



WOODINVILLE SCHOOLHOUSE DISTRICT

Woodinville Wine Walk, Montinore Estate & Landline Estate Tasting Room | FOR LEASE

17401 133RD AVENUE NE, UNIT 1012, WOODINVILLE, WA 98072



WOODINVILLE WINE WALK



RESTAURANT HIGHLIGHTS

Now available: the former Montinore Estate and Landlines Estates tasting room, prominently located along the popular Woodinville Schoolhouse Wine Walk. This fully built-out space features a large open tasting area, a well-appointed bar with dual sinks, three roll-up doors, and a private event room with a fireplace and indoor-outdoor flow. A generous patio directly on the wine walk further enhances its appeal—ideal for tasting room, hospitality, or event-driven concepts.

While it has a strong wine legacy, the space is not limited to wine-centric ventures. We welcome creative, high-quality concepts that reflect the character and community spirit of the Schoolhouse District.

WOODINVILLE SCHOOLHOUSE DISTRICT

This premier mixed-use destination is a curated collection of retail experiences, including a wine walk featuring eleven distinctive stalls, the meticulously restored Woodinville Schoolhouse, a landmark 17,000 square foot, three-story building now is home to a 3,275 square foot restaurant space & a charming 3,400 square foot café. Residential living is elevated with 266 meticulously designed apartment homes. Enhancing the community's vibrancy is an on-site YMCA, accommodating up to 120 children, and an expansive, nearly acre-sized central green, ideal for hosting celebrated local events such as the farmers' market, Woodinville Days, and outdoor cinema evenings. Furthermore, the site affords seamless access to adjacent recreational sports fields.

KEY SPACE FEATURES

Rental Rate: \$45.00 PSF

Total Size: 2,243 SF

Units 10 & 11: Former Montinore Estates & Landline Estates Tasting Room

Available: Immediately

No Hood | No Kitchen Infrastructure

On-Site Parking



73

Walk Score
"Very Walkable"

