

FOR LEASE

WOODINVILLE CROSSING

19201 WOODINVILLE SNOHOMISH RD
WOODINVILLE, WA 98072



KIDDER.COM

km Kidder
Mathews



PROPERTY FEATURES

- Centered within the North Industrial complexes of Woodinville
- Located moments from Hwy 522 on & off ramps
- 16,500 CPD Woodinville Snohomish

AVAILABILITIES

OPTION 1	9,450 SF - Retail
	10,797 SF - Daycare
OPTION 2	9,450 SF - Medical/Retail
	2,000 SF - Drive thru QSR
OPTION 3	9,450 SF - Retail
	6,500 SF - Medical

OPTION 1 - RETAIL / DAYCARE

9,450 SF

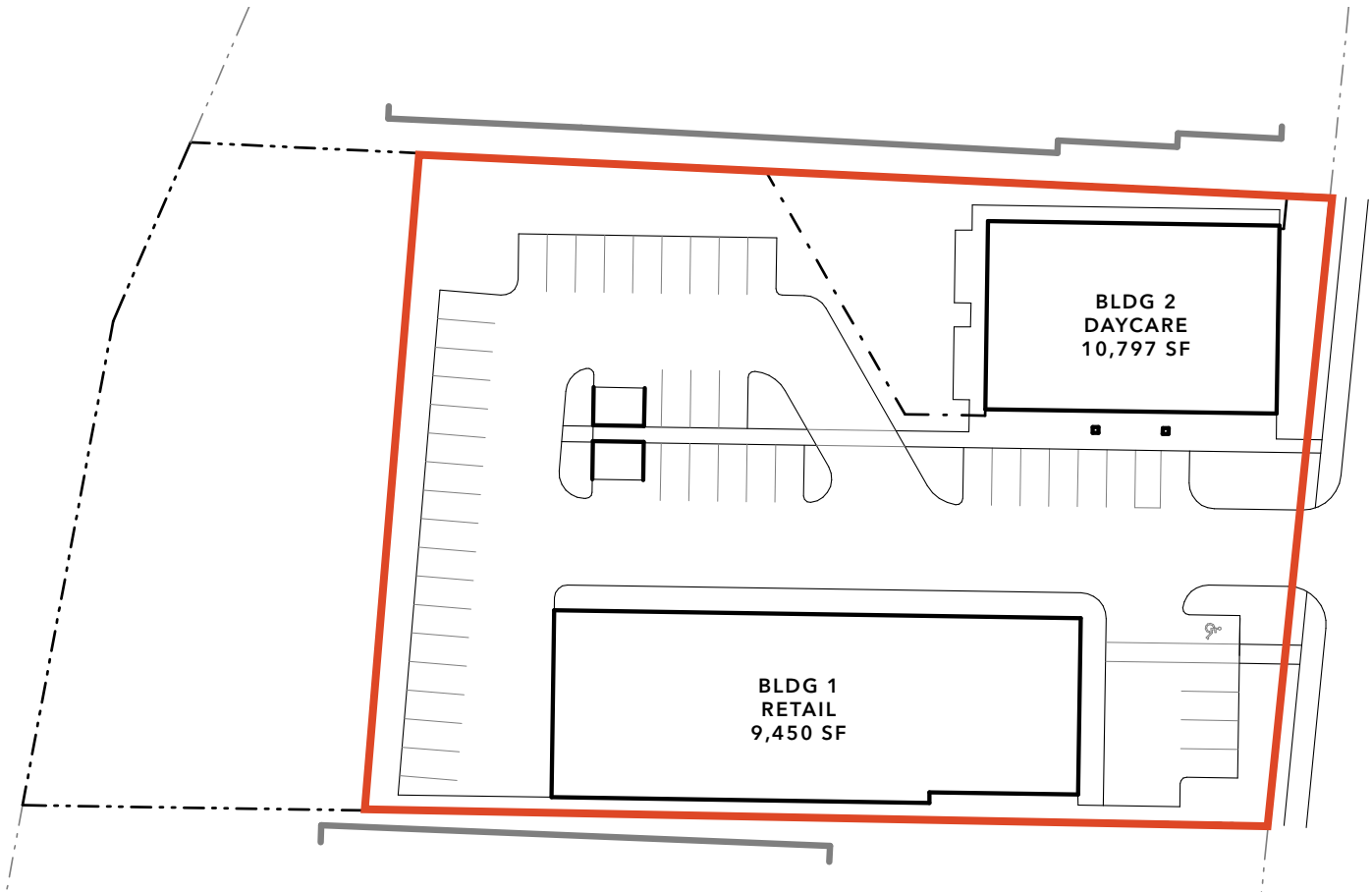
RETAIL | BLDG 1

10,797 SF

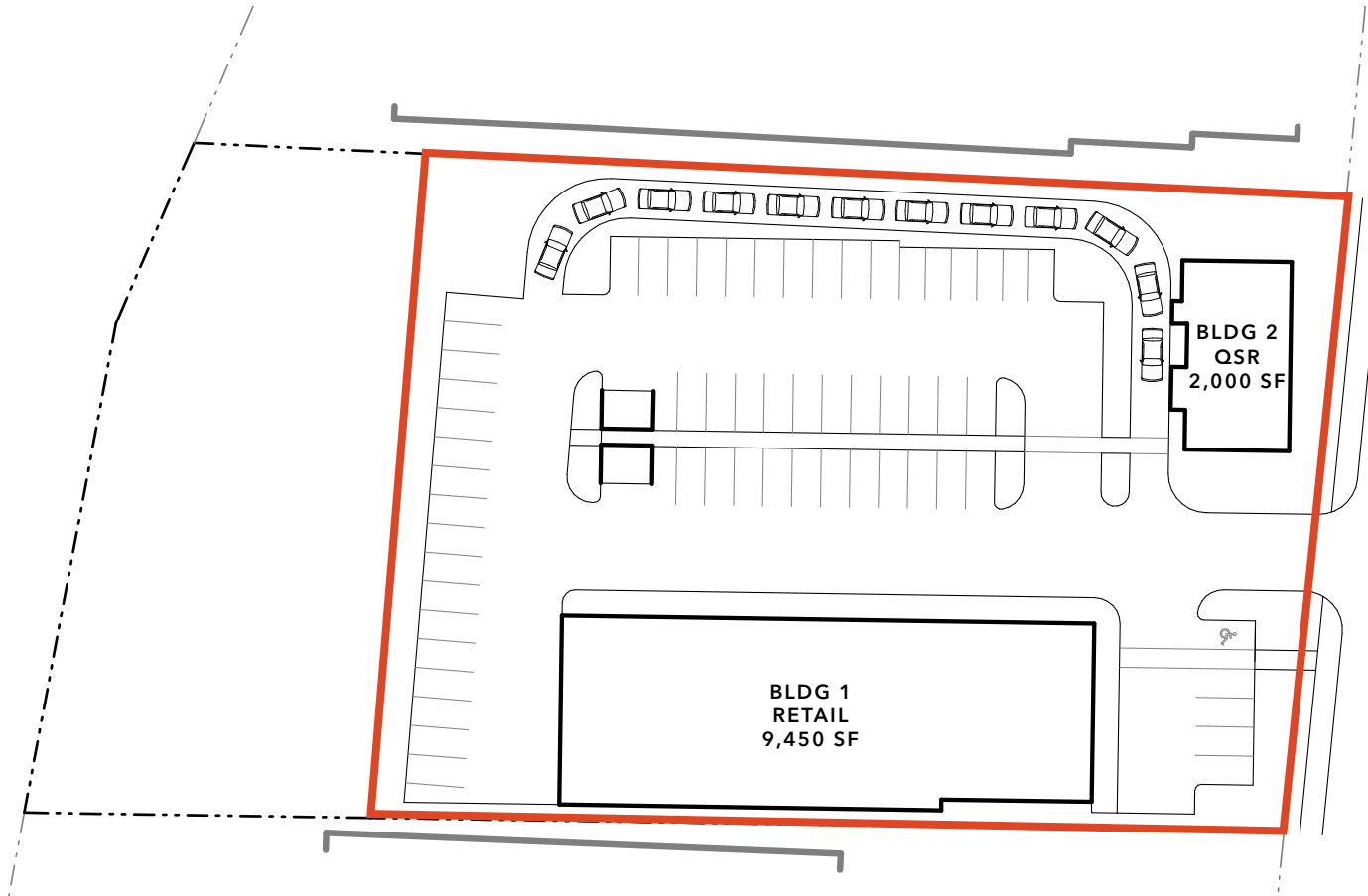
DAYCARE | BLDG 2

NOW

AVAILABLE



OPTION 2 - RETAIL / DRIVE THRU QSR



9,450 SF

RETAIL | BLDG 1

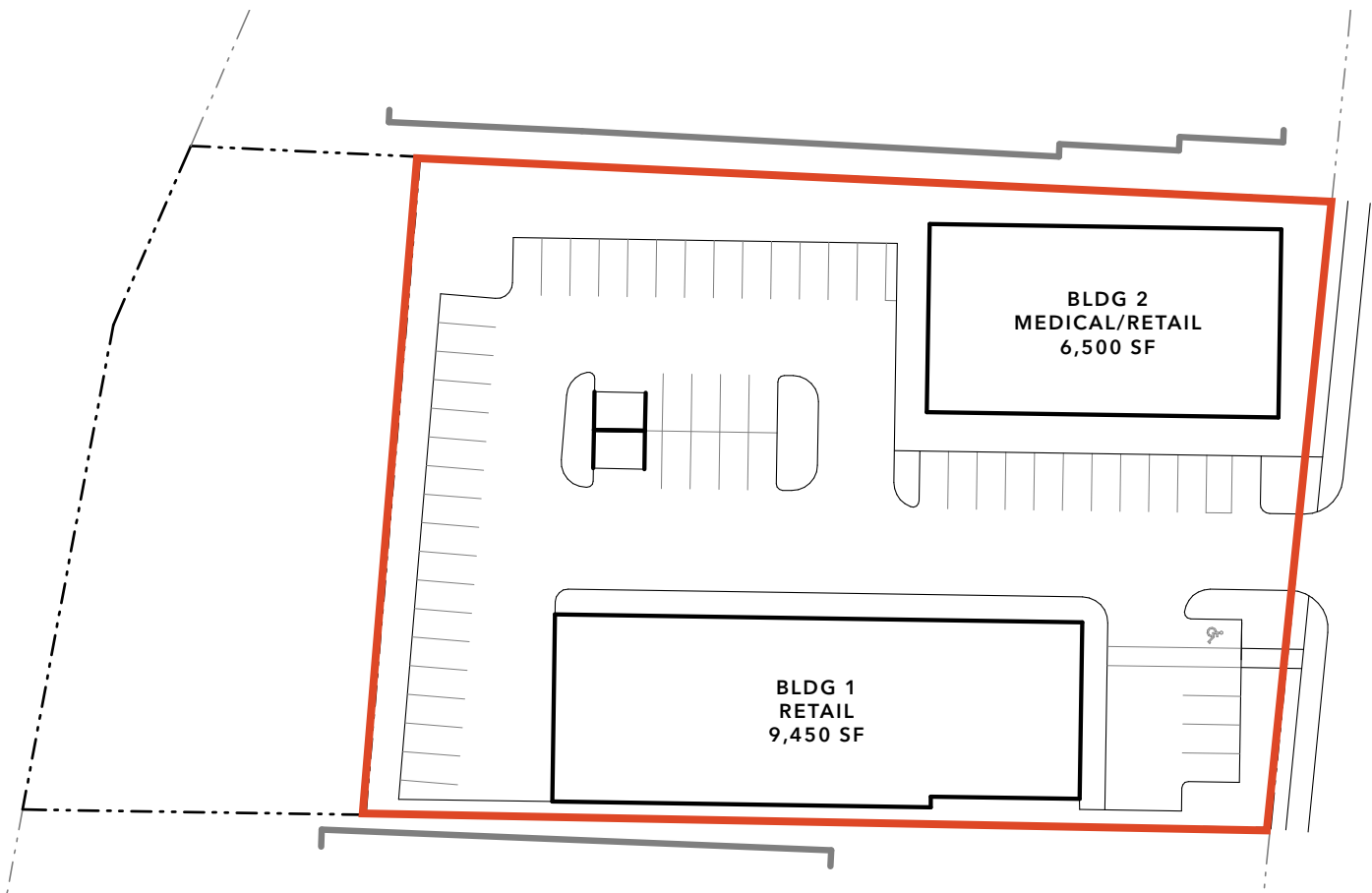
2,000 SF

DRIVE THRU QSR | BLDG 2

NOW

AVAILABLE

OPTION 3 - MEDICAL/RETAIL



9,450 SF

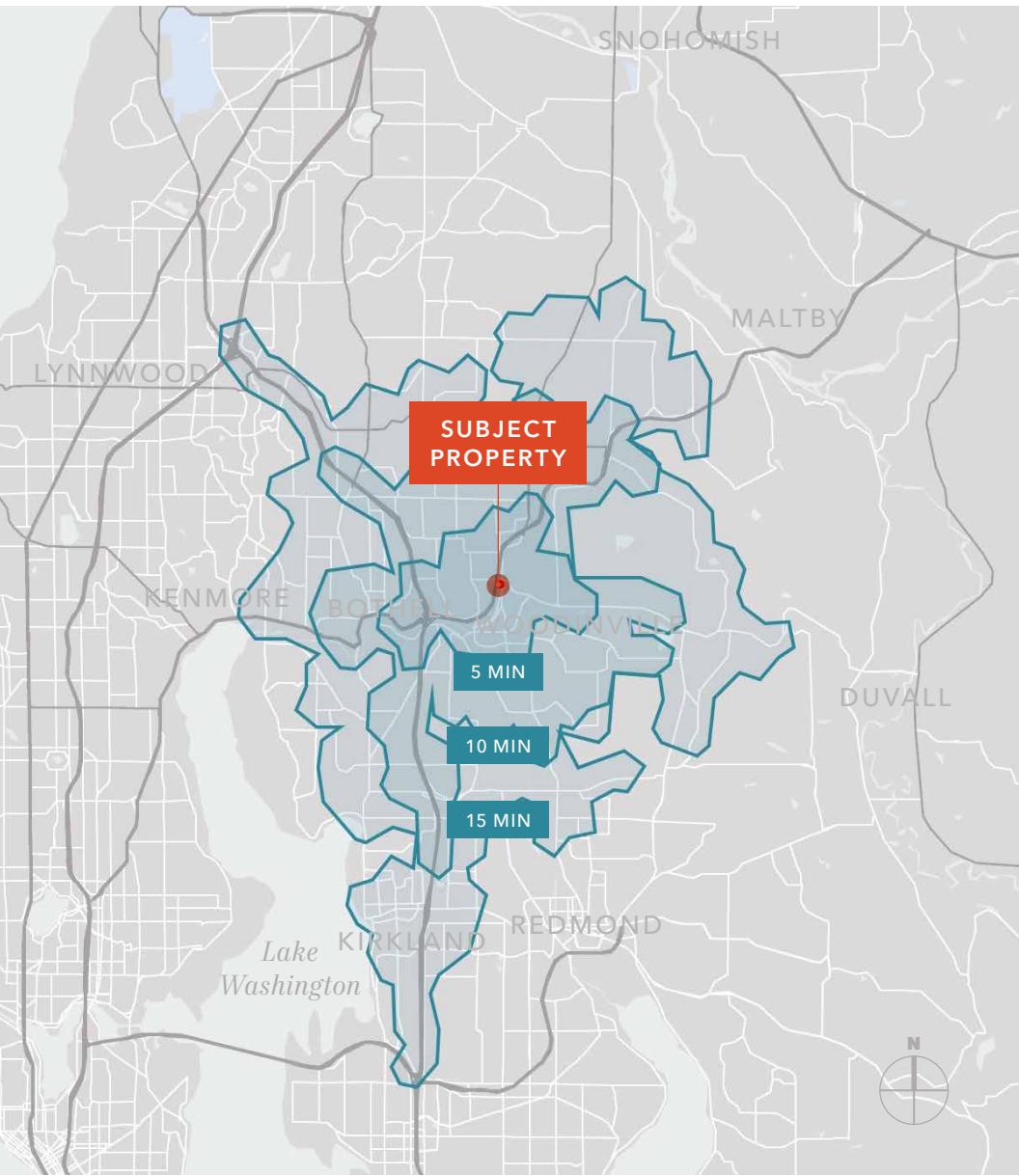
