

Duvall - The Ridge at Big Rock

LAND FOR SALE

NE Big Rock Road
Duvall, WA 98019

WELCOME TO CONVENIENT, LUXURY LIVING IN DYNAMIC CONJUNCTION WITH VIBRANT, ACCESSIBLE, PLACE-MAKING COMMUNITY RETAIL

RETAIL DEVELOPMENT OPPORTUNITY, COMMERCIAL LAND FOR SALE



The Ridge at Big Rock

SUBJECT PROPERTY

Big Rock Road

Safeway

Woodinville Duvall Road

Toll Brothers
AMERICA'S LUXURY HOME BUILDER™

FORTUNE
WORLD'S MOST
ADMIRABLE
COMPANIES
1ST IN HOMEBUILDING
6 YEARS IN A ROW
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Tiffini Connell | Baylor Gordon

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West Coast Commercial Realty

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The Ridge at Big Rock is a place-making commercial opportunity, connecting commuters who want to be close to their employment hub, but still have access to a quality, dynamic and energized lifestyle that includes trendy food and beverage establishments, accessible custom fitness options and specialty services. A population with high incomes and high educational attainment provides an ideal audience for commercial synergy.

5 minute drive to a Microsoft Connector site and 12 miles to the Microsoft campus, as well as easy access to other major cities and communities around the region.

Directly behind Duvall's largest anchored retail project, the Safeway center, provides for some additional retail synergy that validates expansion of complementary concepts.

The Puget Sound area continues to remain one of the fastest growing areas in the country: Microsoft, Amazon and tech companies have fueled a large percentage of the growth, with the healthcare industry, education, Boeing, arts, and the service industry also adding to the uptick in population.

These businesses are targeting a younger demographic that are attracted to the dynamism and vitality of the urban setting, but in a convenient and accessible location closer to home.

This is a region full of hills, bodies of water, green space, bridges and freeways, all of which contribute to establishing traffic and movement patterns that preserve smaller sub-communities within the larger area. Unique restaurants and retailers thrive in these dynamic, modern suburban communities that focus on offering urban amenities in a convenient suburban location.

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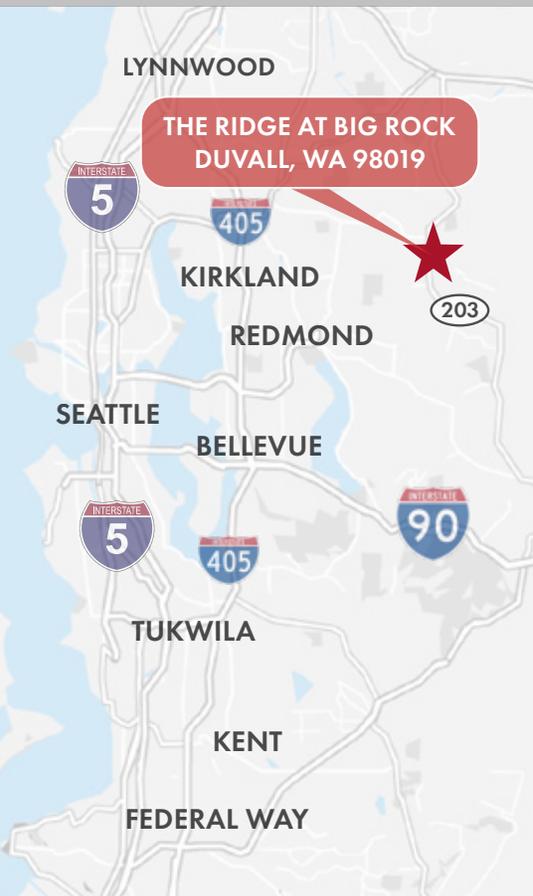
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DEMOGRAPHICS

- ▶ AVERAGE HOUSEHOLD INCOME
 - 1-Mile: \$160,078
 - 3-Mile: \$173,283
 - 5-Mile: \$185,867
- ▶ TOTAL POPULATION
 - 1-Mile: 3,248
 - 3-Mile: 16,970
 - 5-Mile: 45,812

RETAIL DEVELOPMENT OPPORTUNITY
COMMERCIAL LAND FOR SALE



DRIVE TIMES: from Ridge at Big Rock

- to Microsoft Connector → 5 minutes
- to Downtown Redmond → 18 minutes
- to Downtown Seattle → 37 minutes
- to Sea/Tac International Airport → 41 minutes