2.1M+

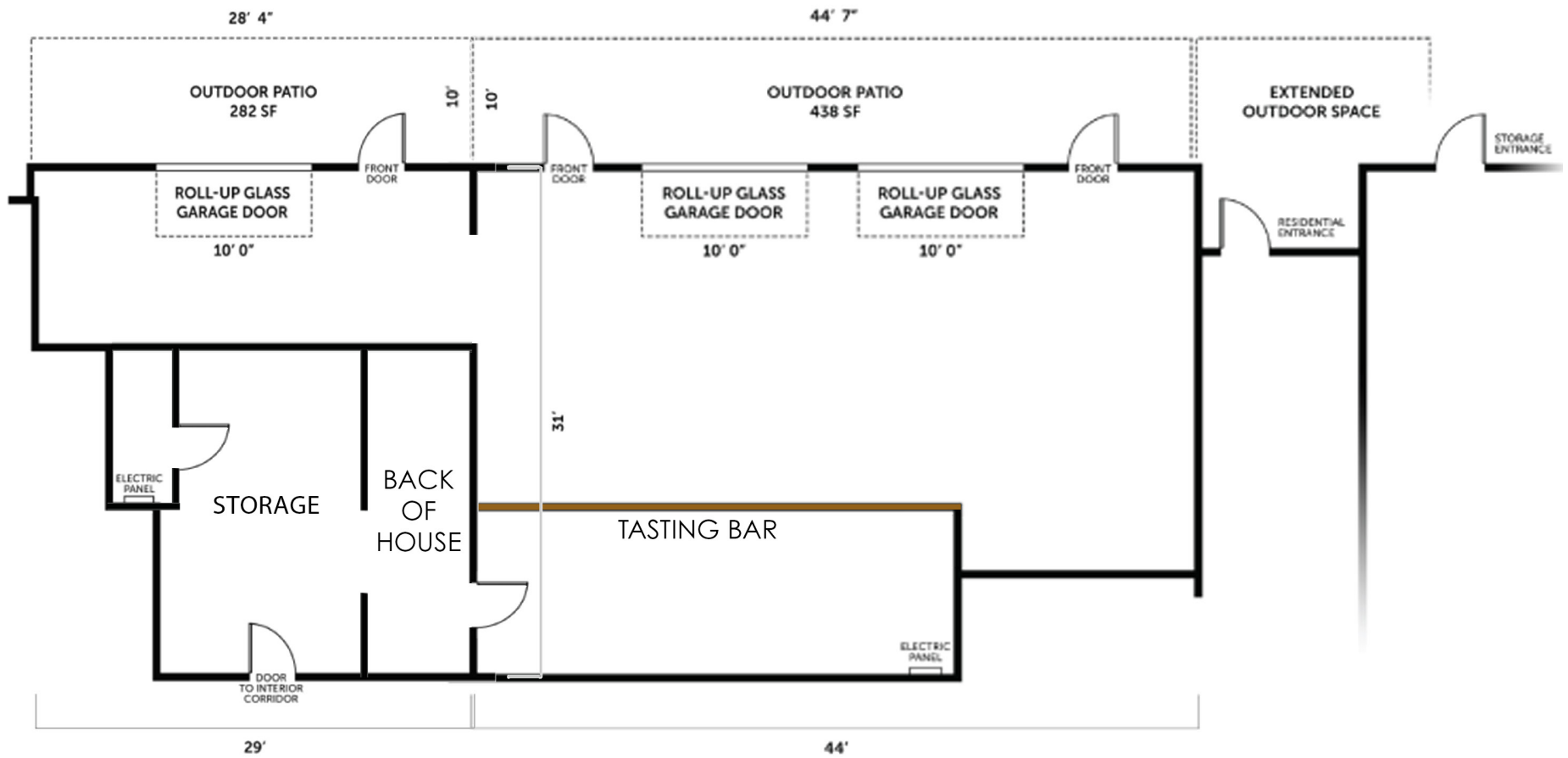
Annual Visitors
to Woodinville

266

Apartment Units
In Schoolhouse

AVAILABLE FOR LEASE | Schoolhouse District

WOODINVILLE WINE WALK



WOODINVILLE WINE WALK

— THE — SCHOOLHOUSE DISTRICT

WOODINVILLE SCHOOLHOUSE DISTRICT

The Schoolhouse District brings a curated collection of wine tasting rooms, appetizing dining options, seasonal events, Woodinville Farmer's Market, and many more treats that provide memorable experiences in the heart of Downtown Woodinville.

