

177 CENTRAL WAY  
DOWNTOWN KIRKLAND



# CENTRAL PEAK | RETAIL



FIRST  
WESTERN  
PROPERTIES

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

For Lease



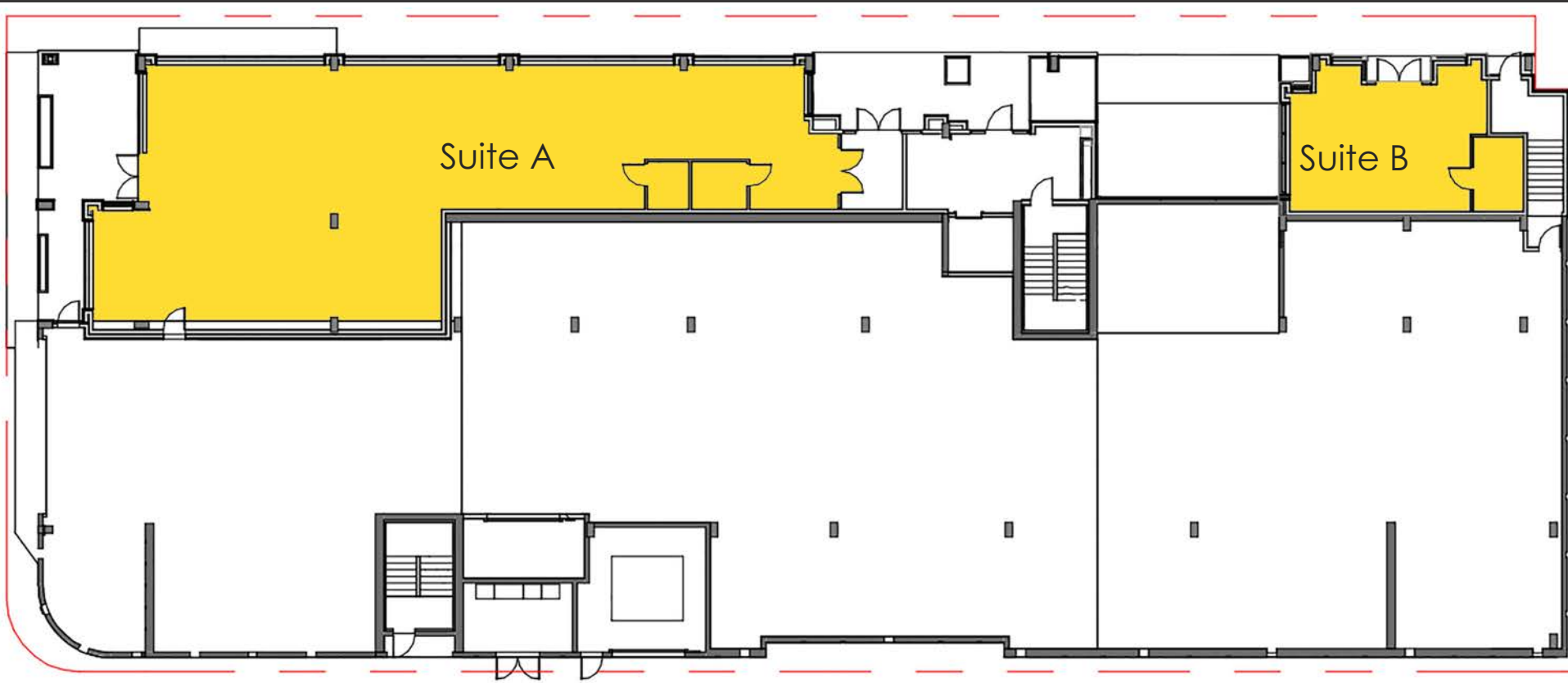
# PROPERTY OVERVIEW | PROPERTY SUMMARY

## PROPERTY DETAIL

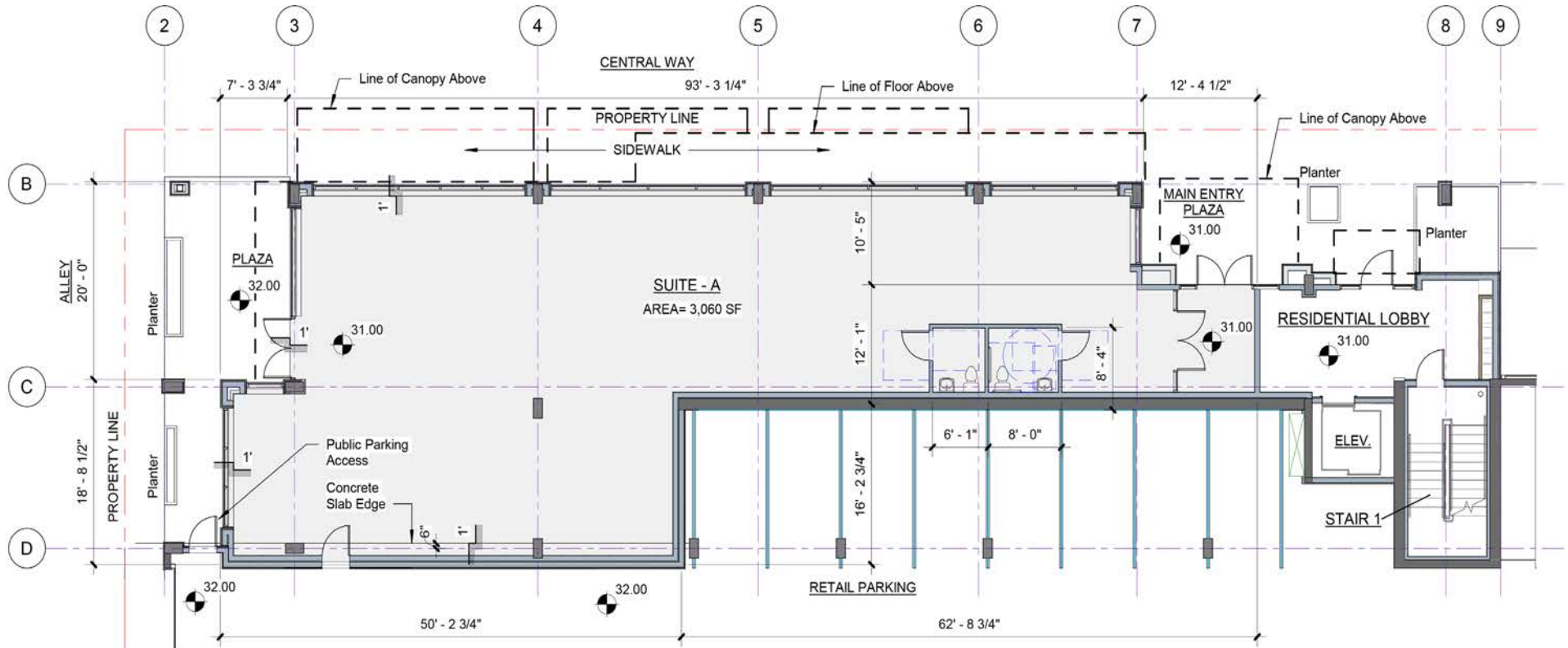
<b>PROPERTY NAME</b>	Central Peak
<b>ADDRESS</b>	177 Central Way, Kirkland
<b>OPPORTUNITY</b>	Street Level Retail Suites Available within the Central Peak Condos in Downtown Kirkland
<b>RETAIL A</b>	<ul style="list-style-type: none"> <li>• 3,060 SF</li> <li>• \$60.00 PSF, NNN</li> </ul>
<b>RETAIL B</b>	<ul style="list-style-type: none"> <li>• 645 SF</li> <li>• \$55.00 PSF, NNN</li> </ul>
<b>LOCATION</b>	Located in the Heart of Kirkland's Retail and Entertainment Core
<b>UNITS</b>	26 Residential Condominiums on Site
<b>PARKING</b>	Rare On-site Parking Available
<b>WALK SCORE™</b>	91   Walker's Paradise



