

Woodinville Jackson's Gas/C-store

Pad Available

**15606 NE Woodinville-Duvall Rd
Woodinville, WA 98072**

Metropolitan Statistical Area (MSA)

Seattle - Tacoma - Bellevue MSA population **4,018,598**

Property Information

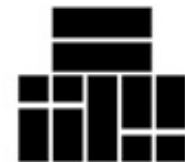
Space Available: 2,484 sf
Asking Price: \$30 sf, NNN

Site Description

Rare hard-corner location for immediate retail presence along Woodinville-Duvall Rd with proximity to captive residential market and ideally positioned along the going to work side of the high traffic arterial.

CONTACT

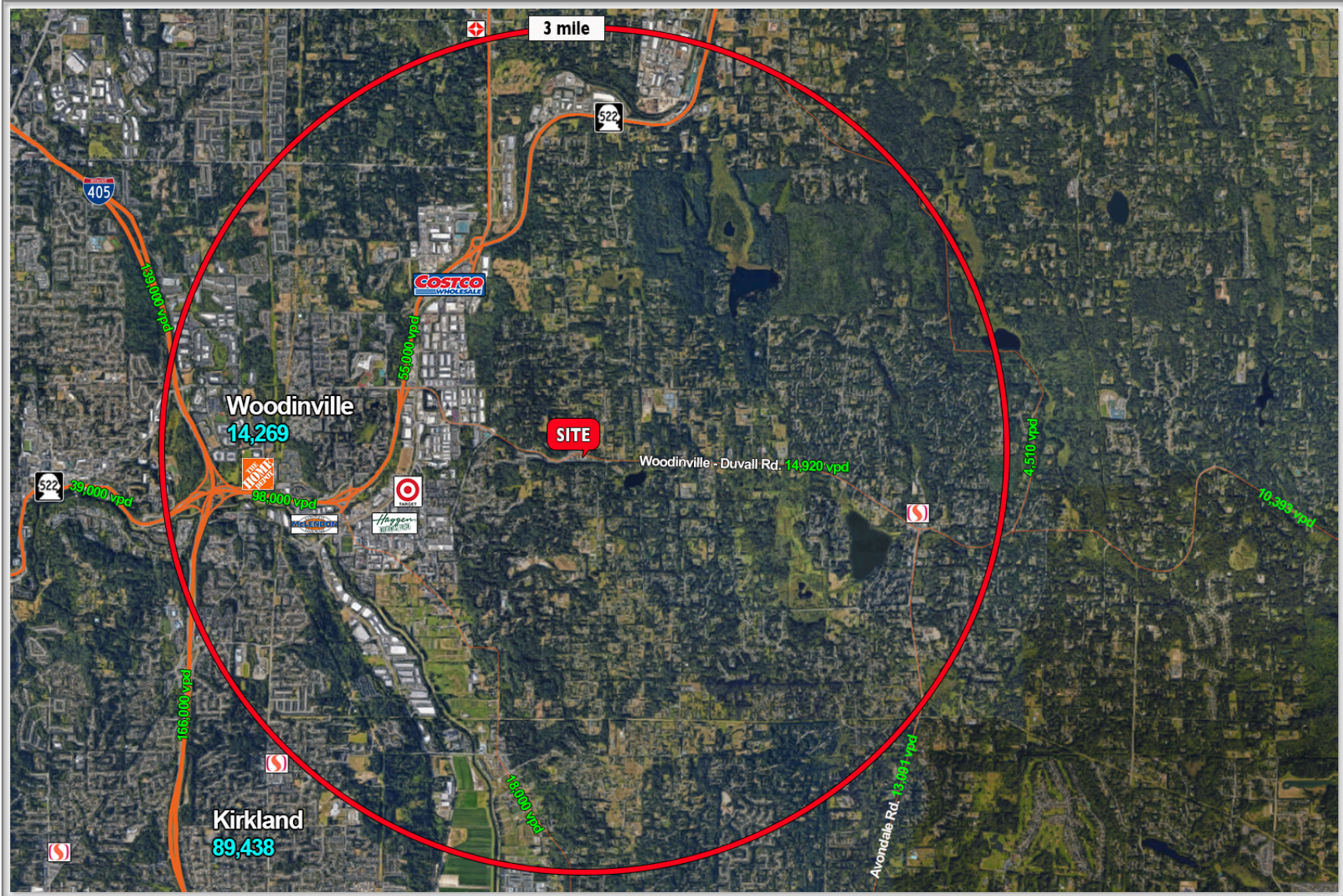
Ben Hawkins
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H A W K I N S
E D W A R D S



