



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

2830 228TH AVENUE SE | SAMMAMISH, WA

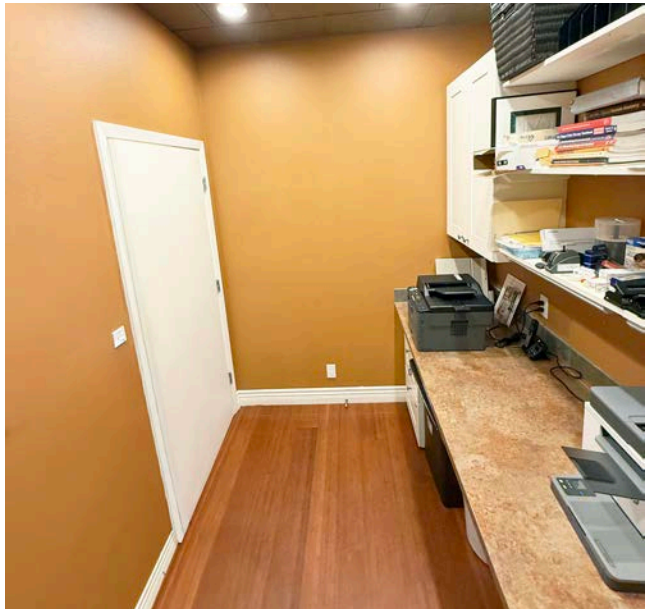
FOR LEASE

PINE LAKE PLAZA

SITE SUMMARY

First vacancy in center in over 10 years! Majority of tenants in center 20+ years. Located directly off main arterial of 228th. In-line space now available in busy center.

Address	2830 228th Avenue SE
Available	Suite C: 926 SF
Monthly Rent	\$5,690.00 (\$4,244 base + \$1,446 NNN)
Rate PSF	\$55.00 PSF, NNN
NNN	\$18.74 PSF
Join	American Family Insurance, Plateau Jewelers, VCA Animal Hospital, Day Spa, Avanti, Physical Therapy, Martial Arts, & Dry Cleaners
Nearby Tenants	Swedish Health, Columbia Athletic Club, QFC, Subway, Starbucks, Sherwin Williams, Just Poke, Great Clips
Layout	<ul style="list-style-type: none"> • Lobby • 3 Private Offices • Back Storage Room • Small Kitchenette • Restroom