# PROPERTY OVERVIEW | SITE PLAN

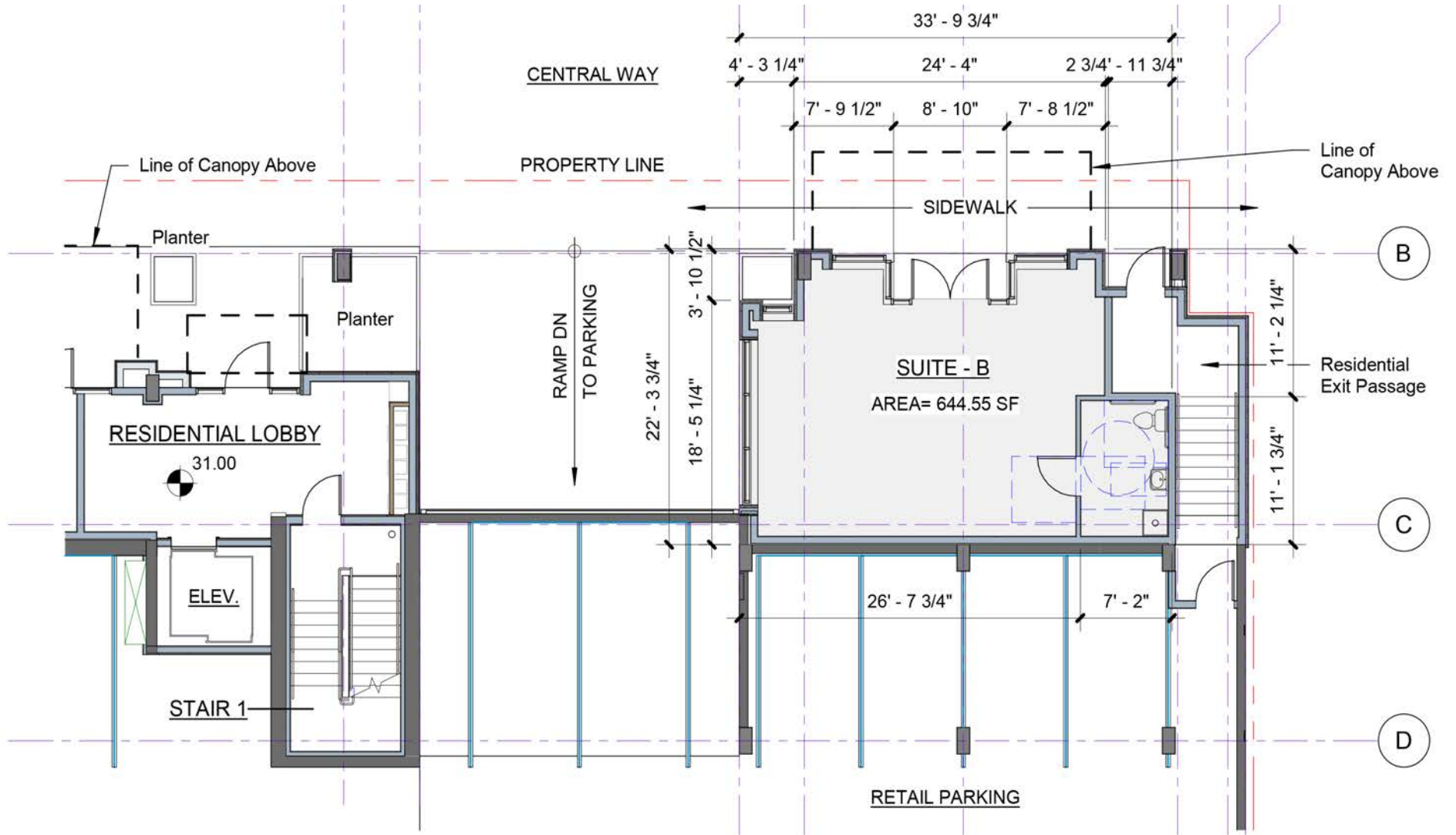


# PROPERTY OVERVIEW | FLOOR PLAN | SUITE A



Suite	Proposed Use	SF	Rate
A	Excellent Space for Bakery/ Coffee Shop or Restaurant Concept	3,060 SF	\$60.00 PSF, NNN

# PROPERTY OVERVIEW | FLOOR PLAN | SUITE B



Suite	Proposed Use	SF	Rate
B	Retail, Barber, Speakeasy, Salon	645 SF	\$55.00 PSF, NNN





