



FOR LEASE

6501-6625 132nd Ave NE
Kirkland, WA 98033

Owned & Operated by
Perform Properties

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

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



BRIDLE TRAILS SHOPPING CENTER

Jake Thurber | Chandler Williams | Justin Holmes | Josh Parnell



BRIDLE TRAILS SHOPPING CENTER is a 110,257 SF neighborhood retail center in Kirkland, WA, anchored by Grocery Outlet and ACE Hardware. Conveniently located just minutes from I-405, the center serves surrounding residential communities with strong daily traffic and a well-established tenant mix.

TENANTS



SUMMARY

AVAILABLE

- » **FORMER BARTELL DRUGS: 11,692 SF**
- » **FORMER SALON SPACE: 1,300 SF**

- Anchored by household names such as Grocery Outlet, ACE Hardware, and Dollar Tree, drawing consistent foot traffic from the local area.
- Located just minutes from I-405 and major arterials, the center is easily reached from across Kirkland, Bellevue, and Redmond.
- Near established residential neighborhoods, ensuring a steady flow of foot traffic and a loyal customer base.



Population



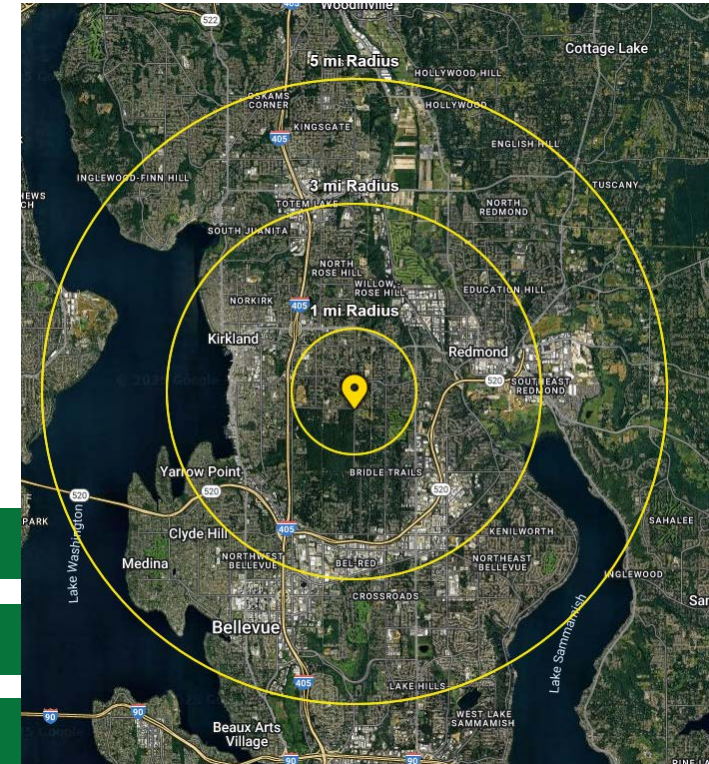
Average HH Income



Daytime Population

Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	12,081	\$293,764	5,443
Mile 3	124,987	\$242,493	117,739
Mile 5	293,733	\$244,417	268,363



