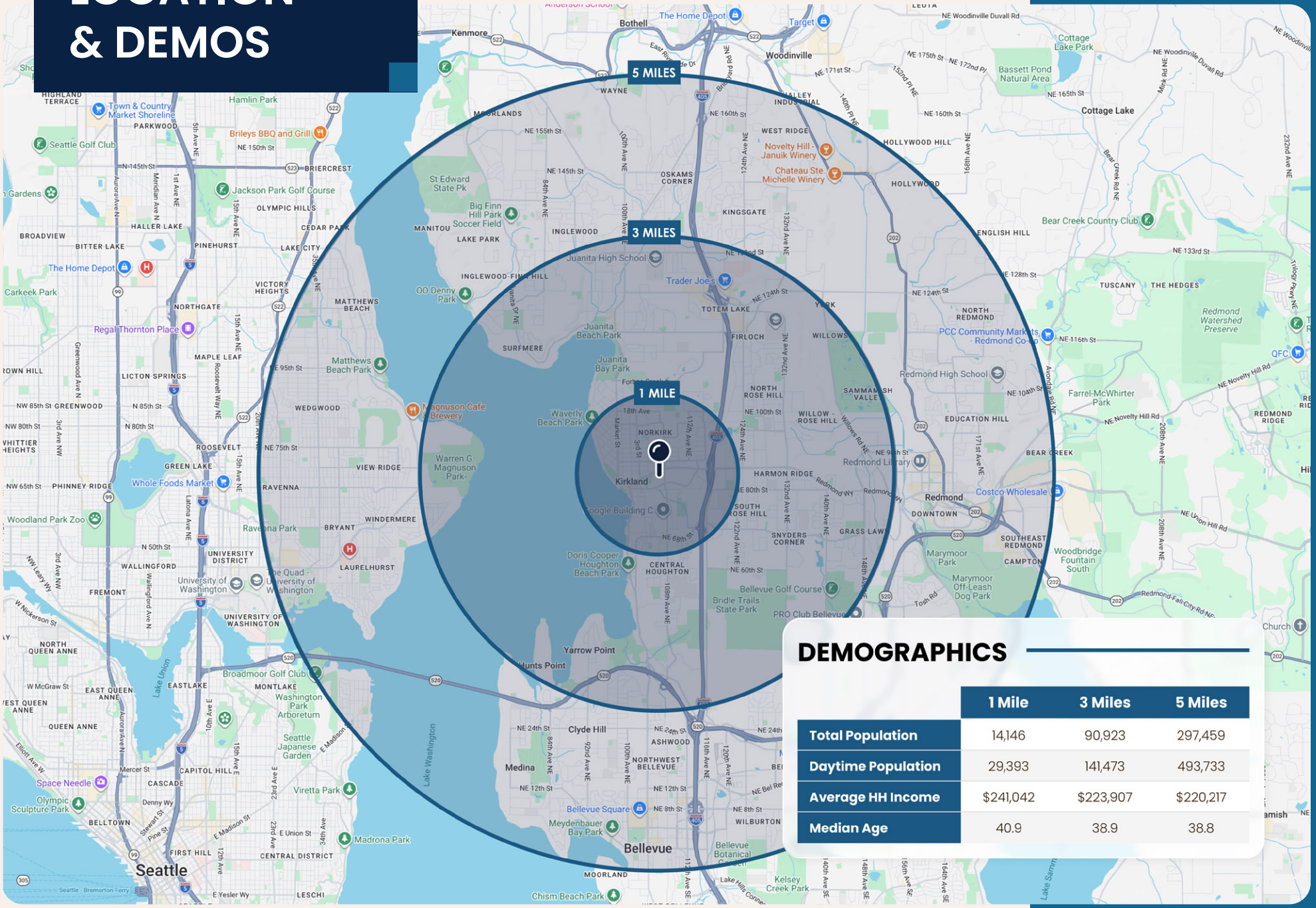
Signage

Exterior and interior signage available.

