

BRIDLE TRAILS SHOPPING CENTER

6501-6625 132nd Avenue NE, Kirkland, WA 98033

CLASS A NEIGHBORHOOD ANCHORED CENTER 2 MILES FROM MICROSOFT



TYPE	SUITE	SQUARE FEET	RATE/SF (NNN)	AVAIL
MINI-ANCHOR	6601A	9,672	\$18.00	NOW
ENDCAP	6501	3,130	\$26.00	NOW
INLINE	6509	1,600	\$26.00	7/1/2015
INLINE	6601C	764	\$26.00	NOW

FEATURES:

- Tenant Improvement Allowance Available
- Anchor Tenants Include Red Apple Market, Ace Hardware, Bartell Drugs, Starbucks & Anytime Fitness
- Easy Egress / Ingress
- Five Minutes to DT Bellevue, DT Kirkland & DT Redmond
- Abundant Parking: 5 Stalls / 1,000 SF

Demographics	1 Mile	3 Mile	5 Mile
2014 Population:	10,379	91,098	237,333
2014 Avg Income:	\$122,024	\$121,551	\$114,801

Traffic Counts	Collection	Cross	Direction	VPD
	NE 70th Pl	132nd Ave NE	North/South	17,695
	132nd Ave NE	NE 70th Pl	East/West	22,242



For more information, contact:

**ROSEN~HARBOTTLE
COMMERCIAL REAL ESTATE**

Grant Rubenstein
(425) 289-2220
grant@rosenharbottle.com

Caleb Farnworth, CCIM
(425) 289-2235
calebf@rosenharbottle.com

www.rosenharbottle.com

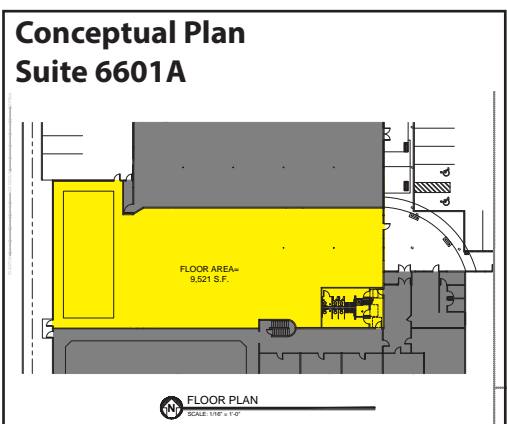
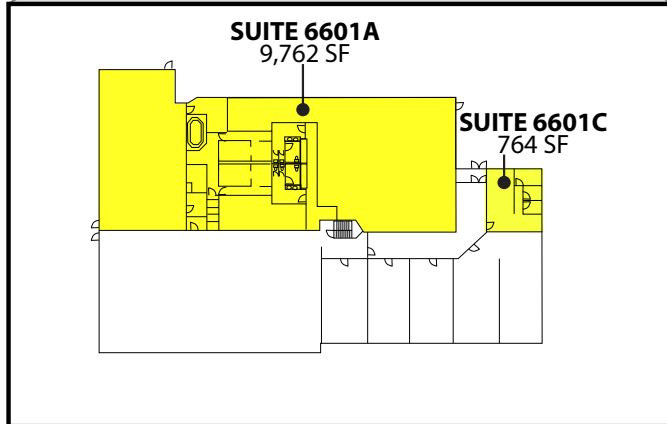
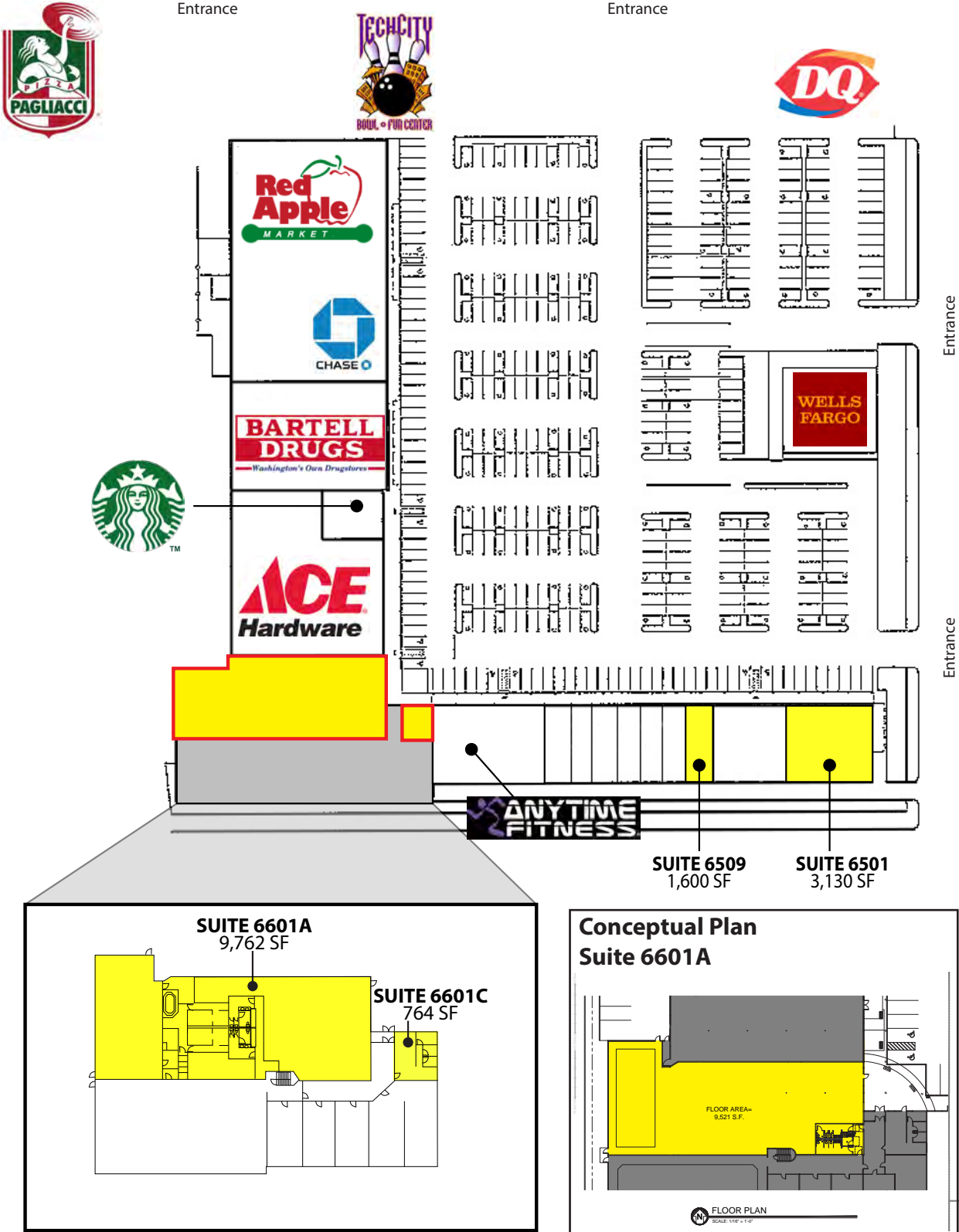
Rosen-Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003
phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