RETAIL | BLDG 1

6,500 SF

MEDICAL/RETAIL | BLDG 2

NOW

AVAILABLE



DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2025 ESTIMATED	20,268	84,018	218,408
2030 PROJECTED	20,162	86,486	220,123
2020 CENSUS	19,624	78,002	210,160
2010 CENSUS	16,678	64,862	173,264

MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	37.9	37.8	37.9
% FEMALE	50.6%	50.1%	49.9%
% MALE	49.4%	49.9%	50.1%

HOUSEHOLDS

	5 Min	10 Min	15 Min
2025 ESTIMATED HOUSEHOLDS	8,898	34,369	86,686
2030 PROJECTED HOUSEHOLDS	8,908	35,640	88,040
2025 AVERAGE INCOME	\$185,059	\$195,358	\$216,294
2030 AVERAGE INCOME PROJ.	\$183,137	\$192,208	\$213,623

Data Source: ©2025, Sites USA

WOODINVILLE CROSSING

Fred Meyer

COSTCO WHOLESALE

NE 145TH ST

SUBJECT
PROPERTY

522



PETSMART

BARNES
& NOBLE

AMC
THEATRES

WORLD MARKET

Huggen
(NORTHWEST TREES)

Panera
BREAD

Value Village

DOLLAR TREE