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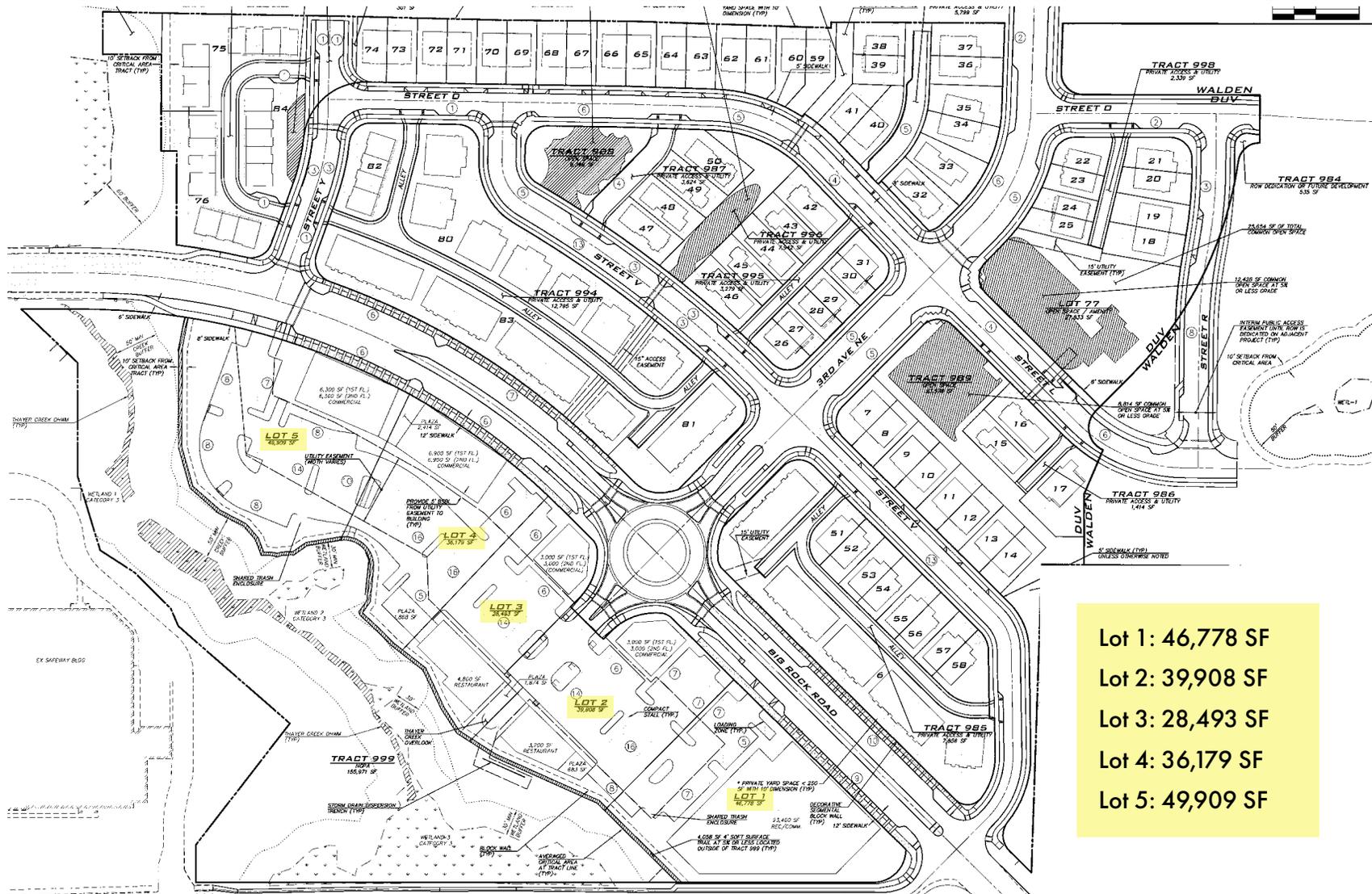
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- Lot 1: 46,778 SF
- Lot 2: 39,908 SF
- Lot 3: 28,493 SF
- Lot 4: 36,179 SF
- Lot 5: 49,909 SF

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