

FOR LEASE



PEAK 410 RETAIL SPACE

±6,080 SF For Lease

22503 97TH ST E, BONNEY LAKE, WA 98391

PRICING

\$24.00 shell

\$12,160.00 monthly base rent

\$3,040.00 monthly NNN

\$15,200.00 total monthly rent

MATT MCLENNAN, SIOR, CCIM
Executive Vice President
253.722.1458
matt.mclennan@kidder.com

KRAIG HEETER, SIOR
Executive Vice President
206.248.7313
kraig.heeter@kidder.com

JEROME O'LEARY
Senior Vice President
253.779.9292
jerome.oleary@kidder.com

PEAK410.COM
KIDDER.COM

 **Kidder
Mathews**

PEAK 410 RETAIL SPACE



PROPERTY OVERVIEW

TOTAL SF 847,335 SF

RETAIL/OFFICE/
FLEX SF 55,041 SF

SF AVAILABLE NOW ±6,080 SF (divisible)

ZONING Eastown

ZONING
MUNICIPALITY City of Bonney Lake
→ [VIEW ZONING MAP](#)
→ [VIEW ZONING USE TABLE](#)

MISC. FEATURES

- Great space for a brewery, restaurant, or eatery
- Immediate East/West access to 410 with new roundabout
- Busy 410 Visibility - High Vehicles Per Day (VPD) Count
- Part of new construction employment center (anticipated 800 employees)

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.



PROPOSED BREWPUB/RESTAURANT LAYOUT

6,080 SF

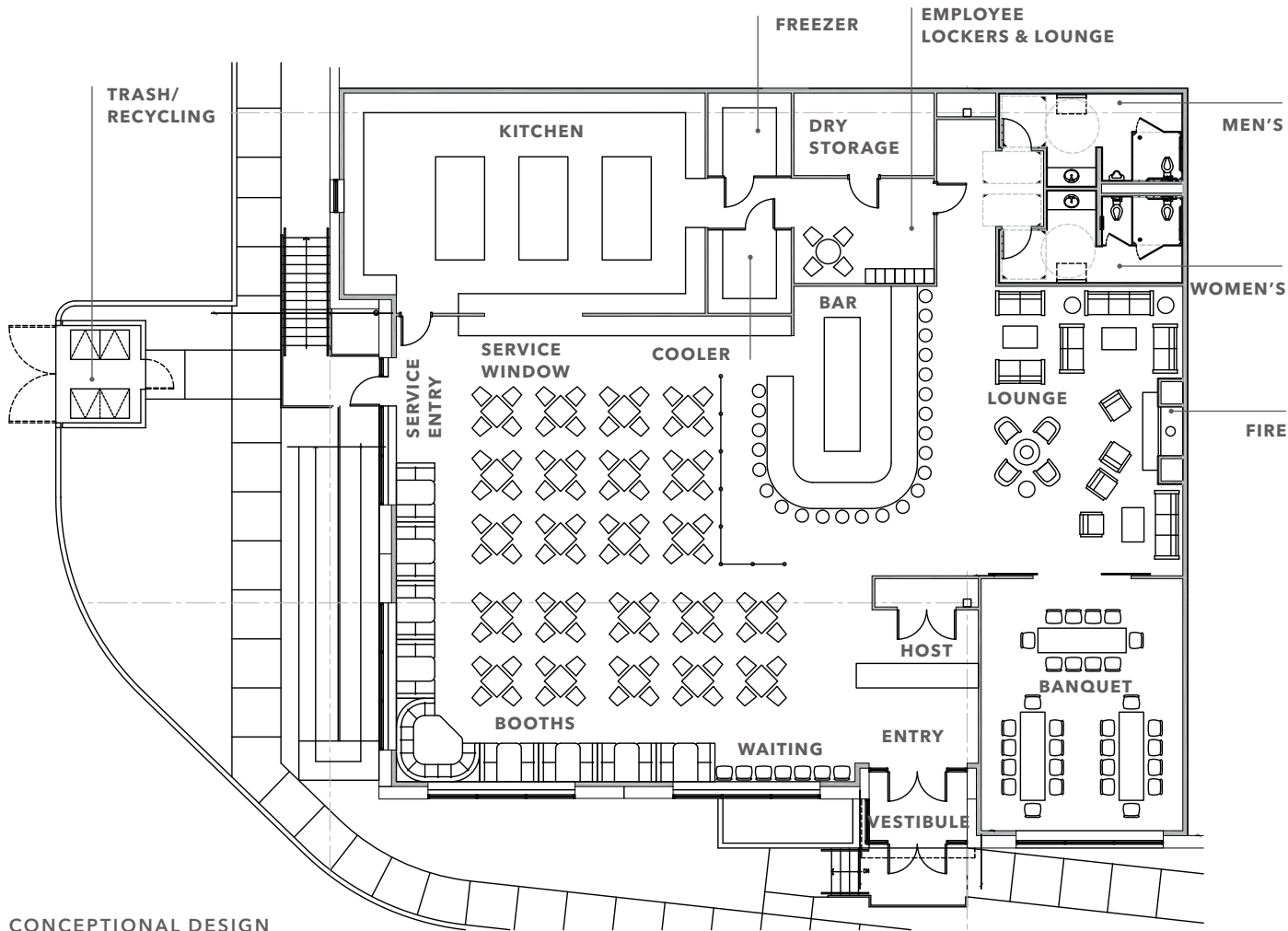
AVAILABLE

Q1 2025

AVAILABLE

DIVISIBLE

CAN BE SUBDIVIDED INTO 2 SPACES



CONCEPTUAL DESIGN

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.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	3,453	33,971	56,408
2020 CENSUS	3,960	39,623	70,098
2024 ESTIMATED	3,817	39,499	72,739
2029 PROJECTED	3,818	40,517	76,805

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.8	37.5	38.2
% FEMALE	49.4%	48.8%	49.3%
% MALE	50.6%	51.2%	50.7%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$129,441	\$122,432	\$126,450
2029 MEDIAN PROJECTED	\$135,310	\$126,316	\$131,066
2024 AVERAGE	\$175,887	\$158,155	\$171,896
2029 AVERAGE PROJECTED	\$185,995	\$166,527	\$181,198

Data Source: ©2024, Sites USA



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.