

FOR LEASE



CENTRAL PEAK RETAIL

DOWNTOWN KIRKLAND, WASHINGTON

177 Central Way, Kirkland, WA 98033



PROJECT OVERVIEW | SUMMARY

Property Highlights

Street Level Retail Suites Available within the Central Peak Condos in Downtown Kirkland

Retail A: 2,995 SF | Excellent Space for Bakery/Coffee Shop or Restaurant Concept

Retail B: 645 SF | Small Food or Beverage Concept

Located in the Heart of Kirkland's Retail and Entertainment Core

26 Residential Condominiums on Site

Retail Fronts Busy Central Way

Rare On-site Parking Available

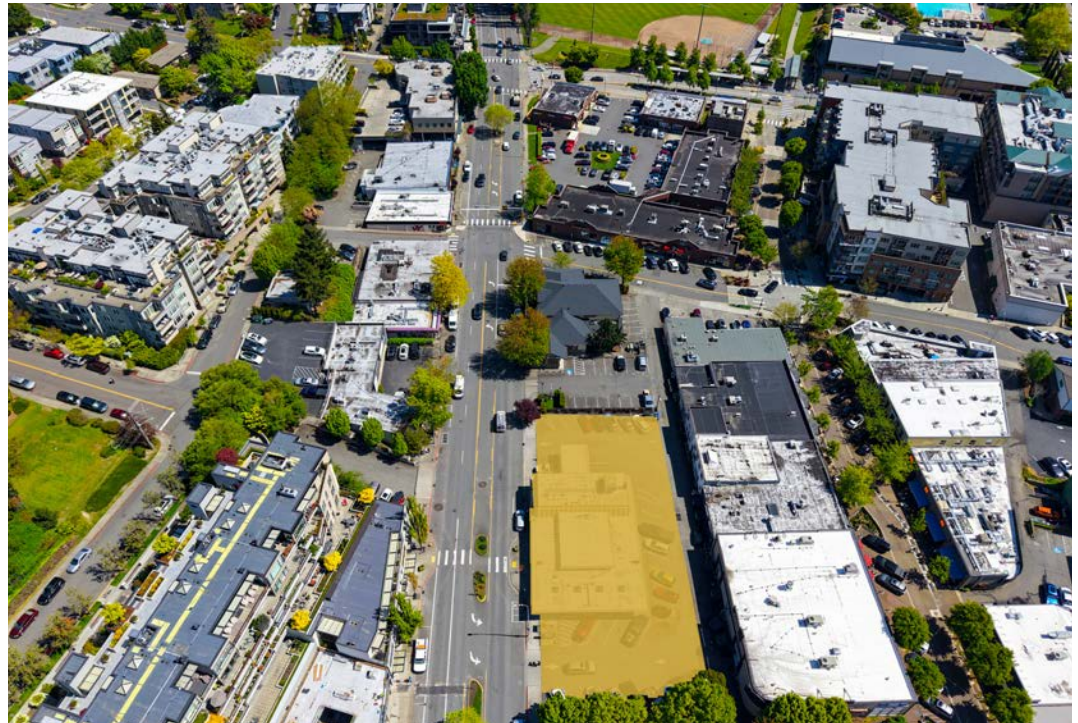
Transportation



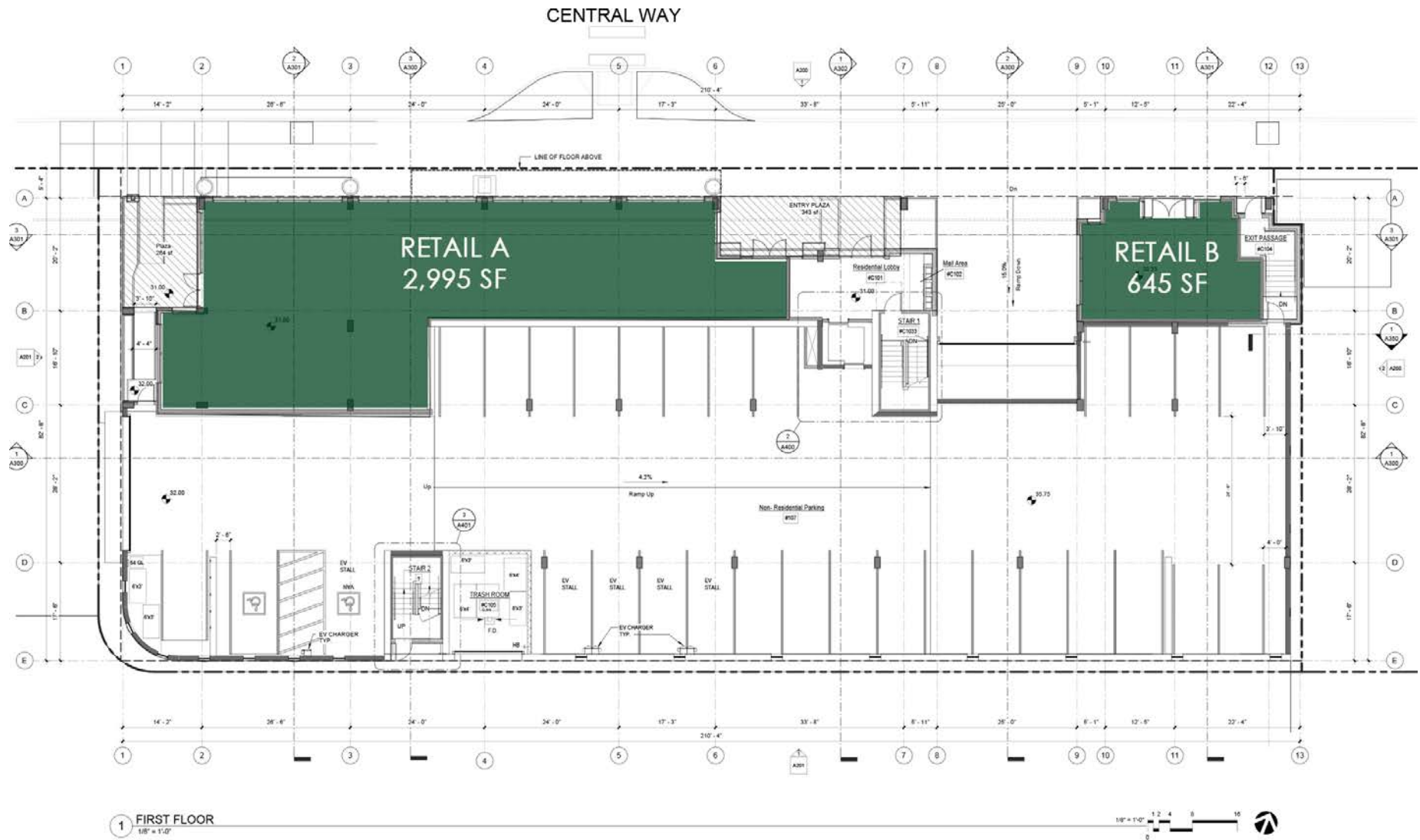
12,378
Adjusted Daily Traffic



91
Walker's Paradise

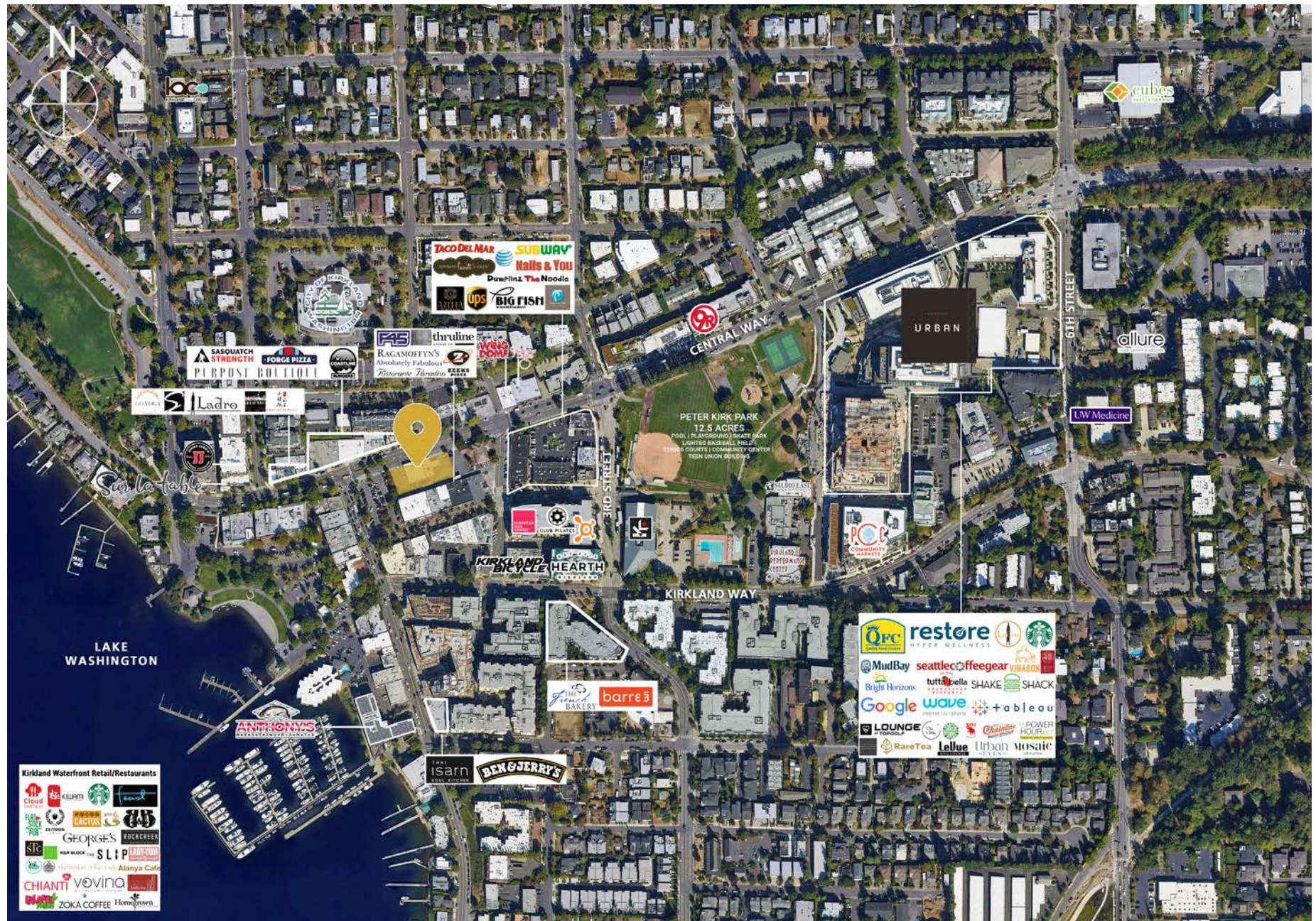


PROPERTY OVERVIEW | SITE PLAN



CONCEPTUAL | SUBJECT TO CHANGE

PROPERTY OVERVIEW | RETAIL AERIAL





DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2010 CENSUS	11,842	74,055	257,625
2020 CENSUS	14,421	85,025	305,236
2024 ESTIMATED	16,051	91,879	318,03
2029 PROJECTED	17,027	95,713	332,623

MISC. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	41.8	38.2	36.7
EDUCATION: SOME COLLEGE <	88.0%	87.7%	88.8%
ADJ. DAYTIME DEMOGRAPHICS	13,597	76,403	272,519

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024 MEDIAN	\$167,969	\$164,937	\$166,460
2029 MEDIAN PROJECTED	\$176,479	\$170,040	\$170,971
2024 AVERAGE	\$264,269	\$250,631	\$237,564
2029 AVERAGE PROJECTED	\$283,201	\$263,228	\$249,209

DATA SOURCE: ©2025, SITES USA



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