MARKET AERIAL





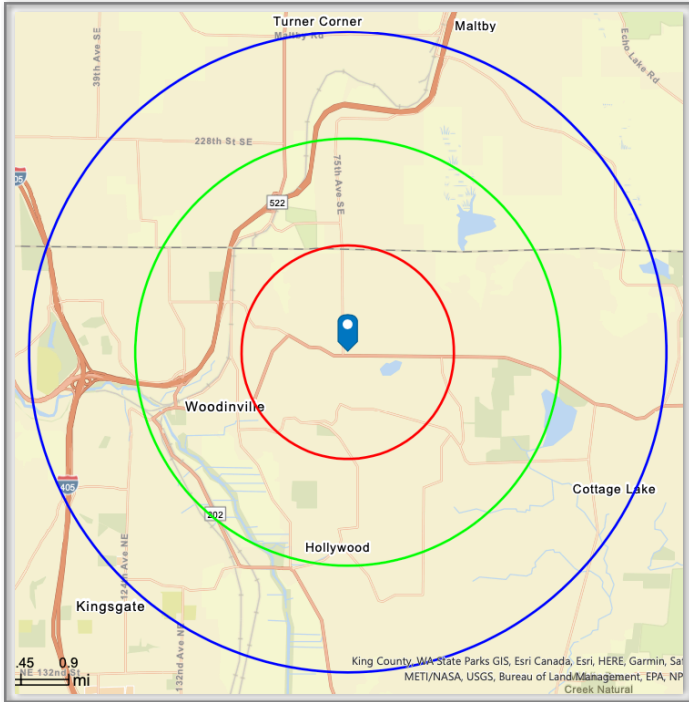
HAWKINS
EDWARDS

SITE AERIAL





DEMOGRAPHICS (1, 2, 3 MILE DATA)



Jackson's Woodinville Pad 15606 NE Woodinville-Duvall Rd Woodinville WA 98072 Rings: 1, 2, 3 mile radii			
	1 mile	2 mile	3 mile
Population			
2000 Population	5,097	16,170	38,797
2010 Population	5,532	17,287	41,245
2021 Population	6,235	19,725	48,654
2026 Population	6,618	21,396	52,323
2000-2010 Annual Rate	0.82%	0.67%	0.61%
2010-2021 Annual Rate	1.07%	1.18%	1.48%
2021-2026 Annual Rate	1.20%	1.64%	1.46%
2021 Male Population	48.7%	49.0%	49.5%
2021 Female Population	51.3%	51.0%	50.5%
2021 Median Age	41.4	41.9	41.2

In the identified area, the current year population is 48,654. In 2010, the Census count in the area was 41,245. The rate of change since 2010 was 1.48% annually. The five-year projection for the population in the area is 52,323 representing a change of 1.46% annually from 2021 to 2026. Currently, the population is 49.5% male and 50.5% female.

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	1 mile	2 mile	3 mile
Mortgage Income			
2021 Percent of Income for Mortgage	21.6%	25.5%	24.4%
Median Household Income			
2021 Median Household Income	\$138,174	\$117,953	\$121,974
2026 Median Household Income	\$152,833	\$129,707	\$136,878
2021-2026 Annual Rate	2.04%	1.92%	2.33%
Average Household Income			
2021 Average Household Income	\$173,849	\$158,459	\$160,925
2026 Average Household Income	\$191,257	\$173,862	\$178,542
2021-2026 Annual Rate	1.93%	1.87%	2.10%
Per Capita Income			
2021 Per Capita Income	\$68,665	\$62,615	\$61,594
2026 Per Capita Income	\$75,444	\$70,155	\$68,800
2021-2026 Annual Rate	1.90%	2.30%	2.24%