KIRKLAND RESIDENTIAL DEVELOPMENT OPPORTUNITY | 1.41 AC

12019 76th Place NE, Kirkland, WA | Juanita Neighborhood



NEWMARK

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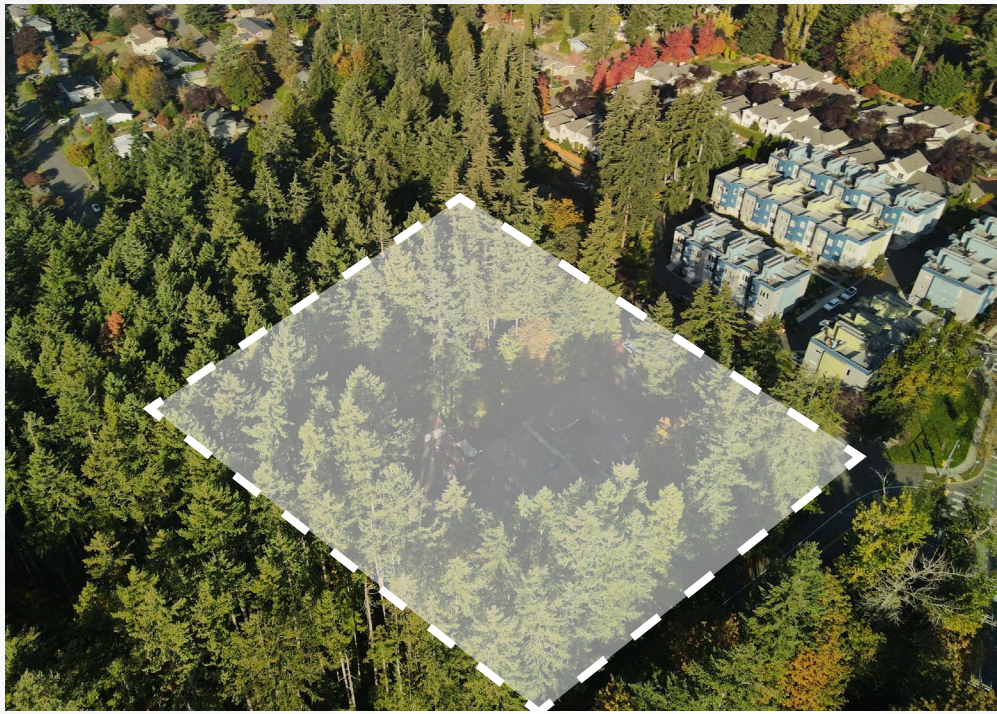
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Investment Overview

±1.41 Acres | Juanita Neighborhood | Townhome Development Potential

Newmark is pleased to present 12019 76th Place NE, a ±1.41-acre residential redevelopment opportunity in Kirkland's established Juanita neighborhood. The property combines access to Juanita Village, Lake Washington waterfront parks and Eastside employment centers with a residential setting that includes nearby townhome development.

PR 2.4 zoning permits attached residential development, positioning the property for a potential townhome community. The 61,536-square-foot site provides a preliminary density calculation of approximately 25 residences under the base requirement of 2,400 square feet of lot area per dwelling unit. Final yield will depend on site planning, applicable development standards and City review.