ROSS
DRESS FOR LESS

TRADER JOE'S

SAFEWAY

Walgreens

SUBWAY

Domino's

NE WOODINVILLE DUVALL RD

UW BOTHELL

THE HOME DEPOT

BOTHELL

405

WOODINVILLE

TJ-maxx

HomeGoods

T Mobile



ULTA
beauty

BANK OF AMERICA

Cottage
Lake

COTTAGE
LAKE



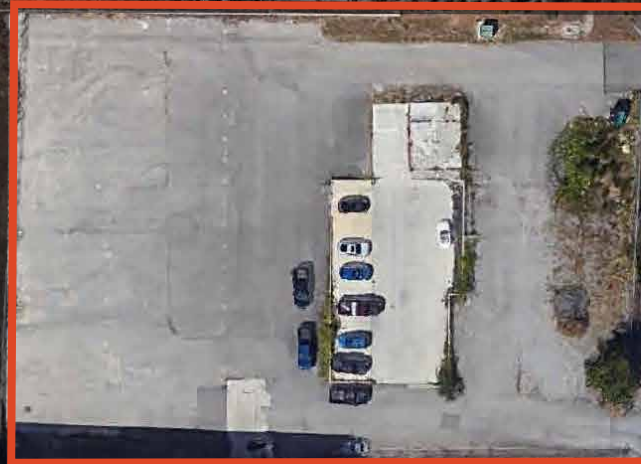
AVAILABLE FOR LEASE

KIDDER MATHEWS

WOODINVILLE CROSSING



WOODINVILLE SNOHOMISH RD



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