

# ISSAQUAH FRONT STREET RETAIL

*Opportunity for Lease or Sale to  
Partial Owner-User or Investor  
in Downtown Issaquah*



170 FRONT ST N, ISSAQUAH, WA 98027

**km** Kidder  
Mathews



*Join Village Theatre, Jak's Grill, Levitate, Vino Bella, Fischer Meats, and other neighboring tenants in thriving downtown Issaquah.*

±2,838 SF first level (currently AAA Cruise & Travel) for lease or owner-user opportunity

Other tenants include Chicago Pastrami and office user for additional income on the property

±9,240 SF total building size, including ±4,500 SF basement currently occupied by office tenant and storage

0.23 acre (10,119 SF) land size

CBD (Cultural and Business District) zoning

Flexible zoning allows for multiple uses

Minutes from I-90 and in the heart of vibrant Olde Town Issaquah Retail District

Generous on-site and public parking

High visibility with 27,000 cars per day

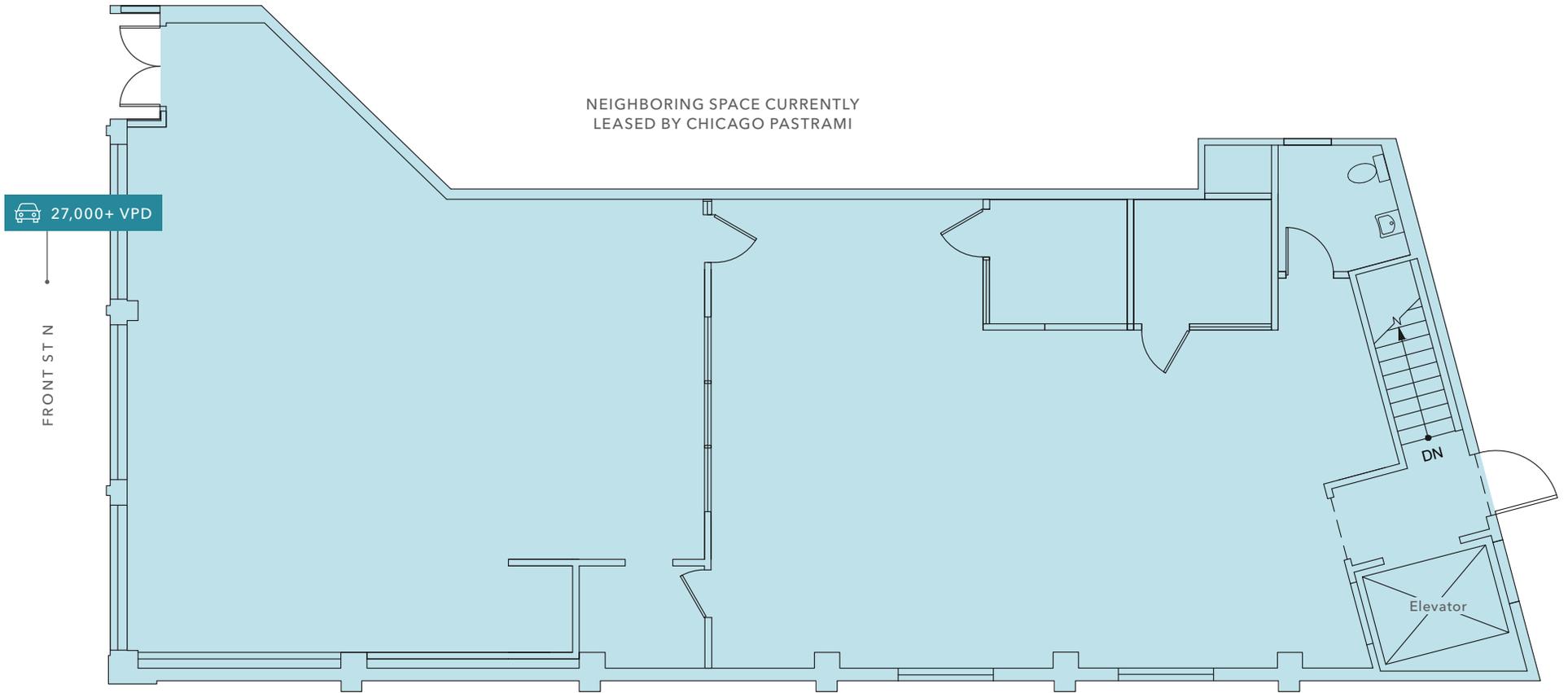
Call brokers for more information

# FIRST FLOOR PLAN

*2,838 SF*  
AVAILABLE

*CALL*  
FOR PRICING

*Q2 2025*  
AVAILABLE



 TAKE VIRTUAL TOUR

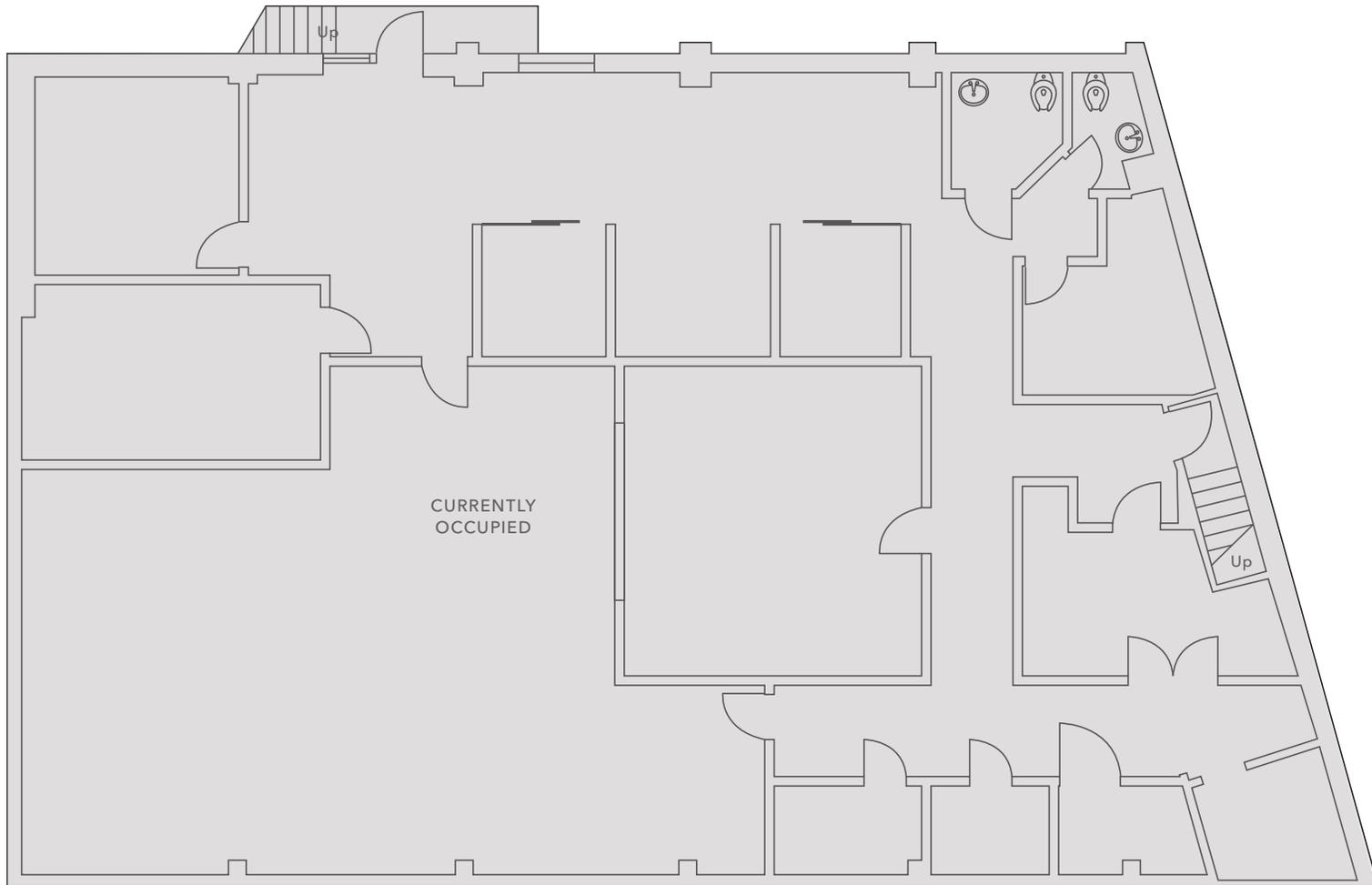
Floor plan is approximate and subject to field verification.