City of Seattle

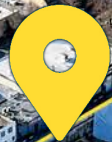


LAKE WASHINGTON

MOSS BAY

LAKE STREET S

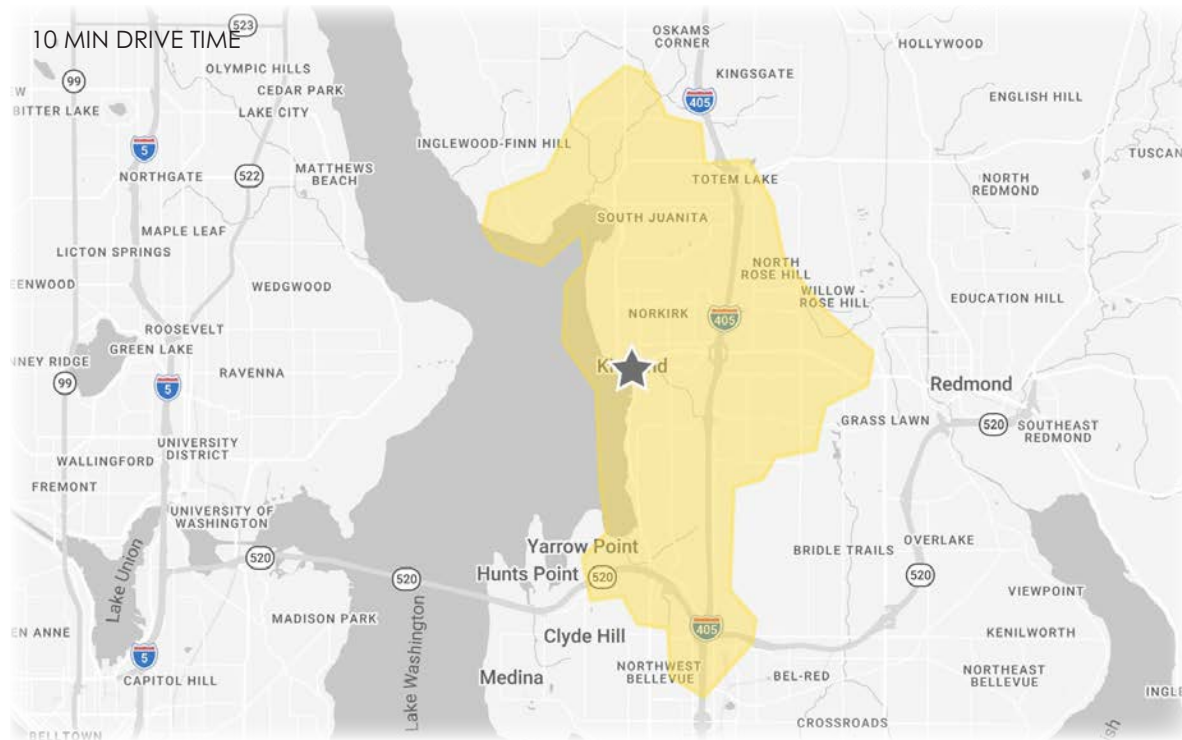
CENTRAL WAY



KIRKLAND WATERFRONT

# PROPERTY OVERVIEW | DEMOGRAPHICS

KIRKLAND, WASHINGTON is a premier Eastside waterfront community strategically positioned along the eastern shores of Lake Washington, offering seamless connectivity to Downtown Seattle, Bellevue, and the greater Eastside innovation corridor. Anchored by proximity to major technology employers including Google, Microsoft, and Meta, the city benefits from a highly educated workforce, strong household incomes, and sustained economic expansion. Kirkland's vibrant, walkable downtown features a curated mix of boutique retail, dining, and public waterfront spaces that reinforce its reputation as one of the region's most desirable live-work-play environments. Ongoing investment in infrastructure, transit accessibility, and shoreline amenities, combined with top-ranked schools and abundant parks and recreation, continues to attract both residents and businesses, supporting long-term stability, strong consumer demographics, and resilient market fundamentals.



69,651

POPULATION  
10 MIN DT



29,855

NO OF HOUSEHOLDS  
10 MIN DT



\$254,316

AVERAGE HH INCOME  
10 MIN DT



\$1.34M

MEDIAN PROPERTY VALUE  
10 MIN DT



38.0

YEARS OLD  
MEDIAN AGE



\$2.02B

TOTAL NON-RETAIL  
EXPENDITURE



62,163

DAYTIME ADJ. POPULATION  
10 MIN DT



12,583

ADT  
CENTRAL WAY

# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

## PRESENTED TO:

### ANGELA OLIVERI

Executive Vice President

D: 206.853.1330

[aoliveri@fwp-inc.com](mailto:aoliveri@fwp-inc.com)

### TEJ ASHER

Vice President

D: 425.320.8834

[tasher@fwp-inc.com](mailto:tasher@fwp-inc.com)

### SEBASTIAN CAMACHO

Broker

D: 510.333.0624


[sebastian@fwp-inc.com](mailto:sebastian@fwp-inc.com)

### ANTONIO OLIVERI

Broker

D: 425.229.2563

[antonio@fwp-inc.com](mailto:antonio@fwp-inc.com)

11621 NE 97th Lane NE | Kirkland, WA 98304 |  425.822.5522 | [fwp-inc.com](http://fwp-inc.com)



© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.