

WILDERNESS VILLAGE SUBLEASE

22125 SE 237th Street, Suite 108, Maple Valley, WA 98038

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



RETAIL PROPERTY FOR SUBLEASE

LISTING INFORMATION

ADDRESS:	22125 SE 237th Street, Suite 108, Maple Valley WA
AVAILABLE SF:	1,400 SF
SUBLEASE EXPIRATION:	05/31/2027
ZONING:	CB
LEASE RATE:	\$30.39 SF/yr (NNN)

COMMENTS

Sublease opportunity at the QFC-anchored Wilderness Village Shopping Center in Maple Valley, featuring a well-maintained office buildout currently occupied by an insurance tenant.

The existing lease term runs through May 31, 2027, offering an excellent opportunity for a small office user seeking space in a highly desirable retail center.

Furniture available to purchase from tenant



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PHOTOS



CONTACT

Rachel Corp

253.238.2842

rcorp@lee-associates.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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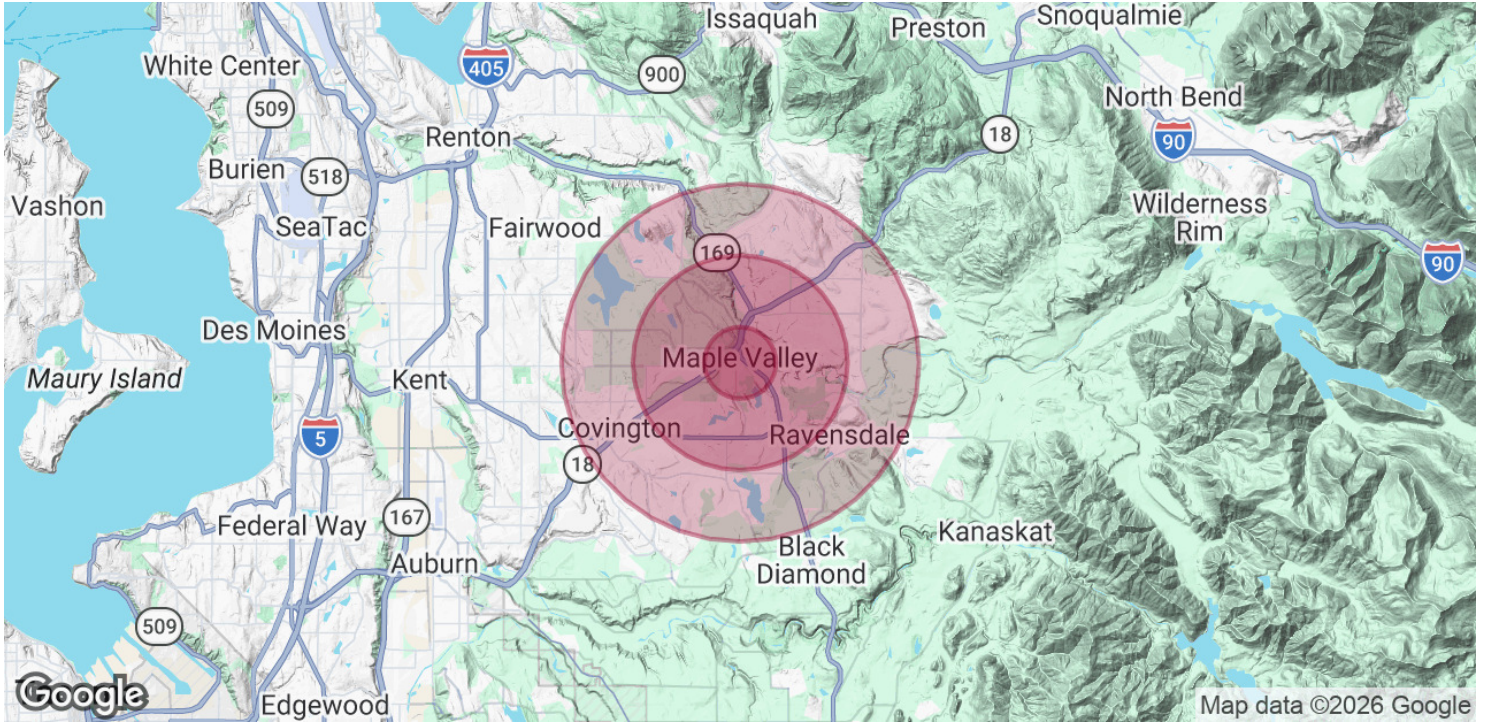
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,413	43,520	79,599
AVERAGE AGE	38.3	38.5	39.7
AVERAGE AGE (MALE)	40.4	38.1	39.3
AVERAGE AGE (FEMALE)	39.4	39.7	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,229	14,590	27,428
# OF PERSONS PER HH	2.9	3.0	2.9
AVERAGE HH INCOME	\$139,945	\$160,990	\$162,675
AVERAGE HOUSE VALUE	\$740,822	\$688,476	\$700,928

2023 American Community Survey (ACS)

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