

A photograph of a restaurant interior featuring long wooden tables and dark wooden chairs. The room is well-lit, with a large window in the background. A blackboard is visible on the left wall.

RESTAURANT
ASSET SALE

BUSINESS OPPORTUNITY

Sale Price \$250,000

4512 Klahanie Drive, SE | Unit 502 | Sammamish WA 98029

Call for more information and details on this business opportunity



CONSTANCE SHAIN
425-351-4374
constance@constanceshain.com



IAN MCGINNIS
425.652.7694
ian@425-realty.com

PROPERTY OVERVIEW

Located in the Klahanie Shopping Center.

The Center stands out as a vibrant hub of convenience and community, nestled in the heart of Sammamish, Washington.

This shopping center is not just a collection of stores; it offers a diverse array of essential services.

Klahanie Shopping Center is located in the heart of a lively and densely populated neighborhood.

- QFC Anchored
- Pedestrian-friendly
- Convenient retail destination
- Affluent community
- Well-maintained village-like atmosphere
- 6-minute drive to I-90



RESTAURANT FEATURES

- New remodel 2024
- New furniture, fixtures & equipment
- Kitchen and service area and systems are optimized for fast-casual service, takeout and catering production
- Type 1 Hood System 12'
- 400amps 3-phase electrical
- Excellent visibility
- Ample parking
- Co-tenants: Diyar, QFC, Poke Café, Tam Grill and other well-established amenity tenants
- 2,200 square feet
- Lease expiration January 2034
- One 5-year renewal option
- Base rent: \$8,580.00/month
- NNN/CAM expenses: \$2,098.86





