



RETAIL OPPORTUNITY

DOWNTOWN WOODINVILLE MIXED-USE



EASTRAIL
FLATS

EASTRAIL FLATS | 13400 NE 175TH ST - WOODINVILLE, WA

EASTRAIL WOODINVILLE

Eastrail Flats is a new downtown pedestrian-oriented experience in Western Washington’s Woodinville Wine District. Phase I is comprised of retailers such as Walla Walla Steak Co & Crosssback Brewery, Ballard Pizza Co, Oasis Spa, and a curated “Wine Walk Row” consisting of Valdemar, L’Ecole, Barnard Griffin, Mullan Road Cellars (from the Cakebread Family), Montinore & Landlines, McQueen Champagne Bar, and outdoor seating areas with the best wines the area has to offer.

Eastrail Flats, Phase II of The Schoolhouse District, provides incredible opportunities for retailers and restaurants serving residents, tourists, and the greater Eastside community. By marrying urban place-making strategies with Woodinville’s natural beauty, the additional residential, daycare, and commercial retail leasing opportunities stand to make Eastrail Flats a must-visit location for the entire Eastside.



RESTAURANT CORNER
& RETAILSPACE

OVERVIEW

Address	13400 NE 175th St - Woodinville, WA
Overall Site	183,370 SF
Retail Space	10,000+ SF (Can Be Demised)
Pre-Leased Daycare	12,000+ SF
Retail Delivery	Q1 2025
Residential Units	207
Parking	135 Commercial/Flex Stalls