Lease Rate

Negotiable

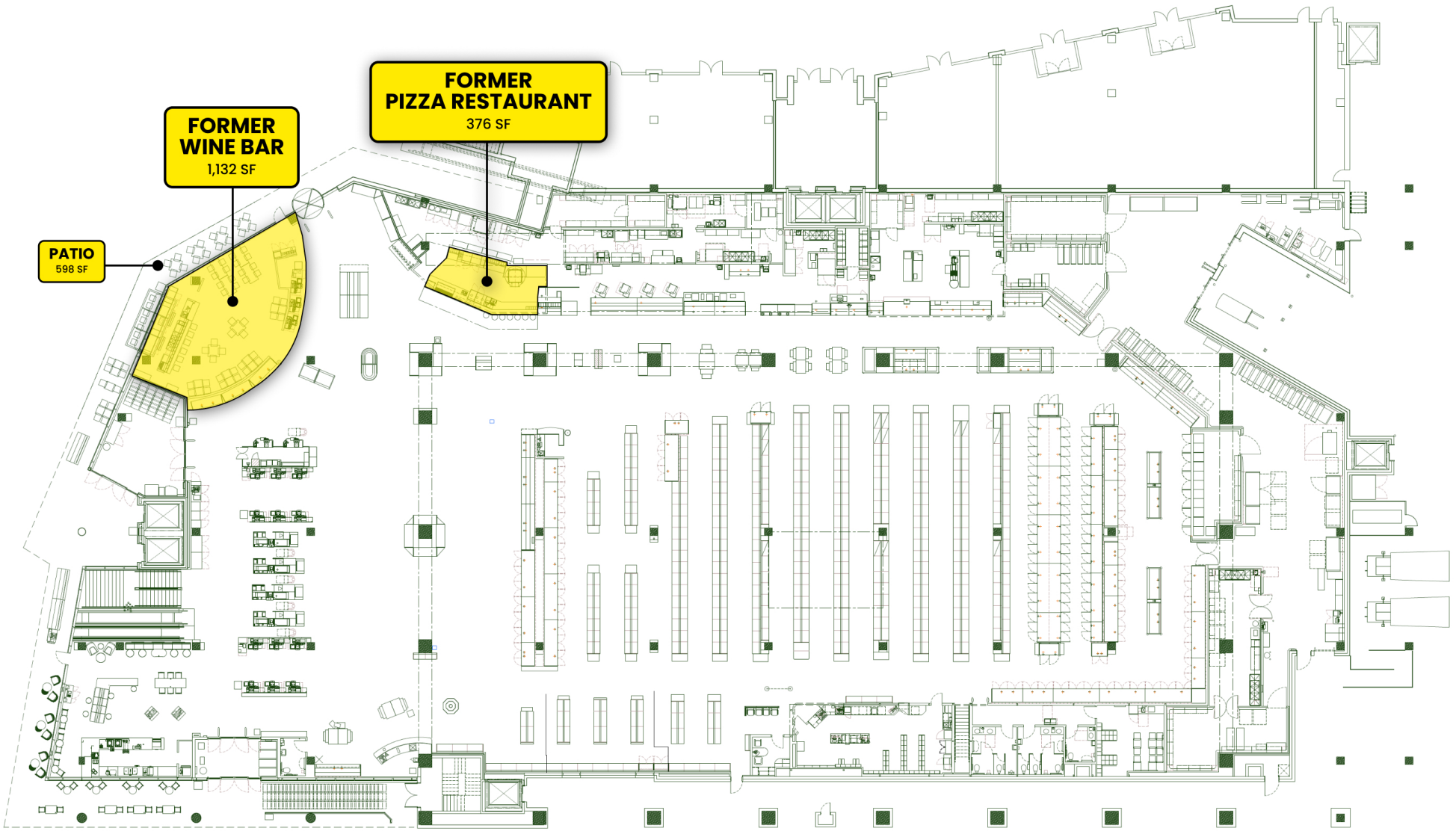
LOCATION & DEMOS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	14,146	90,923	297,459
Daytime Population	29,393	141,473	493,733
Average HH Income	$241,042	$223,907	$220,217
Median Age	40.9	38.9	38.8

SITE PLAN


FORMER
PIZZA RESTAURANT
376 SF
FORMER
WINE BAR
1,132 SF
PATIO
598 SF

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