# BASEMENT FLOOR PLAN

*±4,500 SF*  
CURRENTLY OCCUPIED

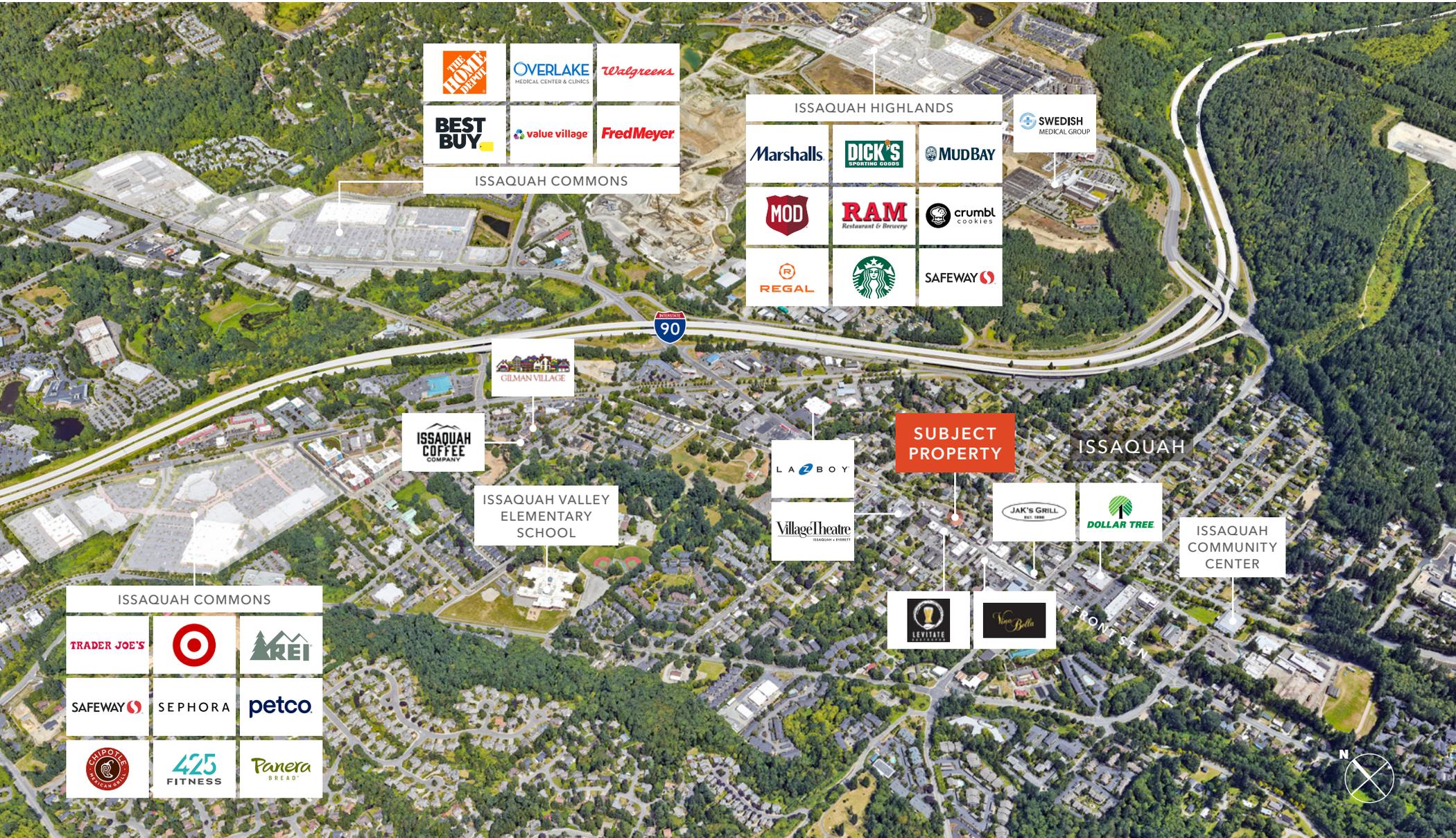
 27,000+ VPD

FRONT ST N



Floor plan is approximate and subject to field verification.