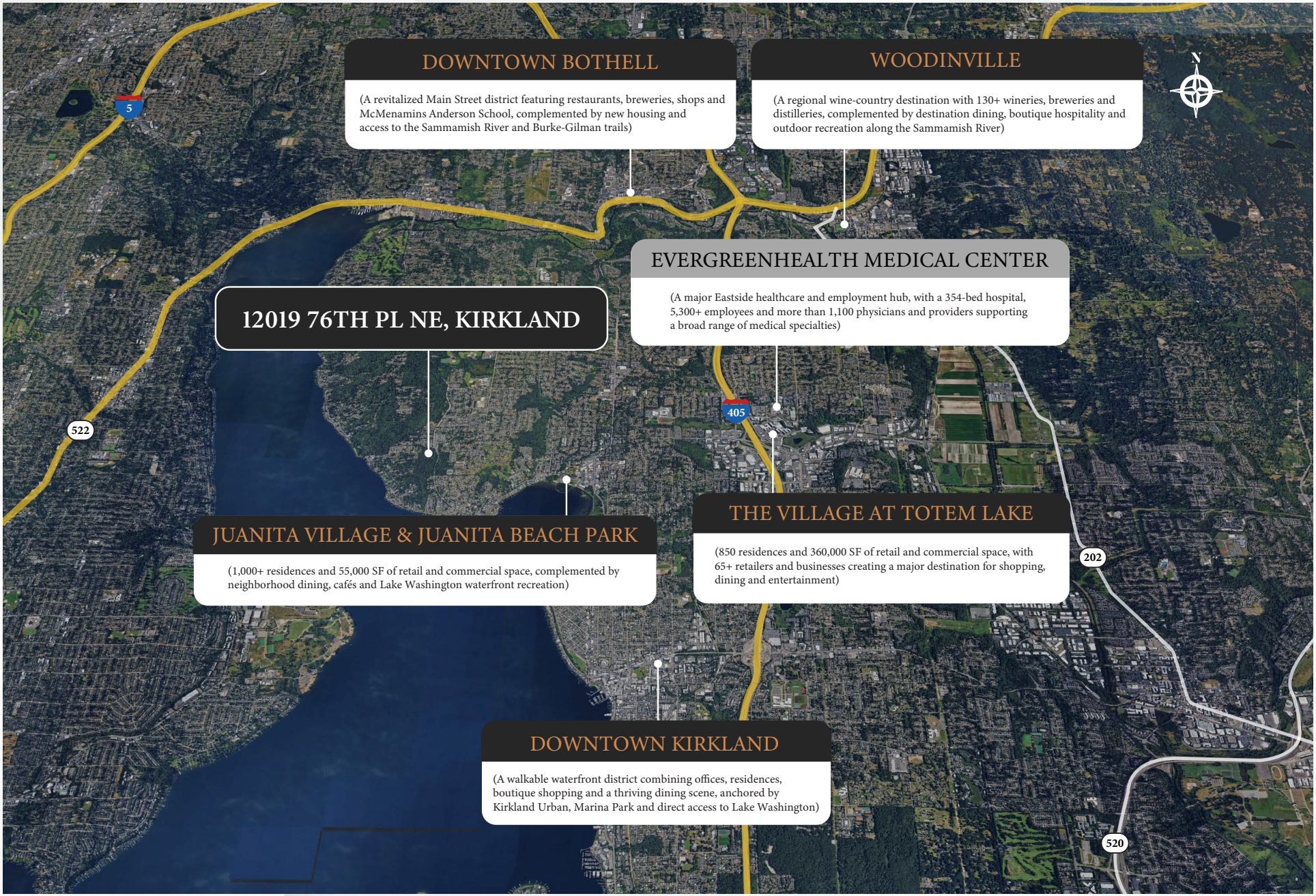


Property boundaries approximate

Land Area	61,536 SF / ±1.41 Acres
Zoning	PR 2.4
Potential Development	Townhomes / Attached Residential
Base Density Standard	2,400 SF of Lot Area per Dwelling
Preliminary Residential Potential	Approximately 25 Units*
Existing Improvements	3,370 SF Office (Delivered Vacant)

**Preliminary density calculation only; does not represent an approved or demonstrated site plan. Actual yield may vary.*