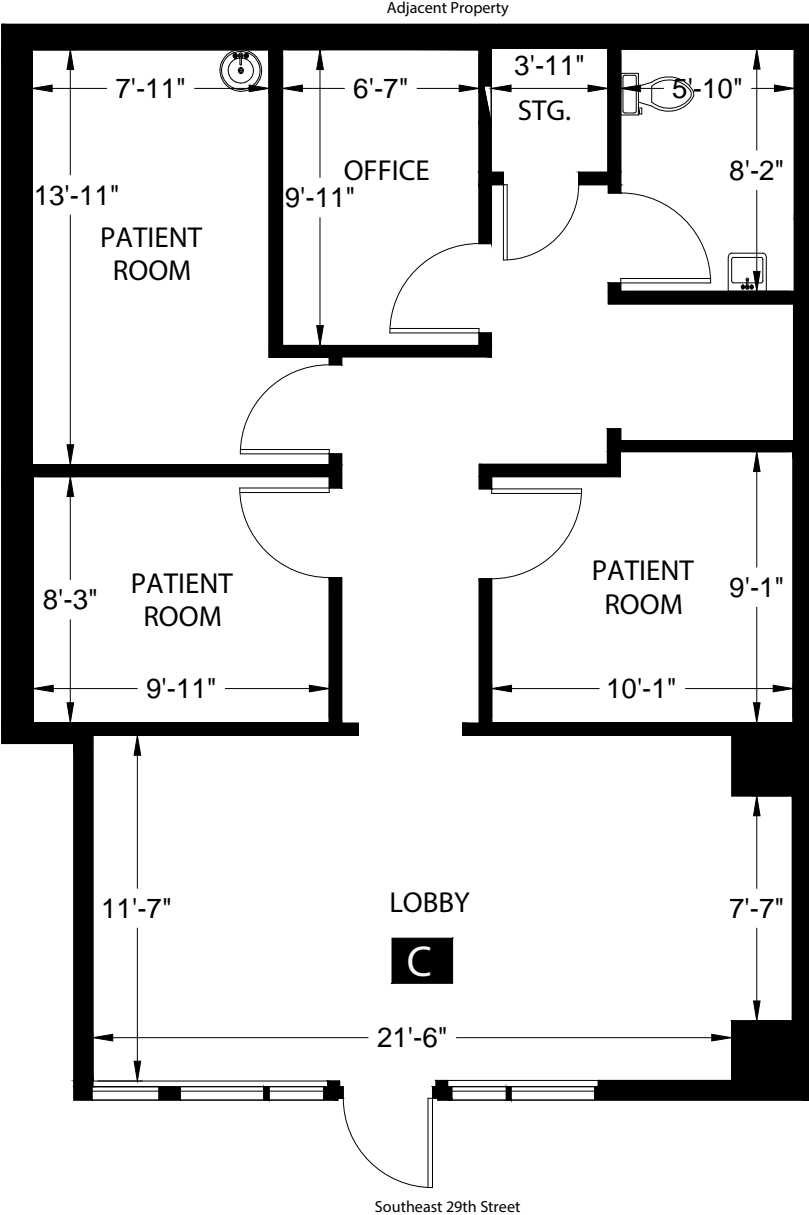


SITE SUMMARY



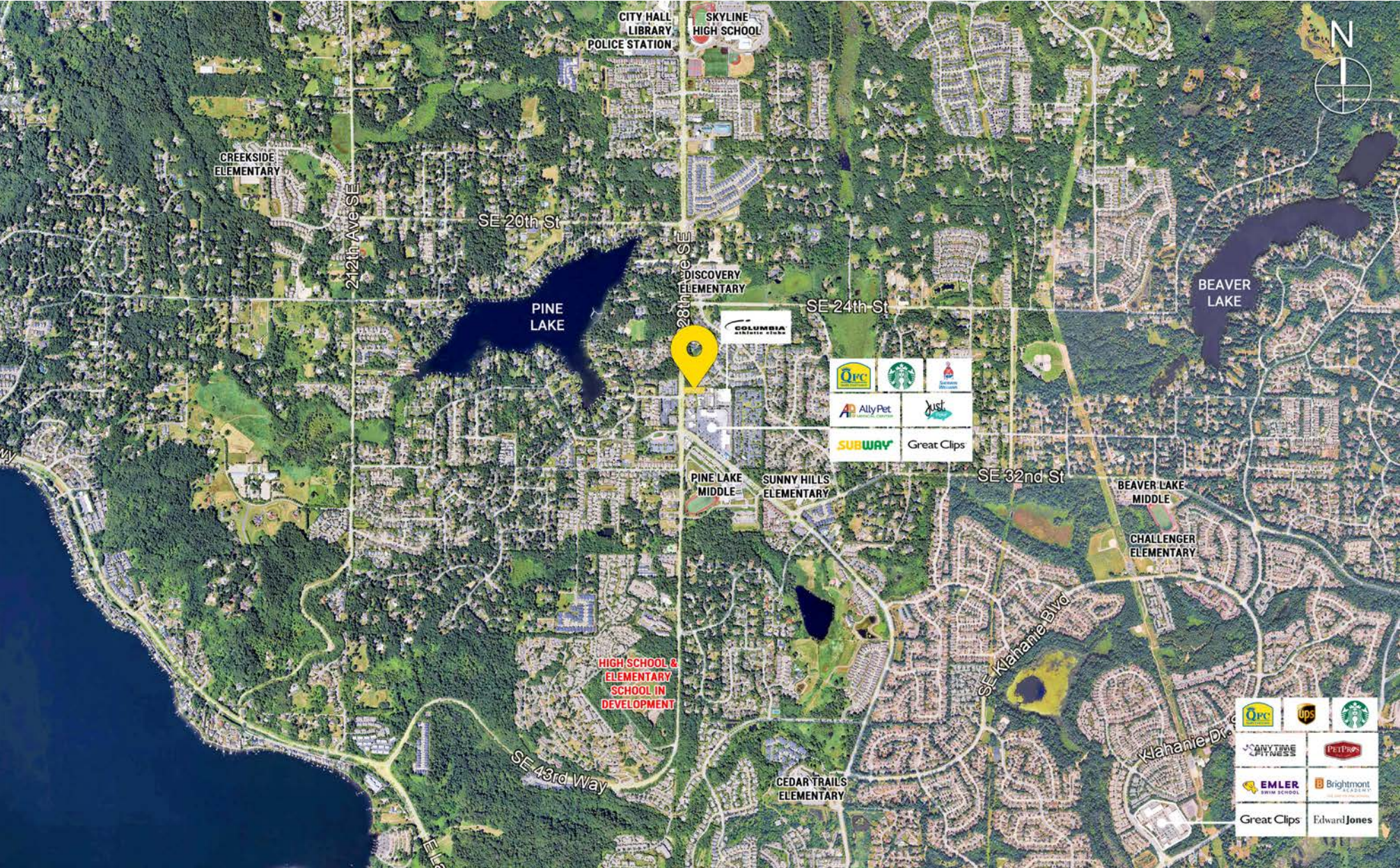
Floorplan

228th Avenue Southeast



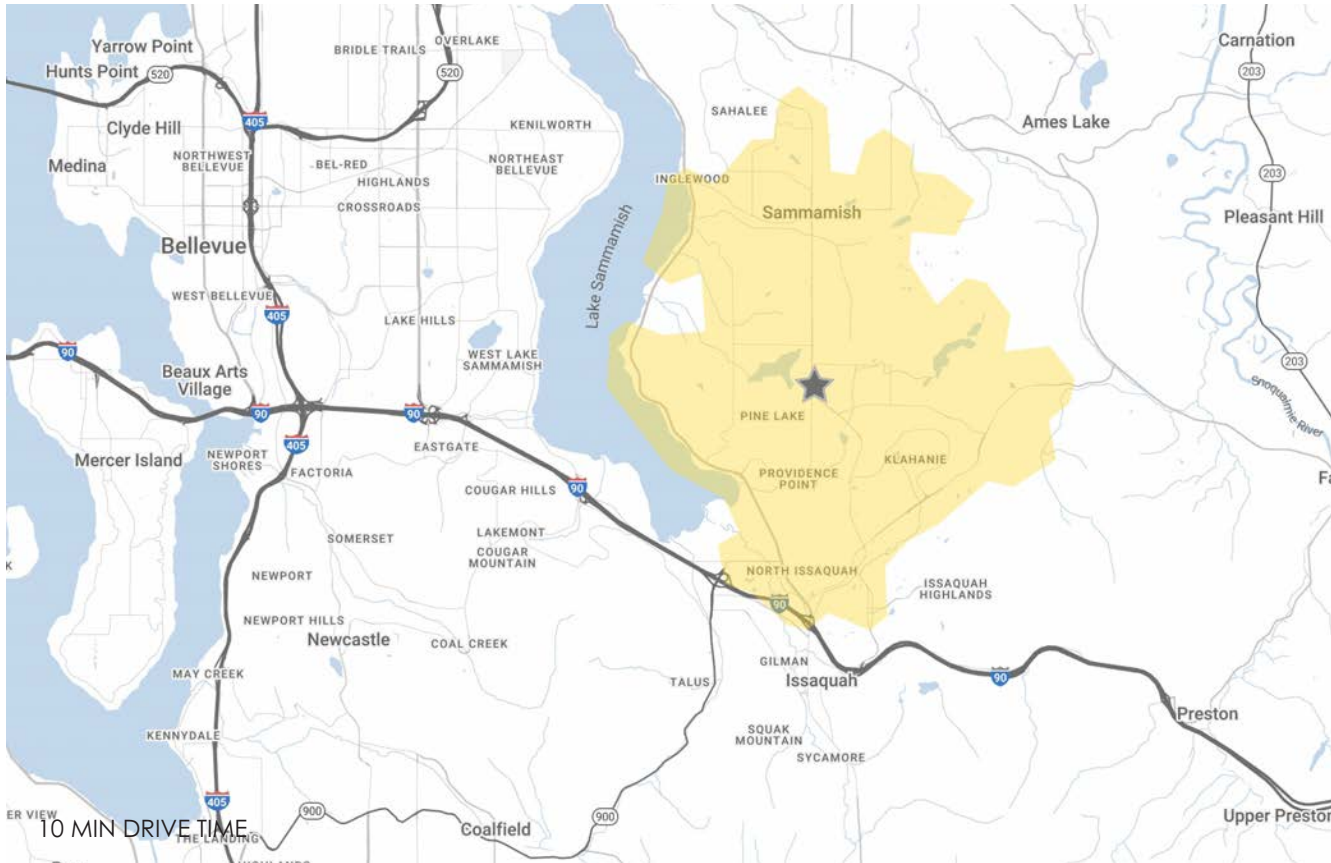
Suite C 926 RSF

LOCATION AERIAL



TRADE AREA

The Sammamish trade area is an established and highly desirable Eastside community defined by its natural beauty, strong residential base, and exceptional quality of life. Anchored by family-oriented neighborhoods, highly rated schools, and convenient neighborhood retail centers, Sammamish attracts affluent households and long-term residents. Situated between Lake Sammamish and the Sammamish Plateau, the city benefits from proximity to major employment hubs in Redmond, Bellevue, and Issaquah, with access to key regional corridors including SR-520, I-90, and East Lake Sammamish Parkway. A blend of everyday service retailers, local businesses, and destination dining supports consistent consumer demand driven by a stable and well-educated population. With limited commercial supply, strong household incomes, and continued residential growth, Sammamish maintains its position as a premier residential market and a valued component of the greater Eastside economy.



61,881

POPULATION
10 MIN DT



21,670

NO OF HOUSEHOLDS
10 MIN DT



\$296,831

AVERAGE HH INCOME
10 MIN DT



\$1.24M

MEDIAN PROPERTY VALUE
10 MIN DT



39.0

YEARS OLD
MEDIAN AGE



\$2.08B

TOTAL NON-RETAIL
EXPENDITURE



30,635

DAYTIME ADJ. POPULATION
10 MIN DT



25,161


228TH AVENUE SE
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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