

FOR SALE

CLYDE HILL TROPHY ASSET

A Rare Owner-User or Investment Opportunity



8805 POINTS DR NE, CLYDE HILL, WA 98004

km Kidder Mathews

Kidder Mathews is pleased to present the opportunity to acquire 8805 Points Dr NE, a rare mixed-use owner-user or investment opportunity in Clyde Hill—one of the nation’s most affluent communities.

Nearly \$2 million has been invested in the ground-floor café space, formerly occupied by Tully’s and most recently operated as Queen Bee since 2018, creating a highly improved, turnkey setting for a café, restaurant, or similar concept. With an upper-level office component and a turnkey café space below, the offering provides flexible options for an investor, operator, or owner-user seeking a rare foothold in one of the Eastside’s most sought-after communities.

PROPERTY DETAILS

SITE ADDRESS	8805 Points Dr NE, Clyde Hill, WA 98004
PARCEL #	0540100555
SALE PRICE	Call for Pricing
TOTAL BUILDING SIZE	4,705 SF
LOT SIZE	11,100 SF
PROPERTY TYPE	Retail/Office
CONSTRUCTION	Wood Frame
PARKING	13 Stalls
ZONING	B1



INVESTMENT HIGHLIGHTS



PREMIER LOCATION

Located in Clyde Hill, one of the Eastside's most established and affluent communities, with convenient access to downtown Bellevue, SR-520, I-405, and Seattle. The property provides a rare opportunity to establish a business presence in a highly desirable West Bellevue location.



HIGH VISIBILITY

The building offers strong exposure along Points Drive, a well-traveled Clyde Hill arterial. Its prominent position and signage potential give an owner or tenant meaningful visibility in a market where commercial opportunities are exceptionally limited.



FLEXIBLE USE

The two-level configuration supports a compelling owner-user strategy: occupy the upper level for office use while leasing or operating the ground-floor café/retail space. A coffee shop below can create a convenient amenity for employees and a polished, comfortable place to meet clients and guests.



AFFLUENT DEMOGRAPHICS

Surrounded by Clyde Hill, Medina, Hunts Point, Yarrow Point, and Bellevue, the property sits within one of the most affluent residential areas in the United States. This provides a strong foundation for upscale retail, food and beverage, professional services, and other relationship-driven businesses.



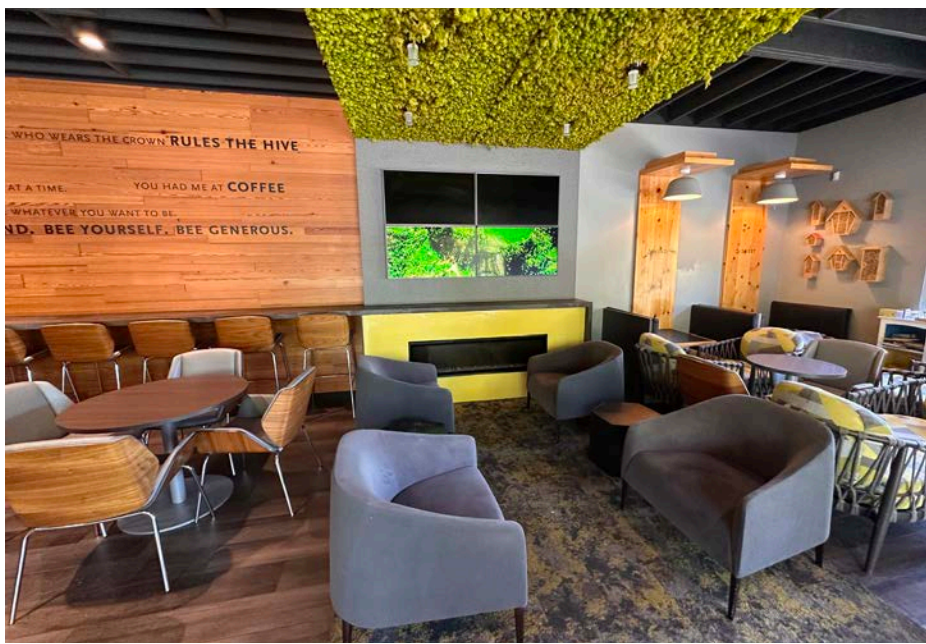
RARE OPPORTUNITY

Commercially zoned properties in this immediate area are exceptionally scarce. The property is one of only a limited number of commercial sites across Clyde Hill, Medina, Hunts Point, and Yarrow Point, creating meaningful long-term barriers to entry.



TURNKEY CAFÉ BUILDOUT

The ground floor has benefited from substantial recent investment and is thoughtfully built out for café, coffee, restaurant, or complementary retail use. The plug-and-play space provides flexibility for an owner to operate a concept directly or lease it to a tenant seeking an established, polished location.