RETAILSPACE

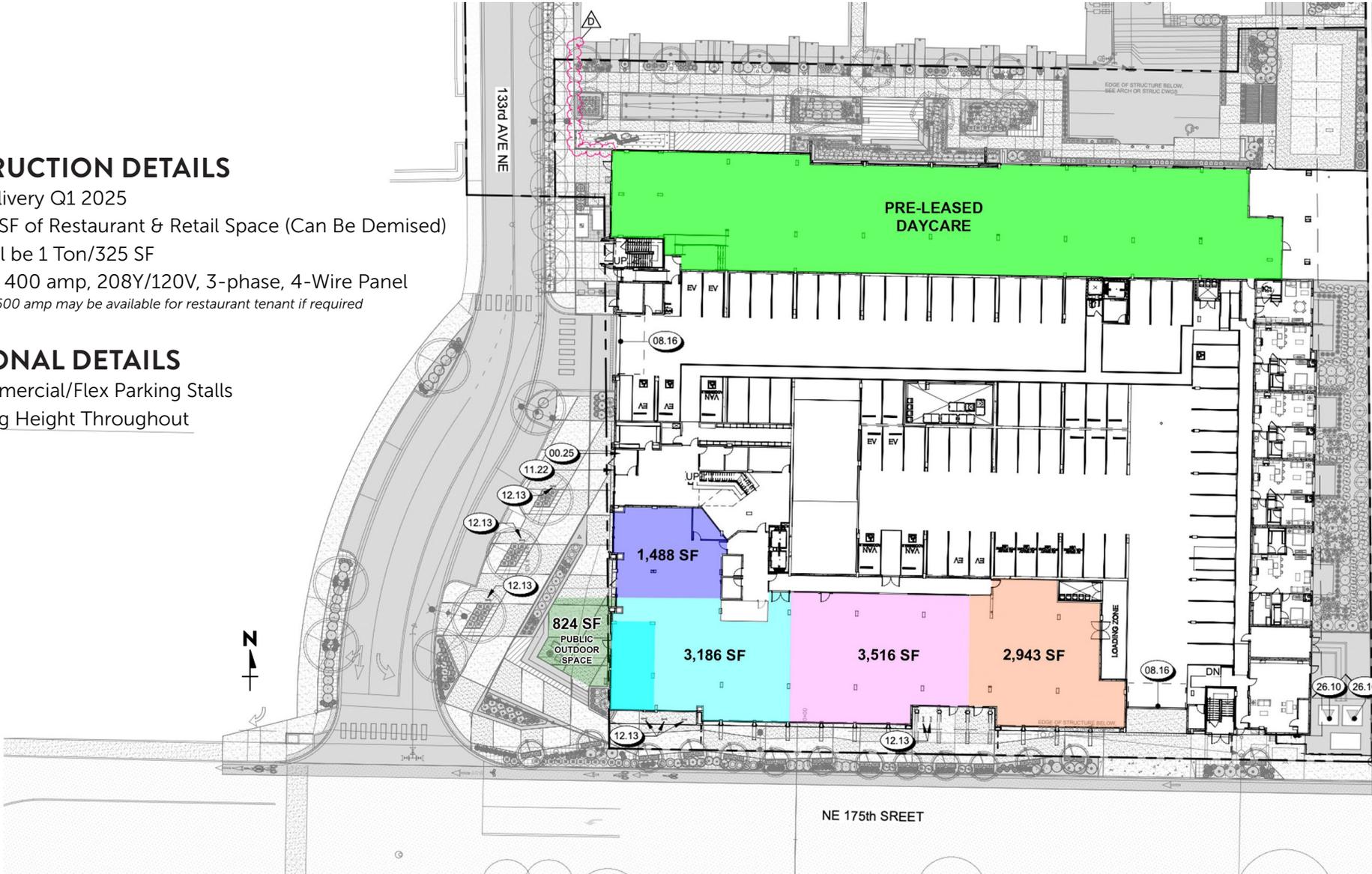
EASTRAIL SITE MAP

CONSTRUCTION DETAILS

- Retail Delivery Q1 2025
- 10,000+ SF of Restaurant & Retail Space (Can Be Demised)
- HVAC will be 1 Ton/325 SF
- Electrical 400 amp, 208Y/120V, 3-phase, 4-Wire Panel
Upgrade to 600 amp may be available for restaurant tenant if required

