



**WALLACE**  
PROPERTIES

330 112th Ave NE, Suite 200  
Bellevue, WA 98004  
425-455-9976  
www.wallaceproperties.com

# RETAIL FOR LEASE: KENMORE TOWN CENTER

6830 NE Bothell Way - Suite A & Suite G | Kenmore, WA 98029



## KENMORE TOWN CENTER

- TWO SPACES AVAILABLE -

- Suite A: 1,500 Approximate SF
- Suite G: 1,172 Approximate SF (Former Sport Clips)
- Rental Rate: Call for Rates
- Estimated 2022 NNN's: \$9.54/SF
- Ample Surface Parking, 5+/1,000
- Great end-cap space with direct view to NE Bothell Way HWY
- Anchored by Rite-Aid and Safeway with prominent tenant mix including Domino's, All The Best Pet Care and more!
- Traffic counts: NE Bothell Way HWY - 45,231 CPD

Demographics	1 mile	3 mile	5 mile
2022 Population:	12,683	108,689	360,253
2022 Households:	5,218	42,902	145,842
2022 Average HHI:	\$137,558	\$138,131	\$126,020
2022 Daytime Population:	13,752	108,689	360,253



### For more information, please contact:

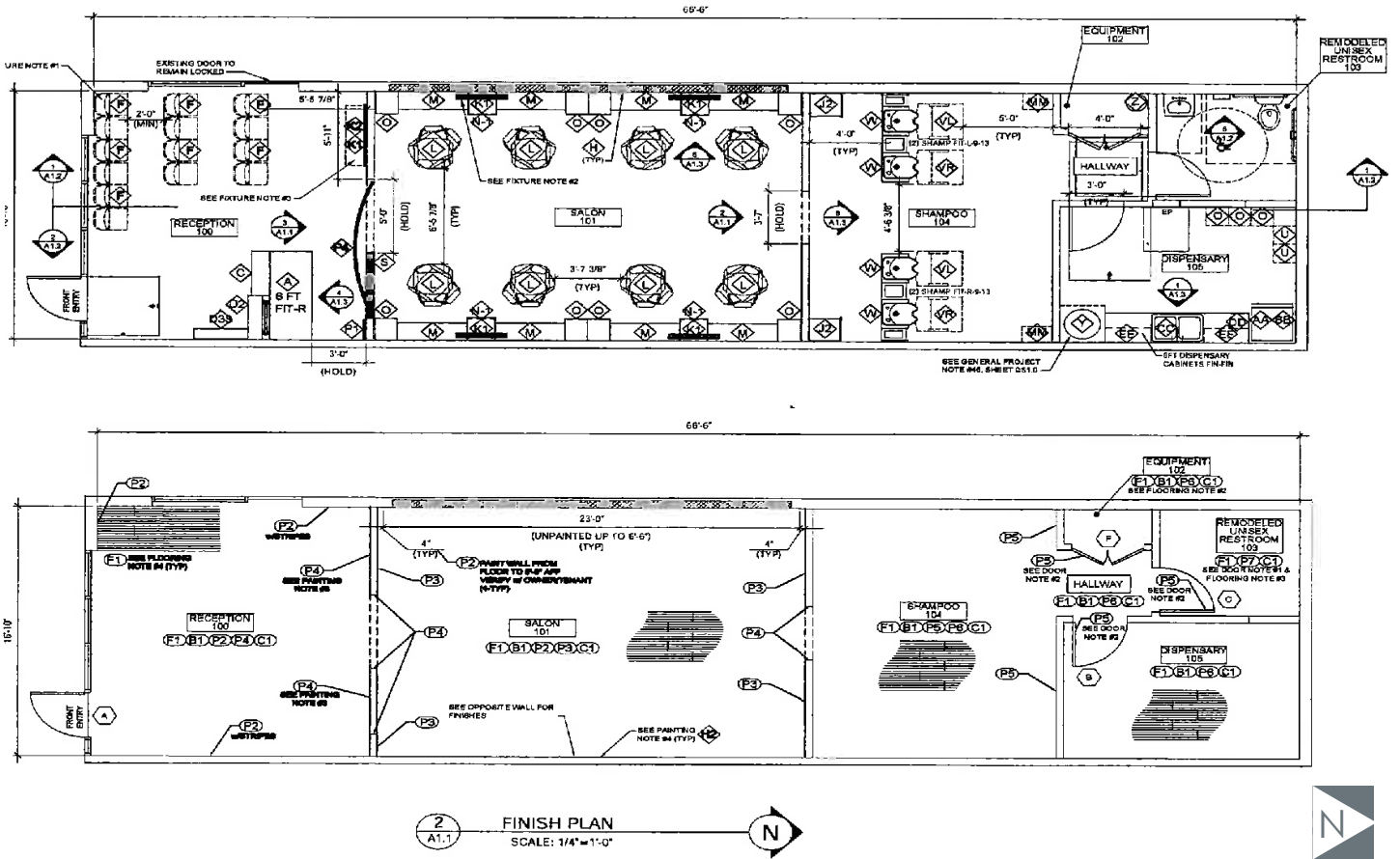
Christine Hanhart  
425.233.1875  
chanhart@wallaceproperties.com

The information contained herein has been obtained from sources deemed reliable but is not guaranteed.

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## SUITE G FLOOR PLAN:



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## AERIAL MAP:



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## DEMOGRAPHICS:

### CITY, STATE

**Kenmore, WA**

### POPULATION

**103,435**

### AVG. HHSIZE

**2.50**

### MEDIAN HH INCOME

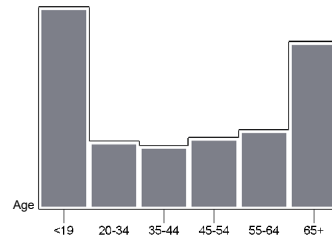
**\$81,604**

### HOME OWNERSHIP



### GENDER & AGE

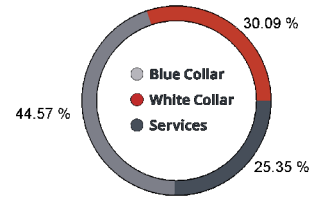
49.34 %  50.66 % 



### RACE & ETHNICITY

White:	75.66 %
Asian:	8.08 %
Native American:	0.24 %
Pacific Islanders:	0.10 %
African-American:	1.04 %
Hispanic:	8.05 %
Two or More Races:	6.83 %

### EMPLOYMENT



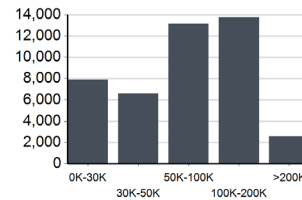
**52.76 %**  
Employed

**1.88 %**  
Unemployed

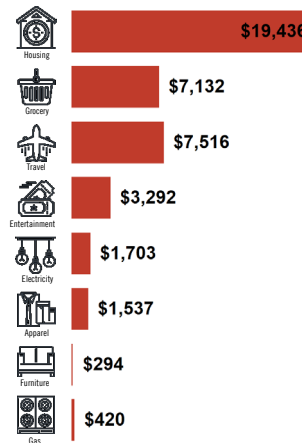
### EDUCATION

High School Grad:	18.50 %
Some College:	24.31 %
Associates:	8.41 %
Bachelors:	44.86 %

### INCOME BY HOUSEHOLD



### HH SPENDING



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