

Former Doug's Boats

13410 NE 175TH ST
WOODINVILLE, WA 98072

FOR LEASE



PROPERTY SUMMARY

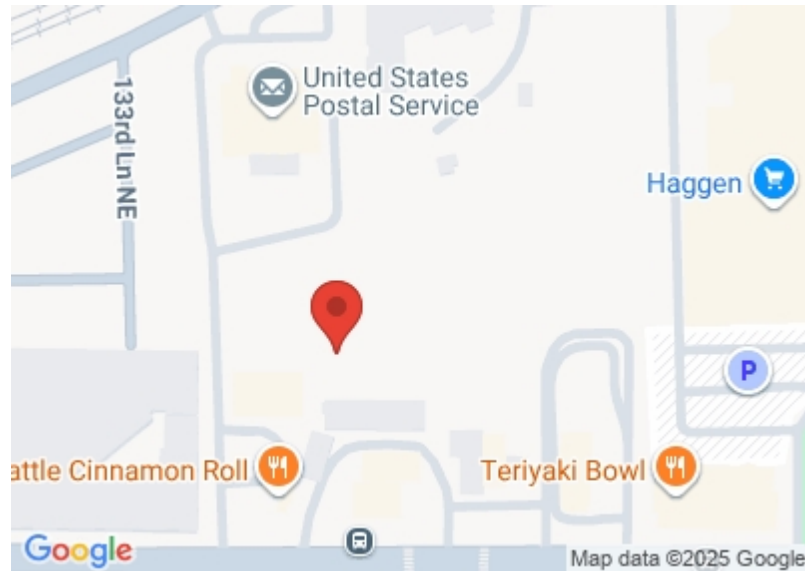
Sublease Opportunity – Prime Showroom/Retail Space in Downtown Woodinville

Available now: over 5,300 SF of open, flexible commercial space in the heart of downtown Woodinville. Formerly home to Doug's Boats showroom, this property offers excellent visibility, high ceilings, and a layout ideal for a showroom, retail operation, or customer-facing business.

The space includes seven private offices, making it equally well-suited for hybrid showroom/office use or a service-oriented retail concept. With its open footprint and tall ceilings, the space can be

- Great Showroom space, high ceilings
- 7+ Private offices
- 13 parking spaces in the front
- Garage access door in the back
- Possible additional parking in the back
- Highly visible location on NE 175th ST

Building SqFt	5,376 SqFt
Year Built	1996
Parcel ID	951710-0105
Zoning Type	Commercial
County	King
Coordinates	47.755229,-122.159689
Levels	1



AARON ZEHM

Broker

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License #: 98322

Windermere Real Estate HLC

13901 NE 175th ST
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Office: 425-483-5100
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
--	--	\$ 28.00 SF/Yr	NNN	5,376 SF	5 Yrs