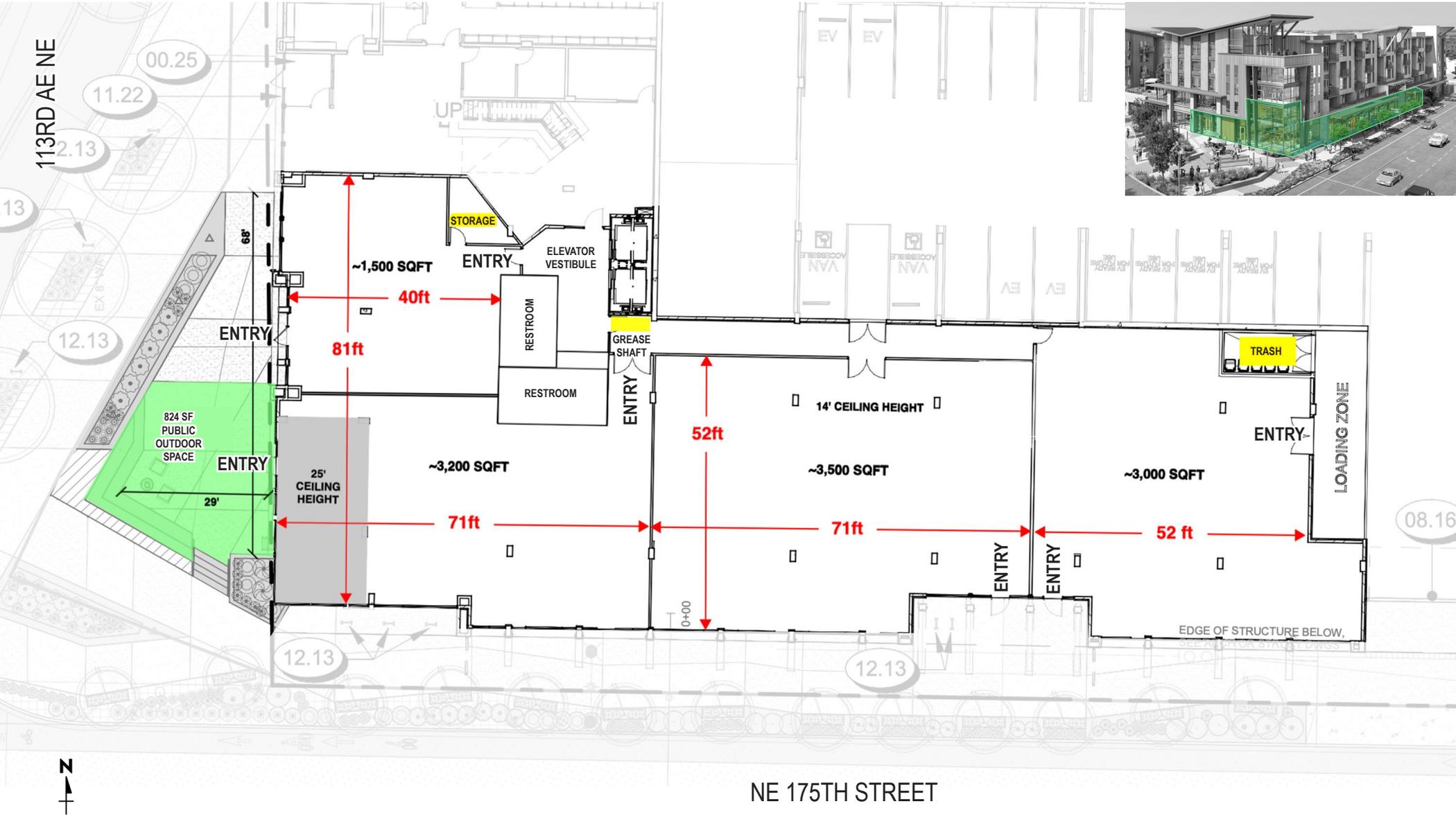
ADDITIONAL DETAILS

- 135 Commercial/Flex Parking Stalls
- 14' Ceiling Height Throughout



EASTRAIL FLATS RETAIL SPACE

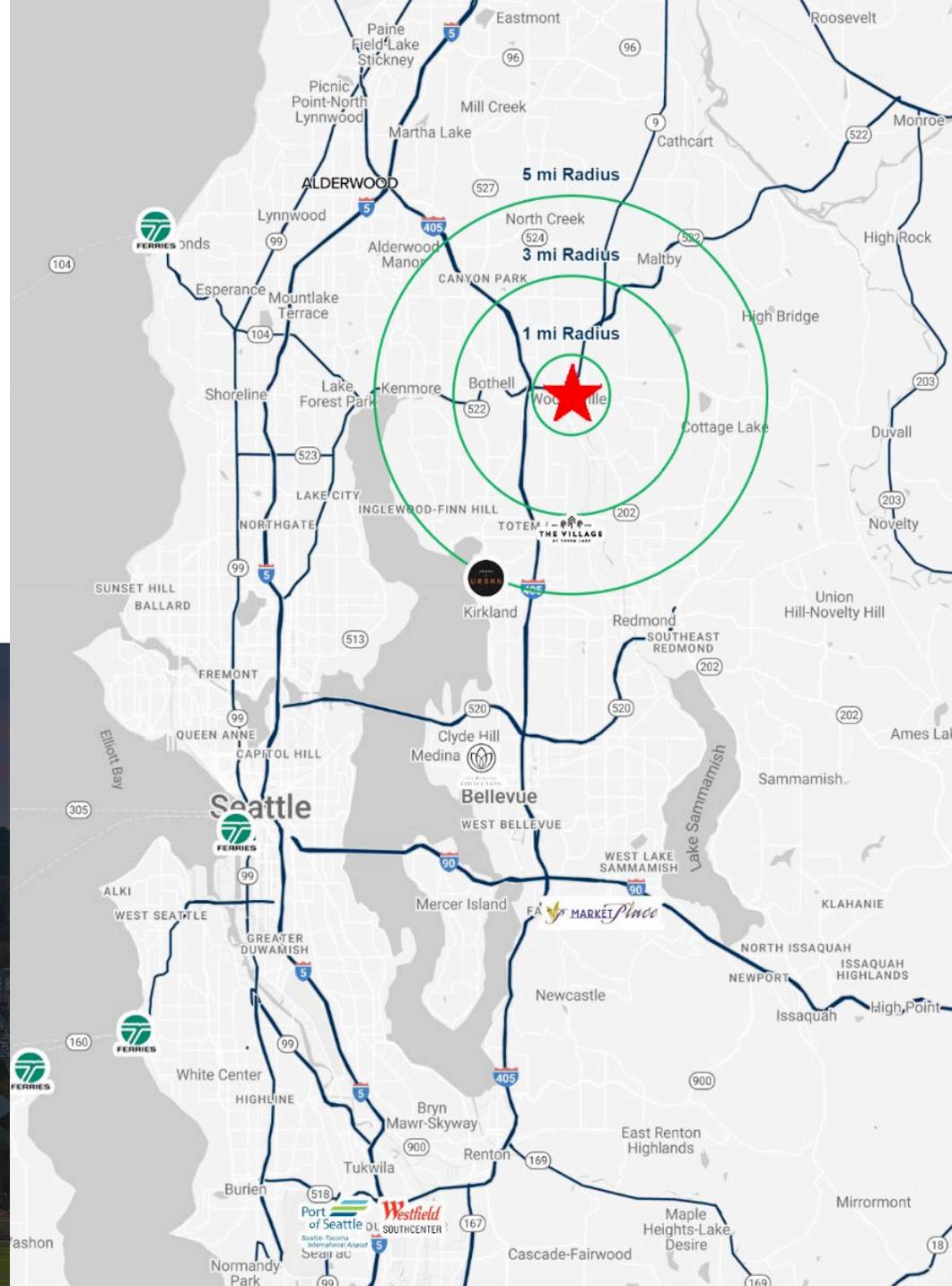
10,000+ SF - CAN BE DEMISED





WOODINVILLE OVERVIEW

Woodinville, WA is an urban enclave outside the growing Bellevue/Redmond markets. It attracts many high-net-worth residents looking for a variety of residential opportunities with convenient access to lifestyle centers. Woodinville has excellent household demographics, with over 120 wineries, breweries, and distilleries drawing over 795,000 visitors annually, and is within the top 6% of highest capita in the state. Located moments from SR 522 and minutes from Interstate 405, the daytime population increases significantly, allowing ease of access to office, retail tenants, and users alike.



DEMOGRAPHIC

Data	1 Mile	3 Mile	5 Mile
2022 Population	10,565	78,628	215,703