SITE PLAN

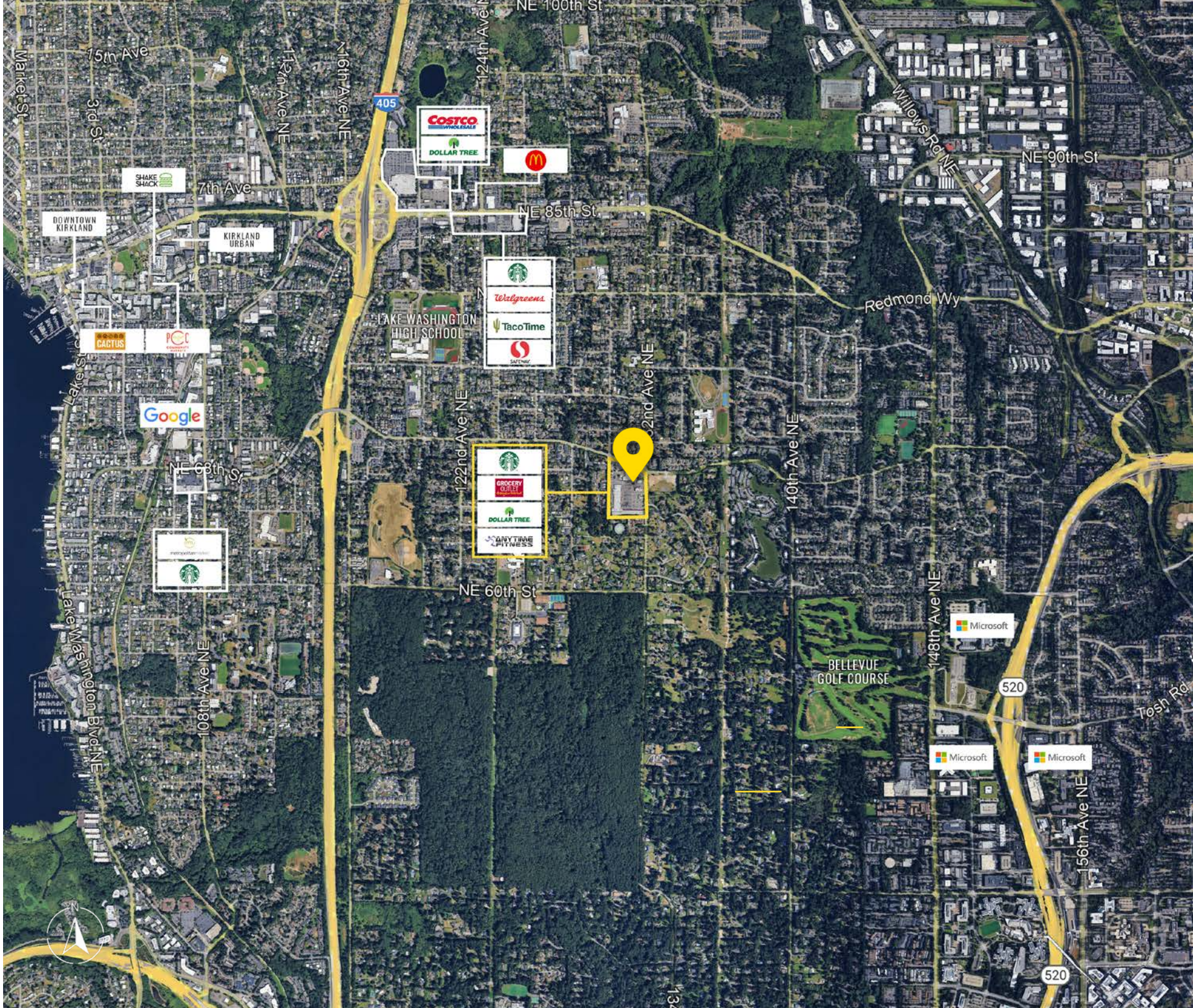
Suite	SF	Tenant
6619	11,692	AVAILABLE
6625A	18,000	Grocery Outlet
6613	15,100	ACE Hardware
6601-1	10,206	EBC Basketball Club
6623	10,036	Dollar Tree
6601A	9,521	Cyan Swim Academy

Suite	SF	Tenant
2	4,534	Anytime Fitness
6811	3,600	Chase Bank
100	2,200	Starbucks
6501	2,126	All About Cats Vet Hospital
6507	2,070	Bridle Trails Family Dentistry
6617	1,950	Bobalust Tea House

Suite	SF	Tenant
6509	1,591	Ruk Thai
101	1,423	Kumon Math and Reading
6525	1,300	AVAILABLE
6521	1,300	US Cleaners
6519	1,300	Papa Murphy's
6517	1,300	Paws Up Pet Grooming
6515	1,300	Kirkland Chiropractic Massage
6513	1,300	The UPS Store
102	1,250	Natural Pet Pantry
6523	1,222	Mallinak Designs
6601	1,163	Jungyae Moosul Academy
6531	1,000	Chicko Chicken
6527	1,000	Center Nails
6511	1,000	ST&R Portfolio Management
6501A	1,000	Ethereal Rejuvenation
6601C	764	Jungyae Moosul Academy



MARKET AERIAL



- 15th Ave
 - 3rd St
 - 7th Ave
 - 112nd Ave NE
 - 116th Ave NE
 - 124th Ave NE
 - NE 100th St
 - NE 85th St
 - NE 90th St
 - 122nd Ave NE
 - 120th Ave NE
 - 140th Ave NE
 - 148th Ave NE
 - 156th Ave NE
 - 108th Ave NE
 - NE 68th St
 - NE 60th St
 - 13th
 - Market St
 - Lake St
 - Lake Washington Blvd NE
 - Willows Rd NE
 - Redmond Wy
 - Tosh Rd
 - Bellevue Golf Course
 - Downtown Kirkland
 - Kirkland Urban
 - Lake Washington High School
 - Bellevue Golf Course
- Business locations marked on the map:
- SHAKE SHACK
 - DOLLAR TREE
 - MCDONALD'S
 - COSTCO WHOLESALE
 - STARBUCKS
 - WALGREENS
 - TACO TIME
 - SAFEWAY
 - GOOGLE
 - STARBUCKS
 - GROCERY OUTLET
 - DOLLAR TREE
 - ANYTIME FITNESS
 - MICROSOFT
 - MICROSOFT
 - MICROSOFT

AERIAL



OLD REDMOND RD - 10,692 CPD

MODERA AT BRIDLE TRAILS
391 UNITS

GROCERY OUTLET
Savings Market

DOLLAR TREE

ACE
Hardware

ampm

CHASE

Starbucks

BK

ANYTIME
FITNESS

MURPHY'S

ups

STELLA SCHOLA
MIDDLE SCHOOL

132nd Ave NE

132ND AVE NE - 6,135 CPD

NE 66th St

132nd Ave NE



10,692 CPD
Old Redmond Rd.



6,135 CPD
132nd Ave NE



Minutes from I-405 and
major arterials

PHOTOS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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