BUSINESS OPPORTUNITY

RESTAURANT ASSET SALE





RESTAURANT ASSET SALE



PINE LAKE VILLAGE

BEAVER LAKE MIDDLE SCHOOL

CHALLENGER ELEMENTARY SCHOOL

Klahanie

KLAHANIE SHOPPING CENTER

19,160+ VPD

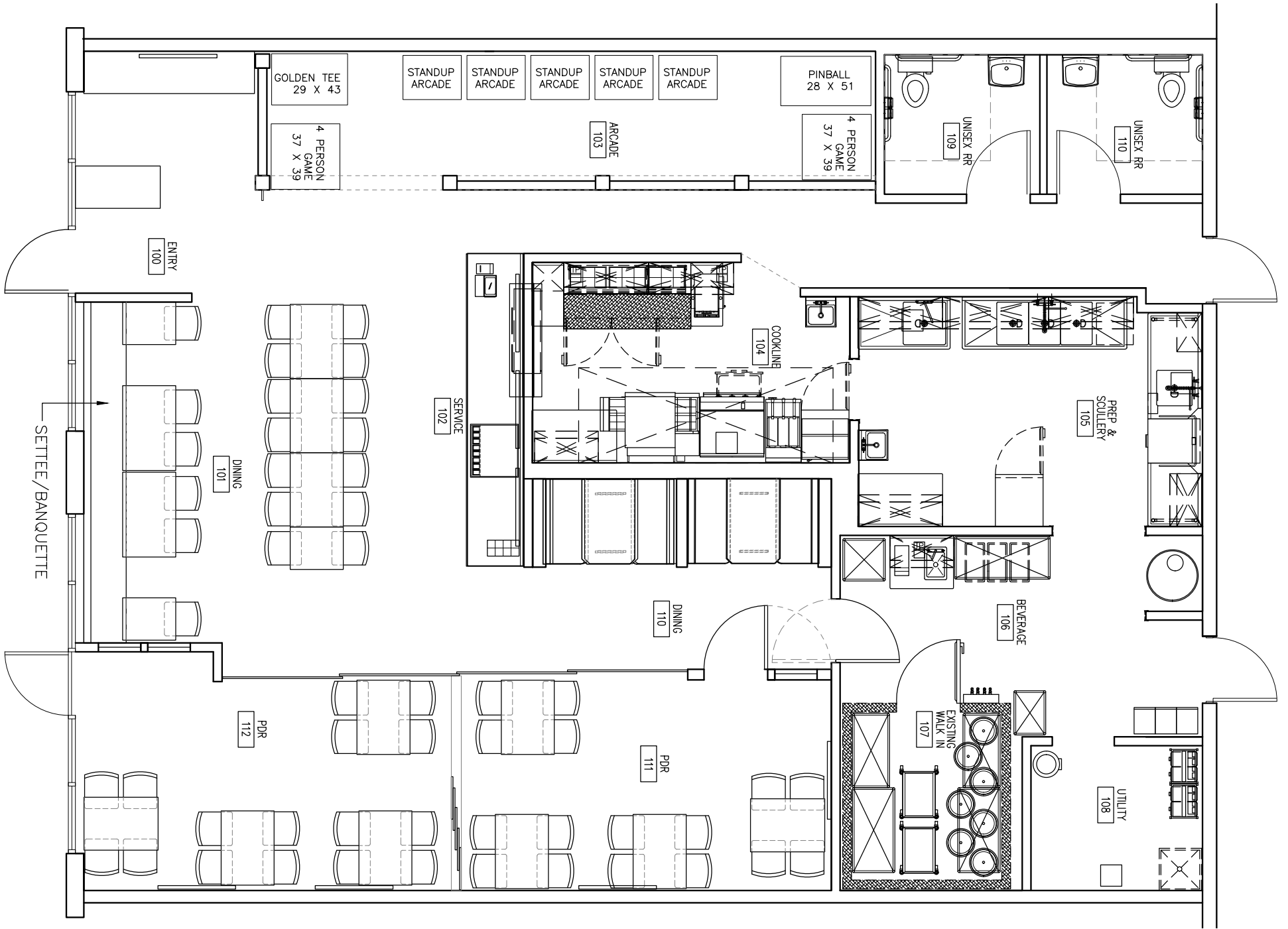
PACIFIC CASCADE MIDDLE SCHOOL

Providence Point

North Issaquah

LAKE SAMMAMISH CENTER





DEMOGRAPHICS

SAMMAMISH, WA

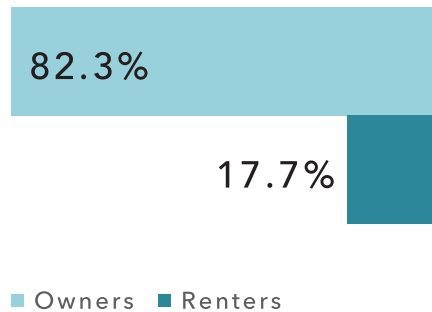
65,194
POPULATION

3.0
AVG HH SIZE

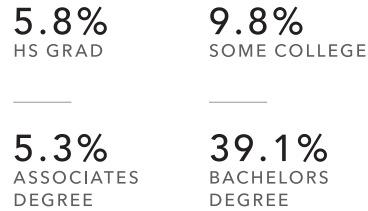
\$306,226
AVG HH INCOME

38.8
MEDIAN AGE

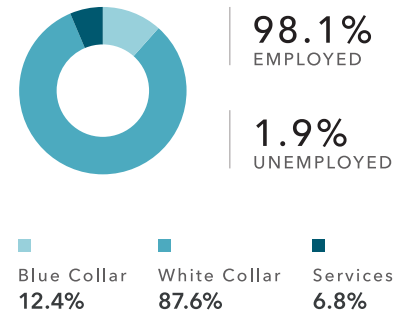
HOME OWNERSHIP



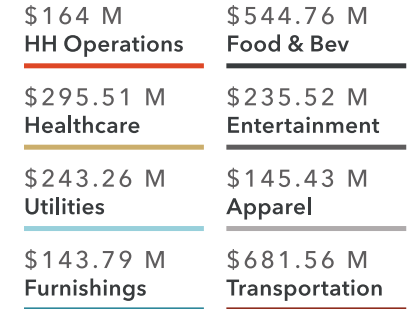
EDUCATION



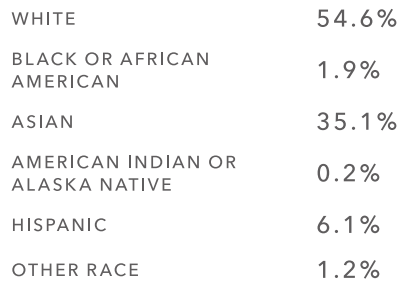
EMPLOYMENT



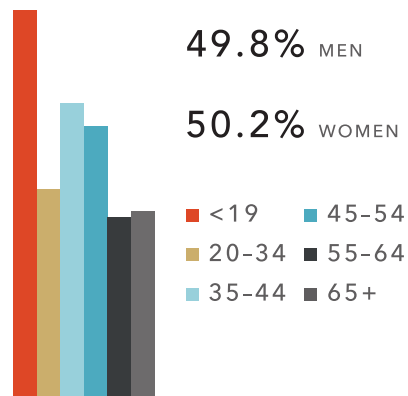
HOUSEHOLD SPENDING



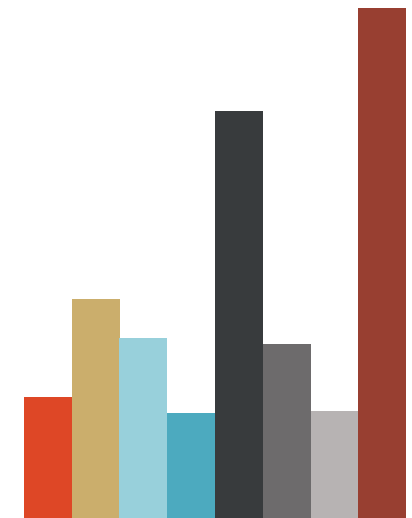
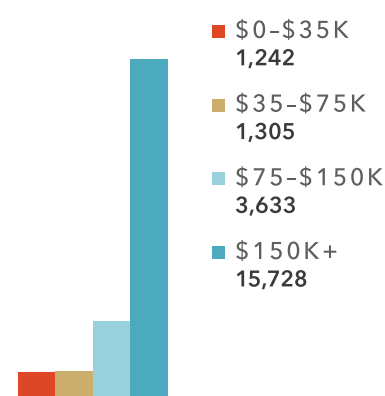
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	12,581	59,624	107,866
2029 PROJECTION	12,346	59,786	107,769
PROJECTED GROWTH 2024 - 2029	-0.4%	-	-
HISTORICAL GROWTH (2010 - 2020)	1.0%	2.5%	2.3%