8805 POINTS DR NE

AN *OWNER-USER* */ INVESTMENT* OPPORTUNITY IN CLYDE HILL

A prime corner in Clyde Hill since 1926, this rare 4,705 SF retail/office building sits minutes from downtown Bellevue's urban core, in the heart of one of the Eastside's most exclusive residential communities.

2.5 MILES
TO BELLEVUE

3.5 MILES
TO KIRKLAND



AVAILABLE FOR SALE

KIDDER MATHEWS

8805 POINTS DR NE

*Lake
Washington*

KIRKLAND

REDMOND



SUBJECT
PROPERTY



CLYDE HILL

MEDINA



BELLEVUE



AVAILABLE FOR SALE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION & HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 CENSUS POPULATION	7,885	63,119	360,312
2026 ESTIMATED POPULATION	7,808	72,096	385,888
2031 PROJECTED POPULATION	7,434	74,284	402,107
2026 ESTIMATED HOUSEHOLDS	2,692	34,984	178,169

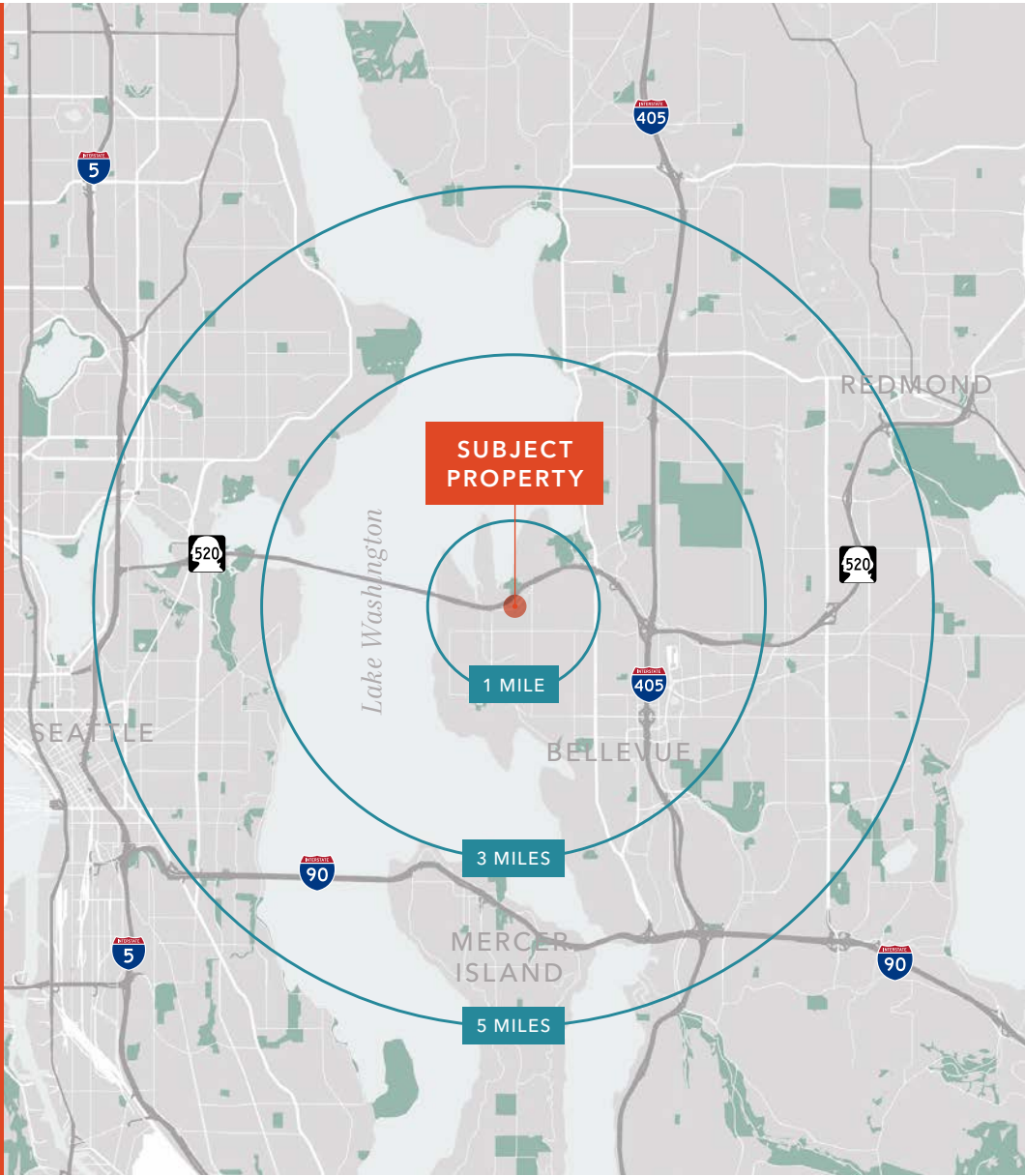
MEDIAN AGE & GENDER

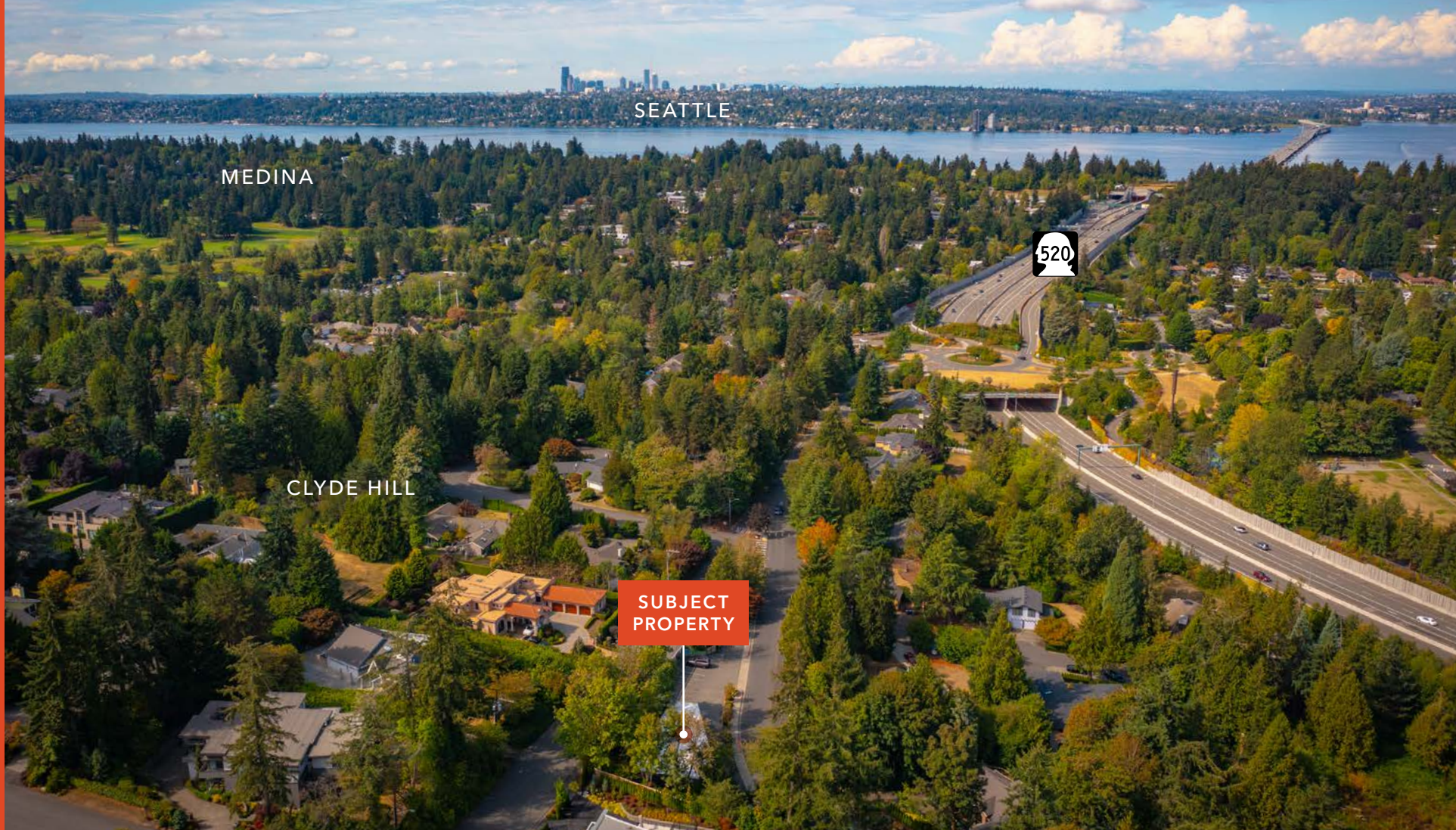
	1 Mile	3 Miles	5 Miles
MEDIAN AGE	43.8	38.5	35.4
% FEMALE	50.6%	49.1%	46.8%
% MALE	49.4%	50.9%	53.2%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$261,216	\$199,821	\$160,978
2031 MEDIAN PROJECTED	\$261,548	\$197,966	\$159,431
2026 AVERAGE	\$513,027	\$316,756	\$238,844
2031 AVERAGE PROJECTED	\$516,501	\$311,542	\$235,922

Data Source: ©2026, Sites USA





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