



## DOWNTOWN

# KIRKLAND

Unique among cities on Seattle's Eastside, downtown Kirkland is located directly on the Lake Washington waterfront. Better yet, it boasts boutique shops, art galleries, and award-winning bars and restaurants.



Sip small-batch coffee at Zoka, sample Thai fusion cuisine at Isarn, and mini-golf away at Flatstick Pub.

Enjoy a lively mix of work and play—from boating and kayaking on Lake Washington to easy bike commuting along the Cross Kirkland Corridor.



## TRANSIT

Excellent weekday transit access to destinations like Bothell, Bellevue, Redmond, downtown Seattle, and the University District.

## KIRKLAND URBAN

An 11.5-acre mixed use development totaling 1.2 million square feet of office, residential, and shopping.

Featuring retail tenants like TopGolf, Shake Shack, and the region's popular Heavy Restaurant Group.

Steps from Peter Kirk Park and easy access to the Cross Kirkland Corridor, which connects to Redmond, Woodinville, and Bellevue.



# DOWNTOWN KIRKLAND OVERVIEW

	DT Kirkland	Kirkland	Seattle	King County
<b>POPULATION</b>				
• Population	16,897	86,772	688,245	2,118,119
• Foreign-Born	20.9%	22.3%	18.0%	22.1%
• Limited English		4.7%	4.8%	5.7%
• Female	51.7%	51.1%	49.8%	50.0%
• Male	48.4%	48.9%	50.2%	50.0%
• Bachelor's degree +	71.9%	60.1%	61.6%	50.4%
• Master's degree+	26.3%	22.2%	25.7%	19.7%
<b>AGE</b>				
• <18	19.5%	20.5%	15.4%	20.8%
• 18-24	4.9%	6.4%	10.8%	8.5%
• 25-34	15.0%	17.8%	22.5%	17.3%
• 35-44	17.4%	15.5%	15.8%	14.9%
• 45-54	14.5%	14.0%	12.4%	13.9%
• 55-64	15.5%	12.9%	11.1%	12.2%
• 65+	13.4%	13.1%	12.1%	12.5%
<b>JOBS</b>				
• Total Jobs	11,893	46,804	581,780	1,335,350
• Construction & Resources	12.5%	7.7%	4.0%	5.3%
• Finance, Insurance, Real Estate	4.2%	4.7%	5.6%	5.0%
• Manufacturing	3.9%	3.3%	4.3%	7.6%
• Retail	6.3%	9.9%	12.0%	10.7%
• Services	60.0%	53.6%	53.5%	50.1%
• Wholesale, Utilities, Transportation	6.9%	5.2%	5.4%	8.5%
• Government	4.5%	11.5%	8.3%	6.8%
• Education	1.6%	4.2%	6.8%	5.9%
<b>COMMUTE TIME</b>				
• <20 minutes	29.5%	29.2%	31.4%	30.6%
• 20-40 minutes	44.7%	42.3%	46.9%	43.8%
• 40-60 minutes	11.9%	13.5%	15.2%	16.3%
• 60+ minutes	4.2%	7.4%	6.6%	9.4%

## EXTENDED OVERVIEW

### 2040 PROJECTIONS

- Population (2019)
- Employment (2019)
- Projected Population (2040)
- Projected Employment (2040)

### REAL ESTATE

- Median Gross Rent
- Asking Rate (Average, Class A)
- Asking Rate (Average, All Classes)

DT Kirkland  
17,000  
14,000  
23,000  
21,500

DT Kirkland  
\$1,716  
\$38 to \$44  
\$32 to \$38

### IN DEVELOPMENT

- Housing Units
- Hotel Units
- Office Space
- Retail Space

DT Kirkland  
900  
N/A  
400,000 SF  
160,000 SF



Special thanks to the Port of Seattle for supporting the Innovation Triangle.