# ISSAQUAH FRONT ST RETAIL




ISSAQUAH COMMONS

ISSAQUAH HIGHLANDS			

GILMAN VILLAGE

ISSAQUAH COFFEE COMPANY

ISSAQUAH VALLEY ELEMENTARY SCHOOL

LA BOY  
Village Theatre

**SUBJECT PROPERTY**

ISSAQUAH

JAK'S GRILL

DOLLAR TREE

ISSAQUAH COMMUNITY CENTER

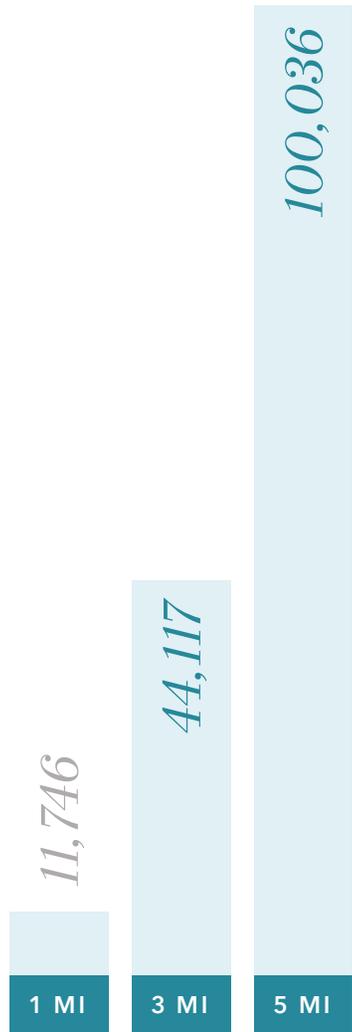
ISSAQUAH COMMONS		

LEVITATE  
Vino Bella

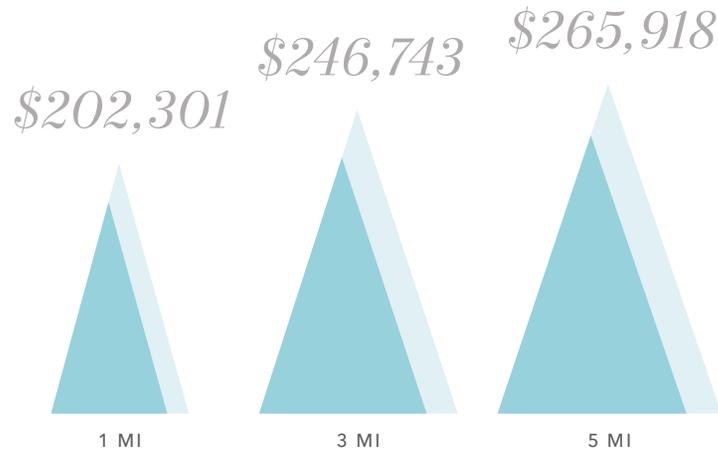


# DEMOGRAPHICS

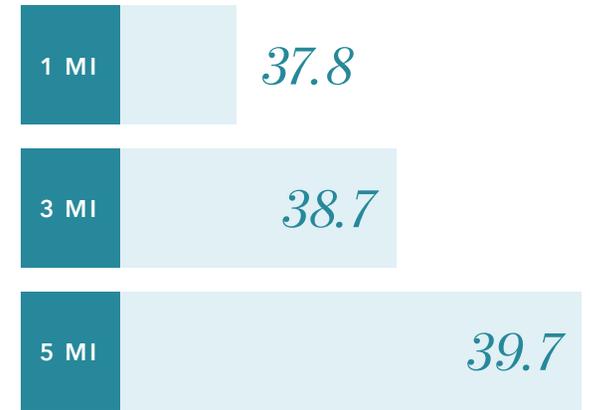
## POPULATION



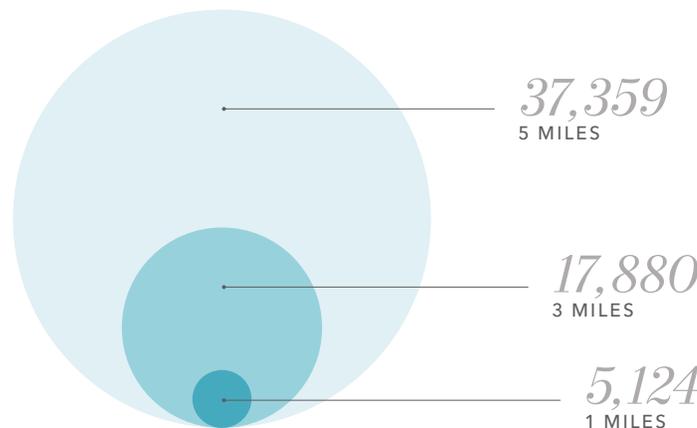
## AVERAGE HOUSEHOLD INCOME



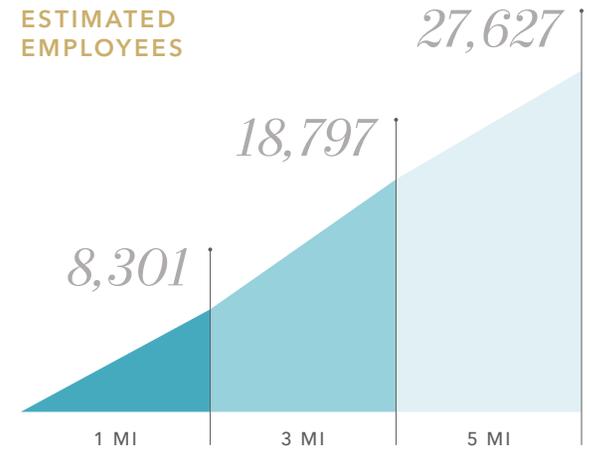
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2024, Sites USA



## ISSAQUAH FRONT STREET RETAIL

*For more information on  
this property, please contact*

**GARY GUENTHER**  
425.450.1154  
gary.guenther@kidder.com

**MONICA WALLACE**  
425.753.4121  
monica.wallace@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