BRIDLE TRAILS SHOPPING CENTER

6501-6625 132nd Avenue NE, Kirkland, WA 98033

NE 70th Place

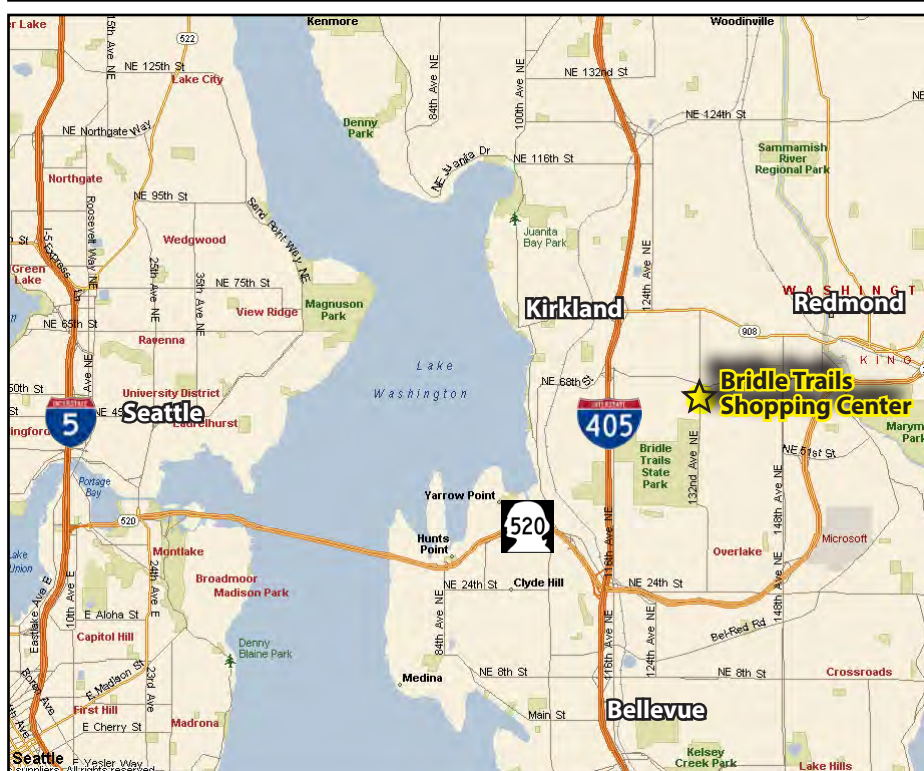
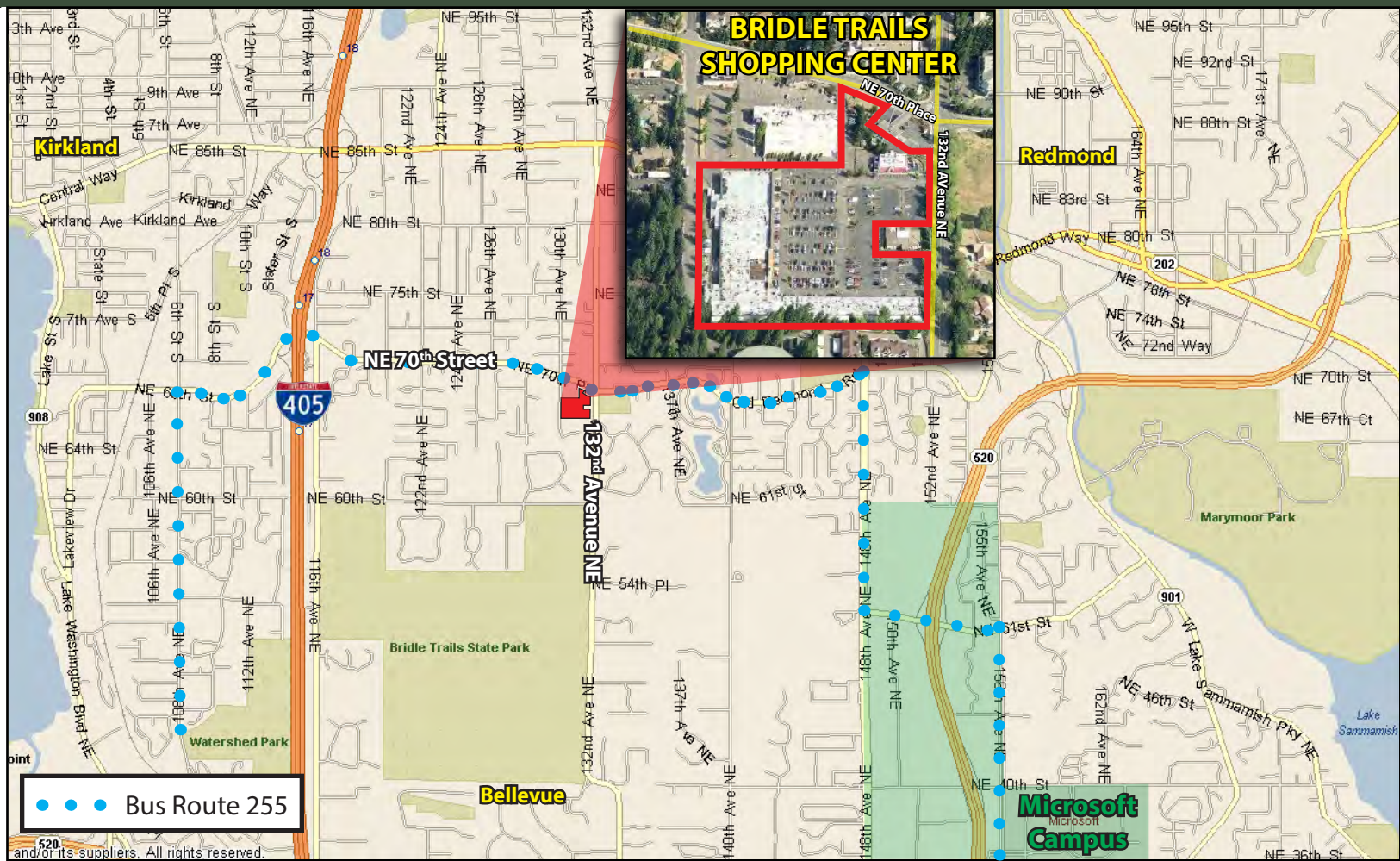


The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.



BRIDLE TRAILS SHOPPING CENTER

6501-6625 132nd Avenue NE, Kirkland, WA 98033



For more information, contact:

**ROSEN~HARBOTTLE
COMMERCIAL REAL ESTATE**

Grant Rubenstein

(425) 289-2220

grant@rosenharbottle.com

Caleb Farnworth, CCIM

(425) 289-2235

calebf@rosenharbottle.com

www.rosenharbottle.com

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.