



RETAIL FOR LEASE

THE 101 KIRKLAND

11 MAIN ST S | KIRKLAND, WA

*Rare Retail Availability in the
Heart of Downtown Kirkland*

KIDDER.COM



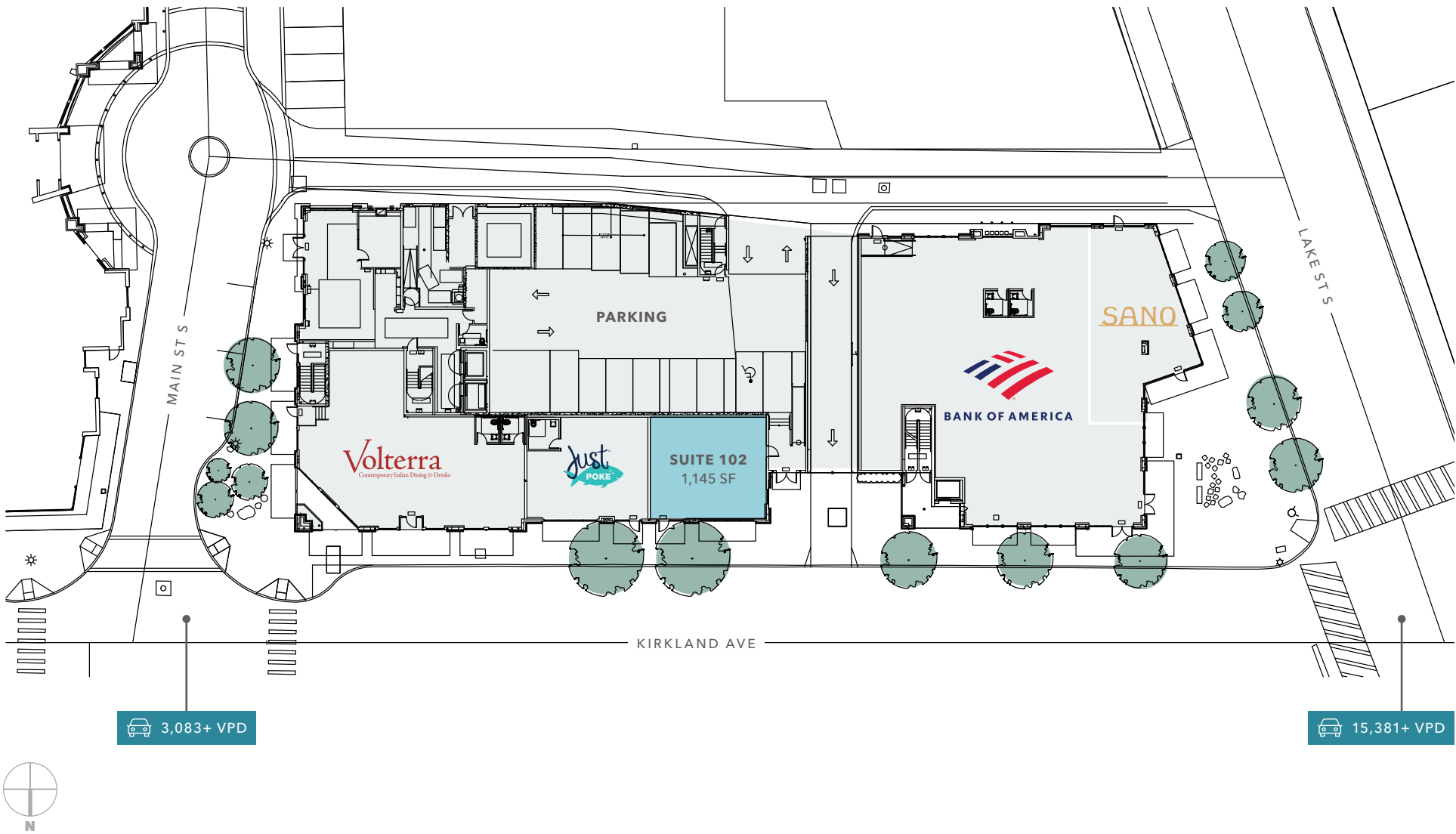
Property Highlights

- Prime location directly on Kirkland Ave and steps from the shores of Lake Washington
- Join current tenants: Bank of America, Volterra, Just Poke and Sano Café
- Excellent exposure to pedestrian and vehicle traffic
- Retail garage and street parking available in close proximity.
- Call Brokers for more information