MEDIAN AGE	36.9	38.3	39.0

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	4,394	21,915	39,539
2029 PROJECTED	4,259	21,747	39,068
GROWTH 2024 - 2029	-0.6%	-0.2%	-0.2%
HISTORICAL GROWTH (2010-2024)	-	1.5%	1.4%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$258,520	\$272,462	\$274,555
2024 MEDIAN HH INCOME	\$198,071	\$196,087	\$201,032
PER CAPITA INCOME	\$90,283	\$100,240	\$100,738

RACE / ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	53.0%	54.7%	57.5%
BLACK OR AFRICAN AMERICAN	2.3%	2.5%	2.3%
ASIAN	35.2%	33.7%	31.0%
AMERICAN INDIAN OR ALASKA NATIVE	0.2%	0.2%	0.2%
HISPANIC	7.3%	6.8%	6.7%
OTHER RACE	1.7%	1.5%	1.6%

EDUCATION

	1 Mile	3 Miles	5 Miles
HIGH SCHOOL GRADUATE	6.8%	6.7%	7.1%
BACHELOR DEGREE	36.2%	37.2%	39.1%
GRADUATE DEGREE	36.8%	35.9%	34.0%
COLLEGE DEGREE+	73.0%	73.1%	73.1%

DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	357	2,849	4,689
TOTAL EMPLOYEES	1,407	18,520	28,575
EMPLOYEE POPULATION PER BUSINESS	3.9	6.5	6.1
RESIDENTIAL POPULATION PER BUSINESS	35.2	20.9	23.0