2027 Population	11,161	84,063	229,794
2022 Households	4,876	31,063	83,087
Median HH Income	\$107,168	\$122,214	\$133,929
Avg. HH Size	3.0	3.1	3.2
Median Age	37.3	37.6	37.7
Daytime Population	7,049	39,478	90,835

Demographic Data Source: REGIS

WOODINVILLE HIGHLIGHTS

★ EASTRAIL FLATS

● COMMUNITIES / APARTMENTS

- 1 The Schoolhouse District
- 2 Fairwinds Senior Living
- 3 Campbell Run Apartments
- 4 Trailside Apartments
- 5 Woodin Creek Village Apartment Homes
- 6 Cornerstone Village Apartments

① The Schoolhouse District Highlights

- S1 Walla Walla Steak & Crossbucks Brewing
- S2 New Retail
- S3 YMCA & Recreation
- S4 The Overlook
Community living room with outdoor movies, picnics and more.
- S5 Wine Walk Row
11 distinct wine tasting rooms with outdoor seating.

② Woodin Creek Village Highlights

- W1 Lifted Taco
- W2 Woodin Creek Kitchen & Taproom
- W3 Zeeks Pizza
- W4 Rocky Pond Winery
- W5 Rusty Pelican Cafe
- W6 F-45 Fitness
- W7 Wine Tastings