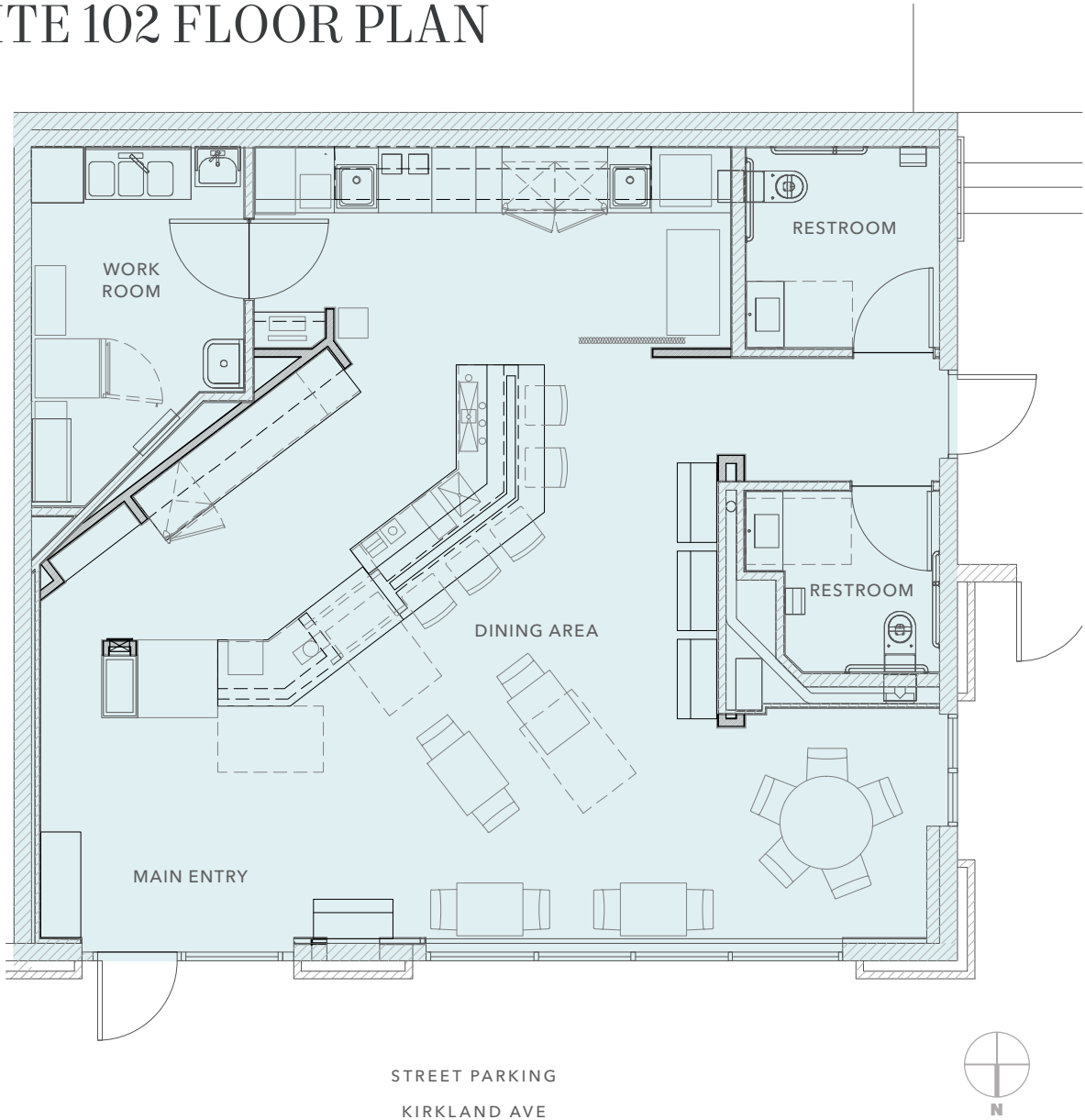
Availabilities

Suite	SF	Date Available
102	1,145	Now

SITE PLAN



SUITE 102 FLOOR PLAN



1,145 SF

AVAILABLE

\$48.00

PSF/YEAR

\$8.96

2026 EST NNN

NOW

AVAILABLE

NOTE: Plan not to scale and subject to tenant field verification.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	14,300	85,228	306,372
2026 ESTIMATED	15,974	93,927	331,543
2031 PROJECTED	16,544	96,484	345,258
ANNUAL GROWTH (2026-2031)	0.7%	0.5%	0.8%

