

FOR LEASE

SAFFRON CENTER

22840 NE 8TH STREET | SAMMAMISH, WA

RETAIL

PRIME RETAIL LOCATION



PROPERTY INFO

- + 50,000 sq.ft. of retail stores and restaurants with covered pedestrian walkways
- + Lease Rates: \$34.00 - \$38.00/SF/YR/NNN
- + Situated in the heart of the Sammamish Plateau
- + Co-tenants include Mud Bay, Sammamish Cafe, C2 Education and Evergreen Health
- + 168 total parking stalls (128 surface stalls + 40 first floor garage stalls)
- + Integrated customer base with 100 apartment units
- + Across the street from Safeway and Trader Joe's
- + Traffic count: Corner of 228th Ave NE & NE 8th St: 29,015 VPD

SAFFRON | 22840 NE 8TH STREET | SAMMAMISH, WA


TARRAGON



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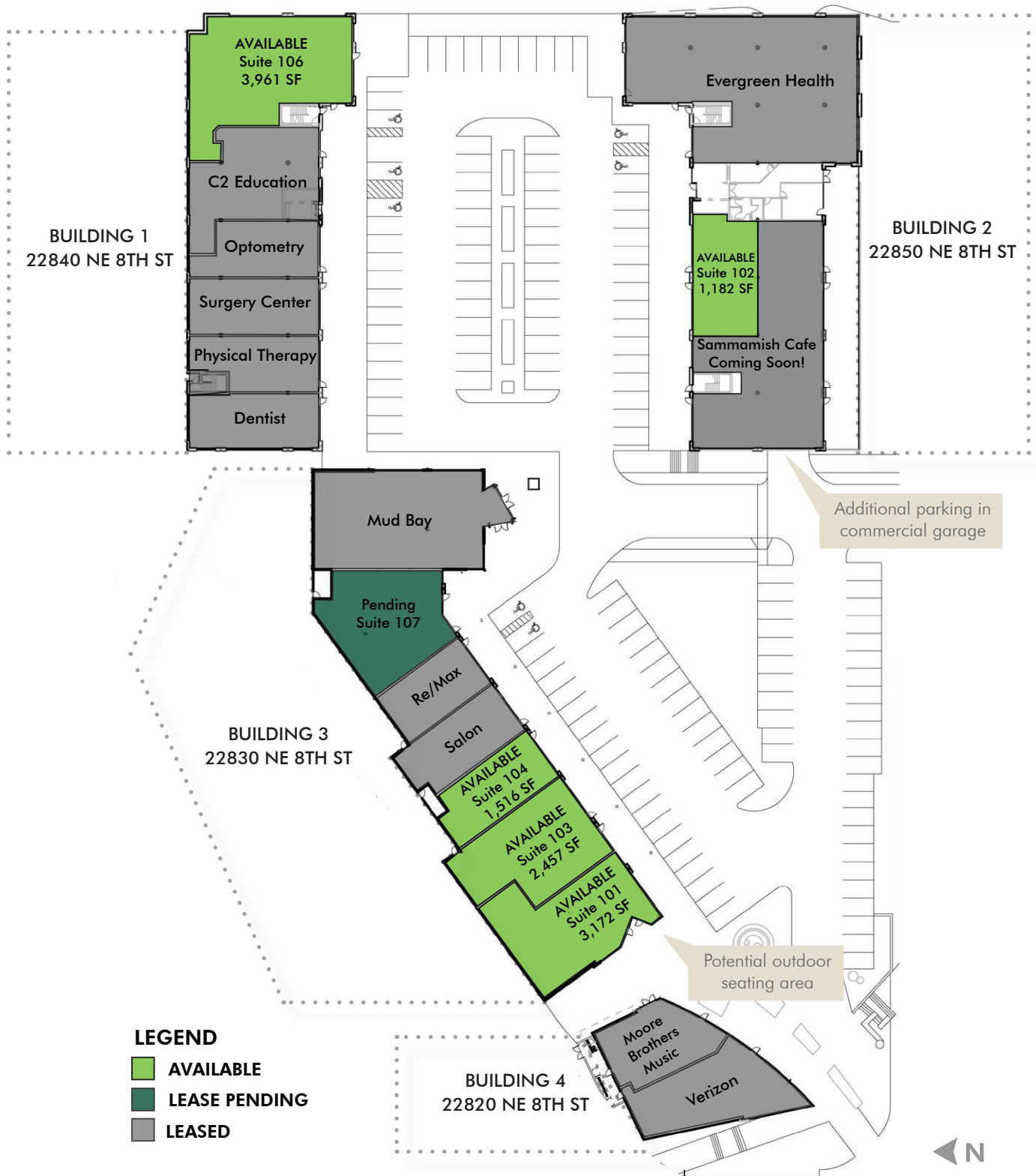
AVAILABILITIES

SUITE	SIZE	COMMENTS
Bldg 1 Suite 106	3,961 SF	Wide open space with restrooms & showers. Easy conversion for yoga or barre. Ideal for children's playcare activity center or dance studio
Bldg 2 Suite 102	1,182 SF	In-line space
Bldg 3 Suite 101	3,172 SF	Corner restaurant location with potential outdoor seating area
Bldg 3 Suite 103	2,457 SF	In-line space
Bldg 3 Suite 104	1,516 SF	In-line space
Bldg 3 Suite 107	2,635 SF	Lease pending



 = Starbucks

SITE PLAN



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	10,891	49,214	146,483
2022 Est. Population	11,862	53,012	157,266
2017-2022 Annual Population Growth Rate	1.72%	1.50%	1.43%

	1 Mile	3 Mile	5 Mile
2017 Daytime Population	8,379	32,565	164,324
2017 Average HH Income	\$171,170	\$191,732	\$160,055
2022 Est. Average HH Income	\$191,924	\$211,282	\$178,645

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