



NE WOODINVILLE DUVALL RD

17,000 VPD

AVONDALE RD NE 25,000 VPD

SITE
0.88 ACRES

cottage lake
WOODINVILLE, WA

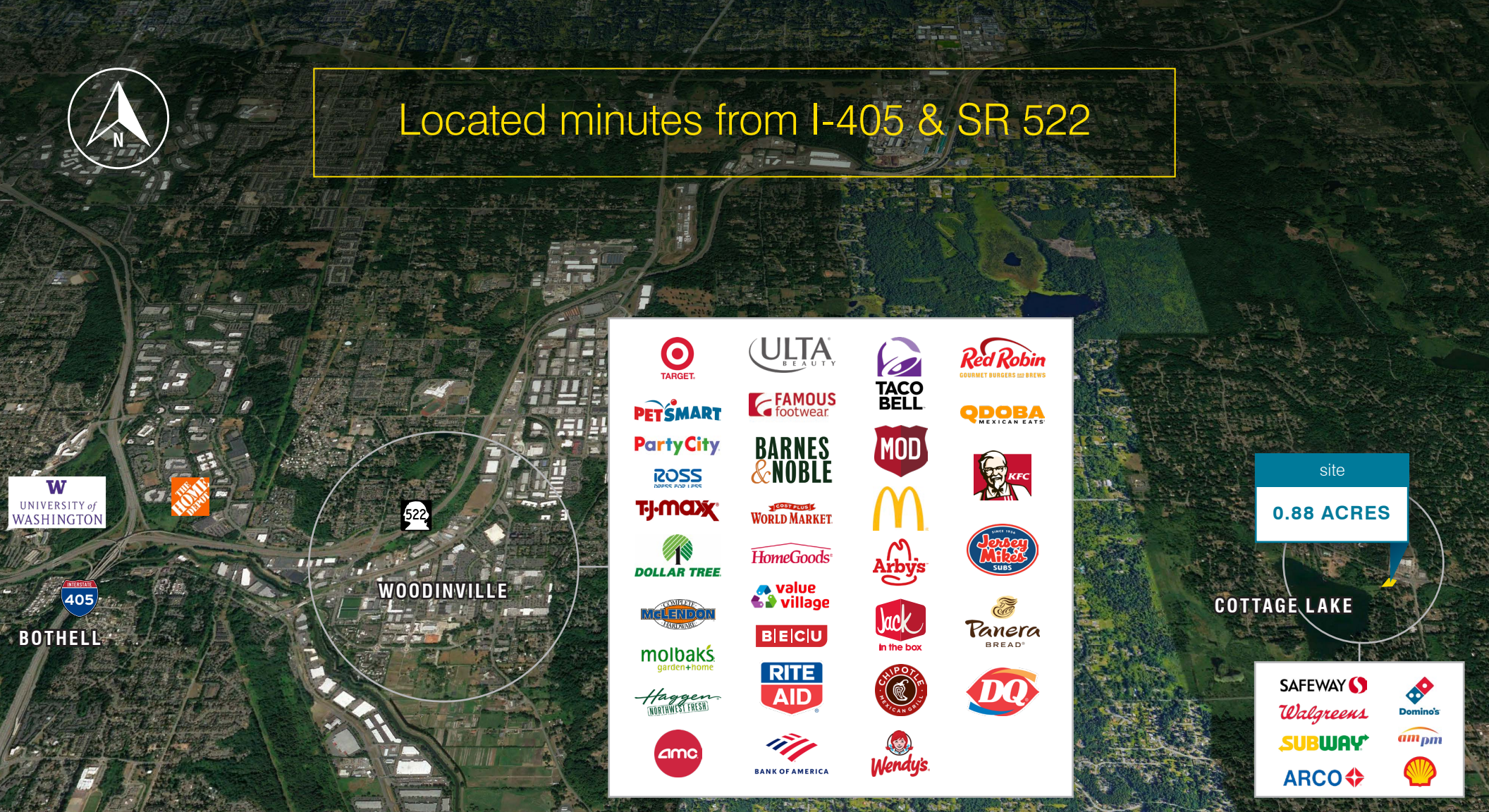


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Located minutes from I-405 & SR 522



PROPERTY HIGHLIGHTS

- » Located in residential area moments from major retail
- » Located minutes from I-405 & SR 522

NEARBY TENANTS

- » Walgreens
- » Safeway
- » Domino's
- » Subway
- » AmPm
- » Arco
- » Shell
- » Target
- » Haggen
- » T-Mobile
- » PetSmart
- » Barnes & Noble

DEMOGRAPHICS

| | 3 MI. RADIUS | 5 MI. RADIUS | 5 MI. RADIUS |
|--------------------|--------------|--------------|--------------|
| Population | 30,087 | 101,853 | 259,102 |
| Daytime Population | 13,956 | 72,815 | 196,905 |
| Average HH Income | \$230,490 | \$184,502 | \$161,494 |

SITE PLAN

TENANT INFORMATION

| UNIT # | ACRES | LEASEABLE SQ. FT. | PROPOSED USE |
|--------|-------|-------------------|--------------|
| Pad B | 0.88 | TBD | TBD |

1 Building Number

13 Number of Parking Spaces

Latitude: 47.7550 Longitude: -122.0819

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.