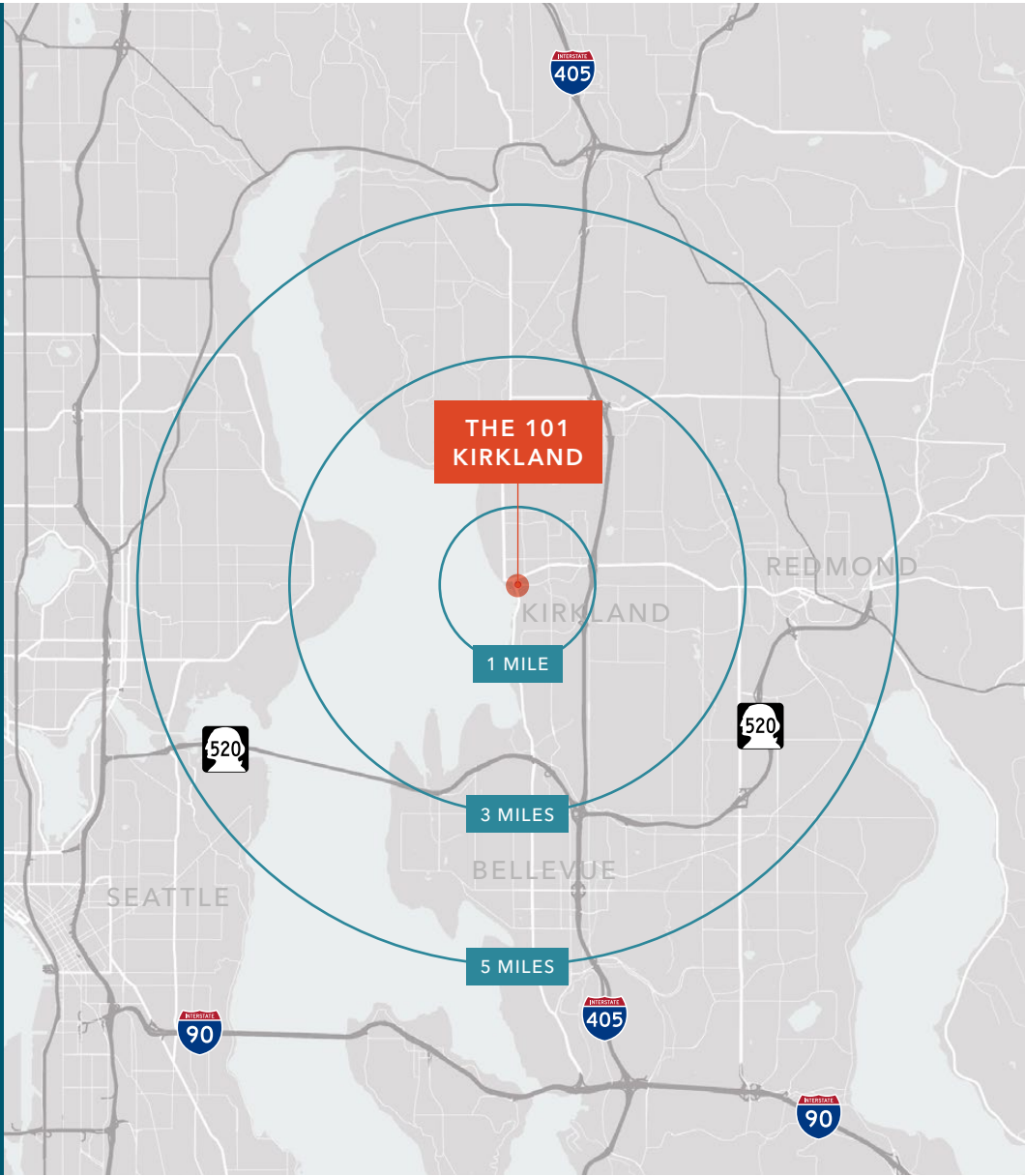
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	41.6	38.0	36.4
FEMALE	51.1%	50.4%	48.2%
MALE	48.9%	49.6%	51.8%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
EST. HOUSEHOLDS	8,133	40,055	142,850
2026 MEDIAN	\$177,128	\$179,054	\$177,557
2031 MEDIAN PROJECTED	\$177,978	\$178,023	\$176,430
2026 AVERAGE	\$273,360	\$274,476	\$256,222
2031 AVERAGE PROJECTED	\$274,220	\$274,036	\$254,020

Data Source: ©2026, Sites USA





THE 101 KIRKLAND

*For more information about
this property, please contact*

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