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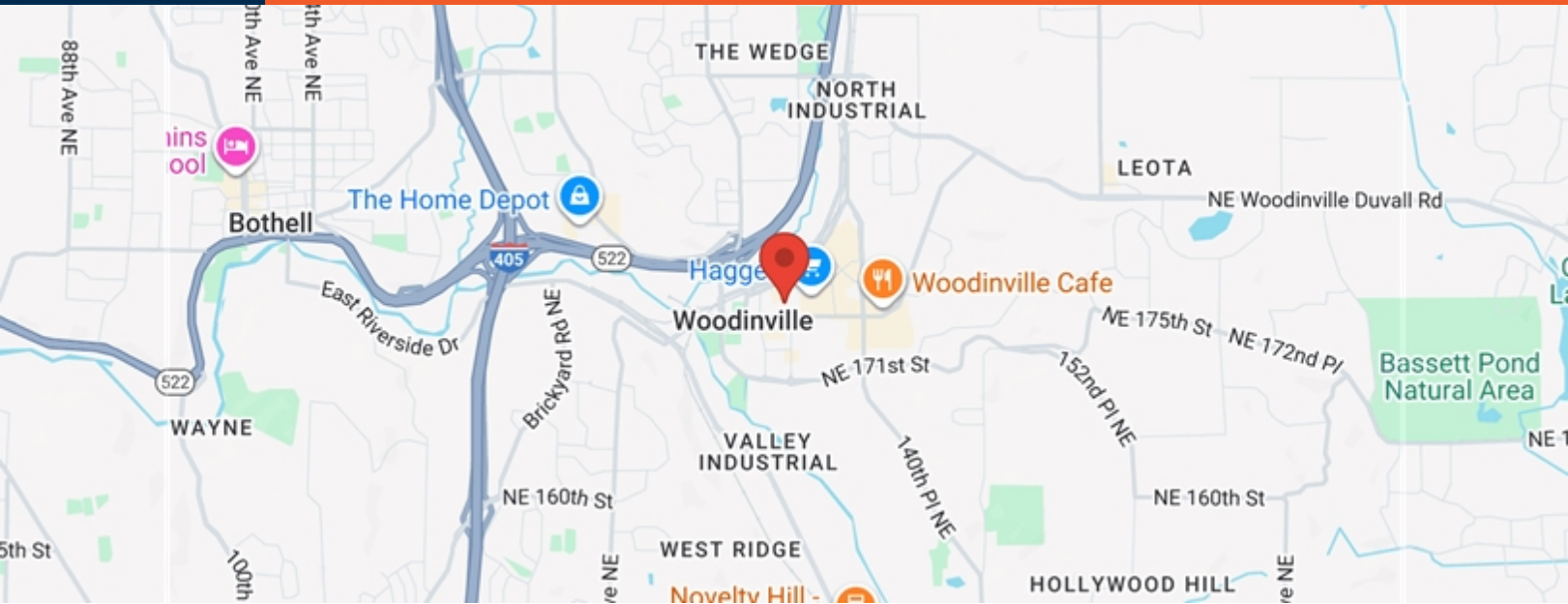
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,866	58,503	163,417
2010 Population	9,417	63,611	179,627
2025 Population	12,332	79,962	225,848
2030 Population	14,176	85,102	235,029
2025-2030 Growth Rate	2.83 %	1.25 %	0.8 %
2025 Daytime Population	15,692	96,373	226,896

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,824	22,119	62,433
2010 Total Households	4,248	24,927	70,442
2025 Total Households	5,730	31,488	86,310
2030 Total Households	6,642	33,730	89,771
2025 Average Household Size	2.15	2.51	2.6
2025 Owner Occupied Housing	2,337	19,276	56,637
2030 Owner Occupied Housing	2,437	19,790	58,454
2025 Renter Occupied Housing	3,393	12,212	29,673
2030 Renter Occupied Housing	4,205	13,940	31,317
2025 Vacant Housing	549	1,920	3,886
2025 Total Housing	6,279	33,408	90,196

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	203	1,194	3,302
\$15000-24999	157	681	1,992
\$25000-34999	121	902	2,378
\$35000-49999	360	1,487	3,829
\$50000-74999	709	3,071	7,716
\$75000-99999	702	3,332	7,695
\$100000-149999	1,031	5,327	13,732
\$150000-199999	733	4,102	11,400
\$200000 or greater	1,714	11,393	34,266
Median HH Income	\$ 124,459	\$ 147,356	\$ 158,741
Average HH Income	\$ 173,129	\$ 194,545	\$ 207,773

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CITY OF WOODINVILLE

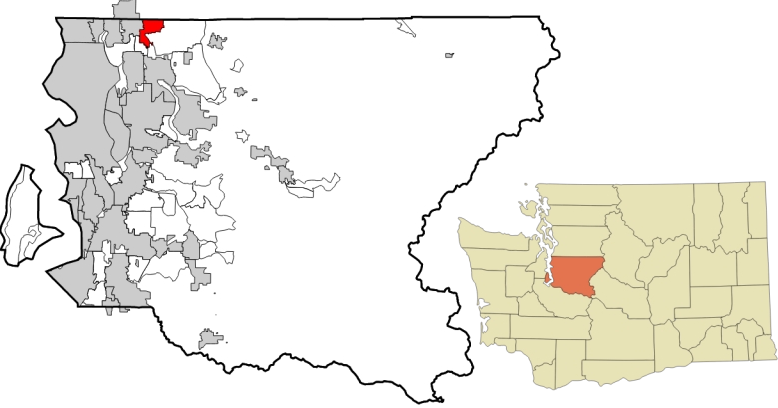
INCORPORATED 3/30/1993

AREA

CITY 5.6 SQ MI

LAND 5.6 SQ MI

POPULATION



ABOUT WOODINVILLE

Woodinville, WA is a small city northeast of Seattle, known for its wineries, breweries, and scenic Sammamish Valley. It offers a blend of rural charm and upscale amenities, with parks, trails, and a growing community centered around wine tourism and outdoor recreation.

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