

JUANITA VILLAGE

11631 98th Ave NE ♦ Kirkland, Washington 98034

Located near the prominent intersection of 98th Ave NE and NE Juanita Drive

- ♦ Ideally located minutes from downtown Kirkland and Interstate-405!
- ♦ Core Juanita Retail area directly adjacent to Walgreen's!
- ♦ Strong traffic counts in a high income area!



Prime Kirkland Retail Space for Lease

Population Demographics

1 Mile	12,179
3 Mile	12,179
5 Mile	12,179

Average Household Income

1 Mile	\$83,892
3 Mile	\$92,584
5 Mile	\$94,049

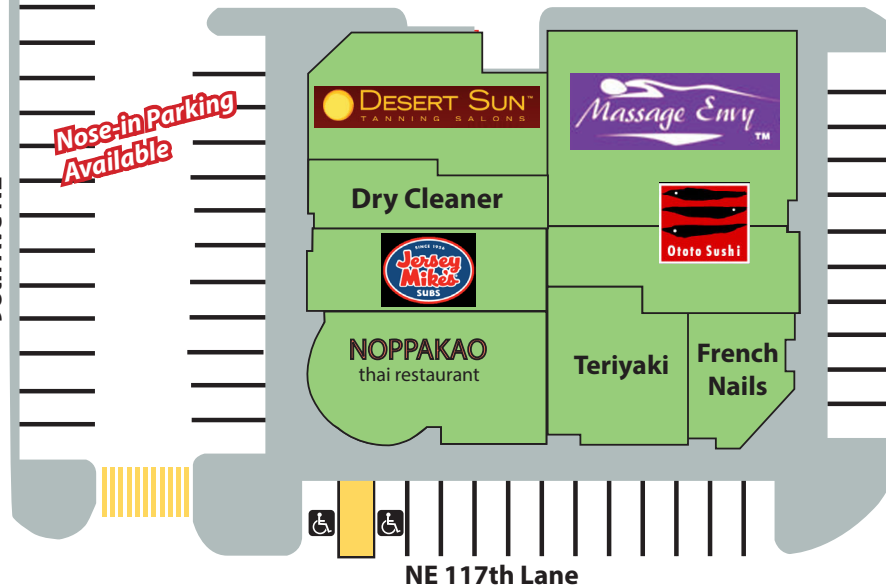
ESTIMATED TRAFFIC COUNTS

West on 98th	16,206 vehicles per day
East on 98th	14,546 vehicles per day
North on 116th	15,498 vehicles per day
South on 116th	19,604 vehicles per day

FULLY LEASED

Nose-in Parking Available

98th Ave NE



NE 117th Lane



WestCoast Commercial

REALTY

For more information call:
(206) 283-5212
TIFFINI CONNELL

Retail Commercial Specialists



2101 Fourth Avenue, Suite 920
Seattle, WA 98121

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CBA

COMMERCIAL BROKERS ASSOCIATION

ICSC

International Council of Shopping Centers