CO TENANTS



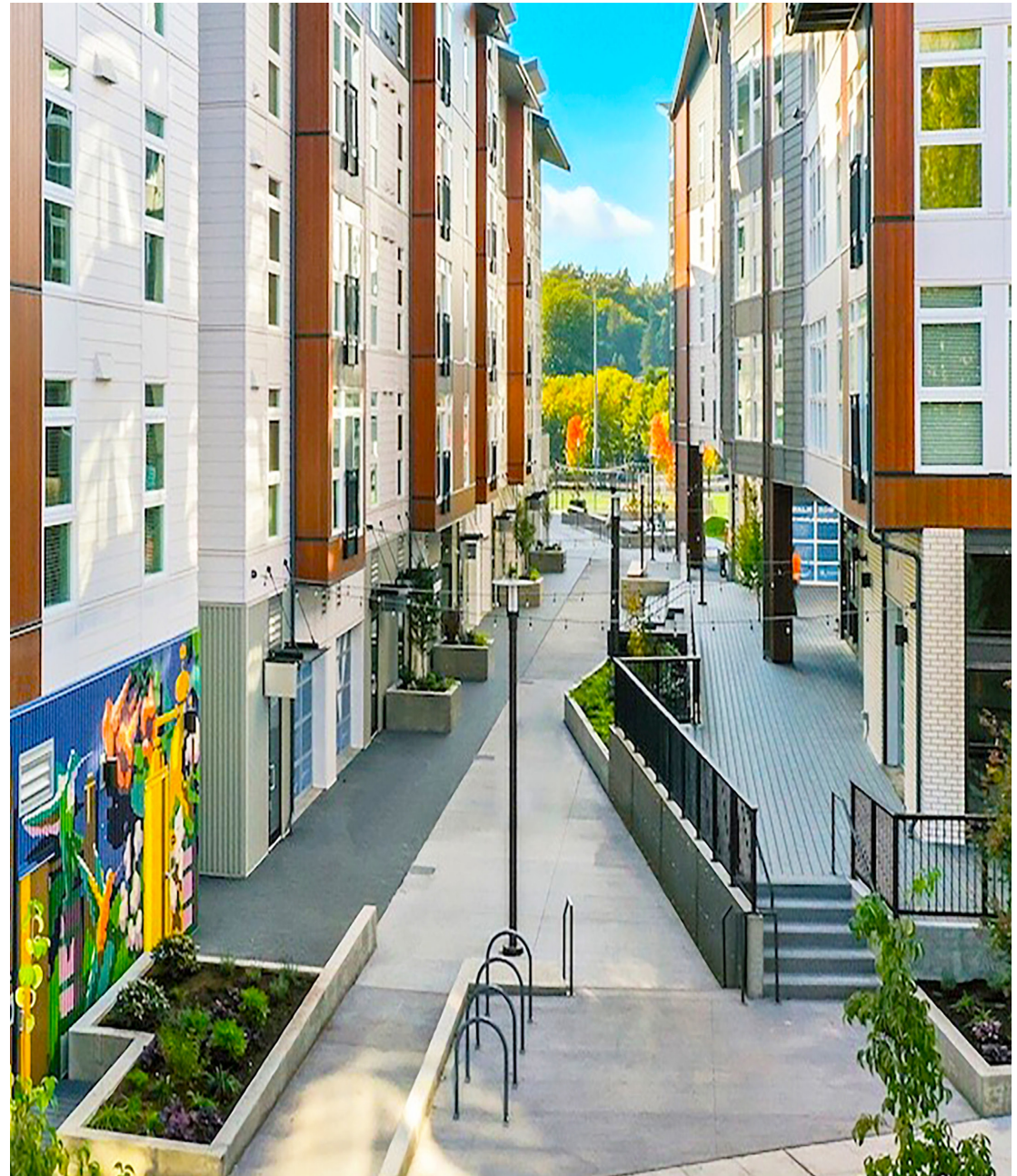
ENTERTAINMENT CONCEPT
LEASE PENDING

44,859

SF Commercial

443,891

GSF



WOODINVILLE WINE WALK

THE SCHOOLHOUSE DISTRICT

- 1 Grand Lawn
- 2 Woodinville Steps
- 3 Festival Stroll
- 4 Schoolhouse Stroll
- 5 Schoolyard
- 6 Teacher's Pet Park
- 7 Interactive Forest
- 8 Residential Courtyard



WOODINVILLE WINE WALK



ESTRAIL FLATS



-Retail SF: 23,905SF of Retail, Wine, Restaurant Space
 -Apartments: 207 Units
 -Delivery: Spring 2025
 -Notes: A restaurant-focused development with apartments and onsite preschool on the south side of the site.

WOODIN CREEK VILLAGE



-Retail SF: 50,000 SF
 -Apartments: 1,000 Units
 -Tenants: Zeek's Pizza, Woodin Creek Kitchen & Tap Bar, Dashing, Fresh Cuts, Brix, Lifted Tacos, Sidekick Coffee, Rusty Pelican, Wineries: Alexandria Nicole, Rocky Pond, Truth Teller, Brian Carter, BAER, Ancestry, Ambassador, Rooted Souls, Tsillan, Bayermoor
 -Garage and Street Parking.

WOODINVILLE WINE COUNTRY
 Woodinville's wineries, restaurants, hotels, shops, and more are arrayed across 4 distinct districts in the beautiful Sammamish River Valley, each with their own personalities. The Warehouse district is alive with restaurants and tasting rooms, the Warehouse district gives you a behind-the-scenes look at wine production, the West Valley District offers a relaxed pace, and Downtown boasts new additions to food, drink, and shopping. Over 130 wineries represented.

WOODINVILLE WINE WALK



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2010 CENSUS	9,436	66,858	182,261
2020 CENSUS	10,895	79,155	217,972
2025 ESTIMATED	11,431	84,176	224,970
2030 PROJECTED	11,360	86,552	226,010

MISC. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	37.0	38.1	38.3
EDUCATION: SOME COLLEGE <	89.2%	85.3%	85.4%
ADJ. DAYTIME DEMOGRAPHICS	11,176	62,272	145,674

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 MEDIAN	\$136,710	\$156,314	\$167,664
2030 MEDIAN PROJECTED	\$136,892	\$155,110	\$167,461
2025 AVERAGE	\$176,720	\$200,598	\$218,340
2030 AVERAGE PROJECTED	\$177,677	\$199,984	\$218,884

DATA SOURCE: ©2025, SITES USA

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