● PARKS

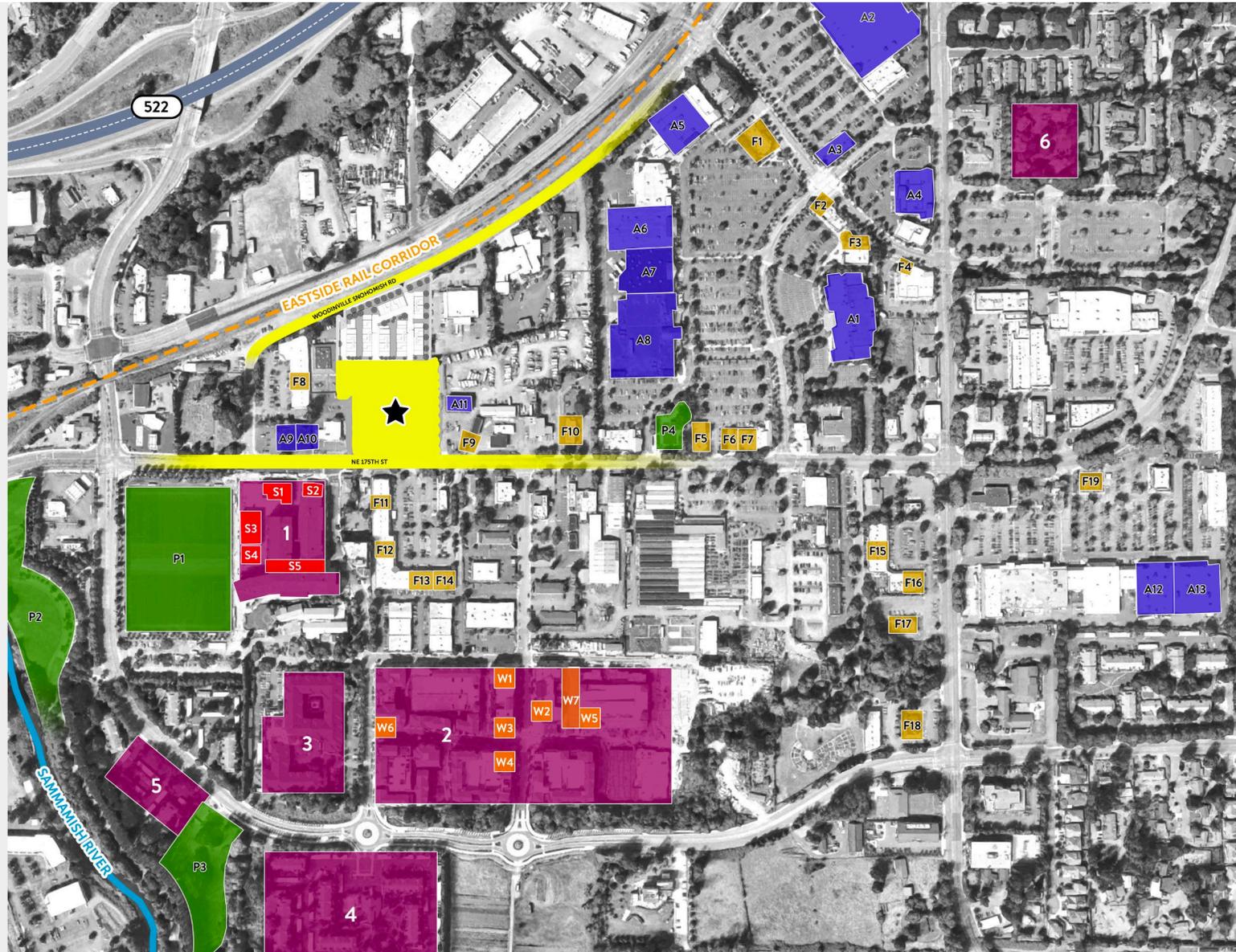
- P1 Woodinville Sports Fields
- P2 Wilmot Gateway Park
- P3 Woodin Creek Park
- P4 DeYoung Park

● FOOD

- F1 Red Robin
- F2 MOD Pizza
- F3 Qdoba
- F4 Teddy's Bigger Burgers
- F5 Big Fish Grill
- F6 Panera Bread
- F7 Chipotle
- F8 Irene Thai
- F9 Seattle Cinnamon Roll
- F10 Wendy's
- F11 The Pizza Coop & Ale
- F12 Pho 175
- F13 King's Teriyaki
- F14 Racha Thai
- F15 Ezell's Famous Chicken
- F16 Plaza Santa Fe
- F17 McDonald's
- F18 KFC
- F19 Topsy Cow

● RETAILERS

- A1 AMC Theater
- A2 Target
- A3 Eddie Bauer Outlet
- A4 Cost Plus
- A5 Barnes & Noble
- A6 Ross
- A7 PetSmart
- A8 Haggen
- A9 Play It Again Sports
- A10 Woodinville Bicycle
- A11 Doug's Boats
- A12 HomeGoods
- A13 TJ Maxx



BRAND STORY

MOUNTAIN MODERN LIVING FROM A-Z

Embracing the historical adjacency to the railroad line in its backyard, Eastrail Flats celebrates the merger of old & new, rails & trails, mountain & modern in the heart of Downtown Woodinville.

From A-Z, there's something here for everyone at Eastrail Flats.

Welcome to the end of the line - you're home.





INQUIRE

ANGELA OLIVERI
(425) 822 - 5522
aoliveri@fwp-inc.com



Graphics for illustration purposes only and all dimensions are approximate. Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions.

Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

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