Established Neighborhood *Connected Eastside Location*



The Development Opportunity



PR 2.4
Zoning Designation

2,400 SF
Lot Area per Dwelling

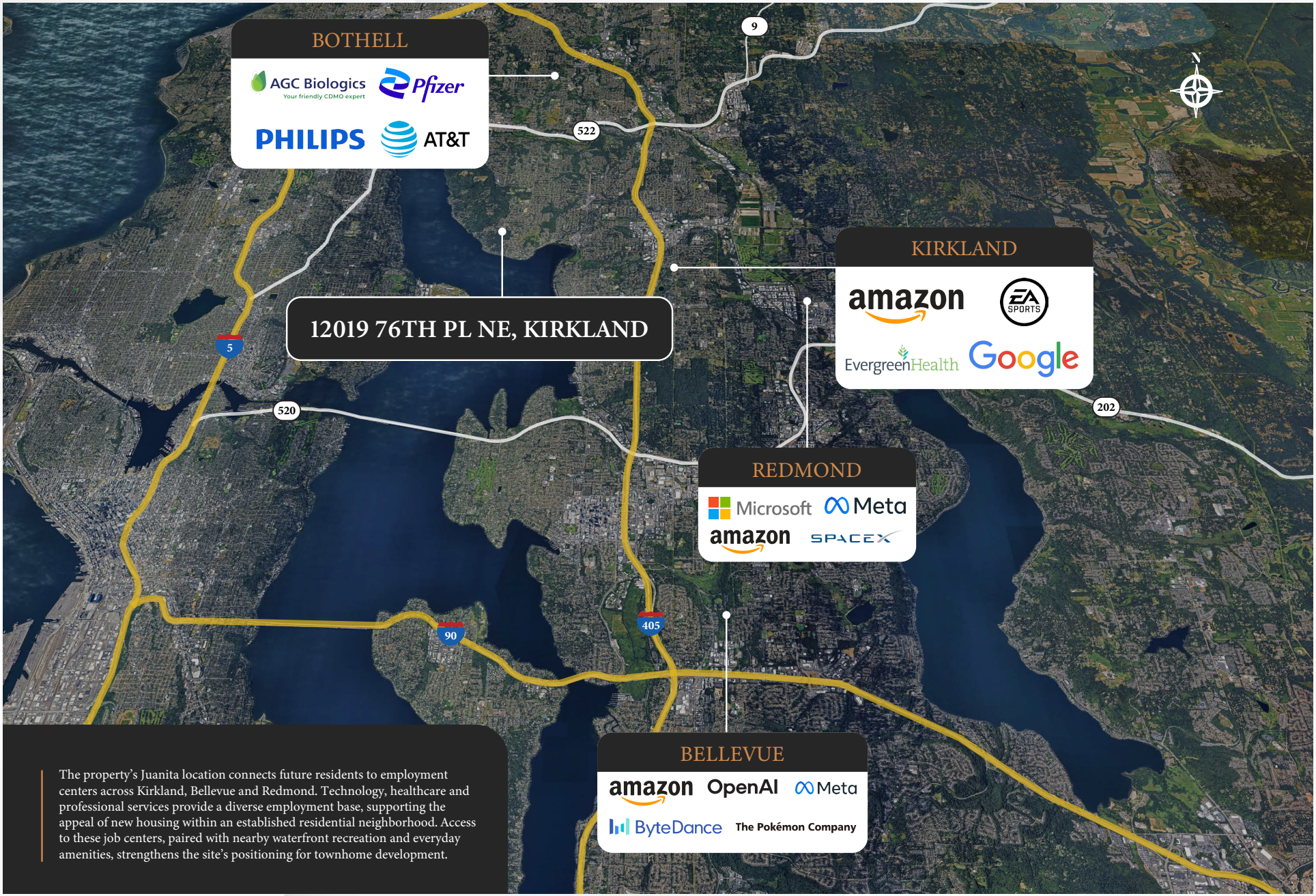
±25 Residences*
Preliminary Base-Density Estimate

30 Feet*
Base Height Above ABE

A FRAMWORK FOR TOWNHOME DEVELOPMENT

PR 2.4 zoning permits attached residential development, positioning the property for a potential townhome community. The 61,536 SF site supports a preliminary base-density estimate of approximately 25 residences, based on 2,400 SF of lot area per dwelling. Final development capacity will depend on site planning, tree retention, access, parking, stormwater and applicable development standards. Affordable housing incentives may provide additional density, while unit lot subdivision offers a potential path to individually saleable homes. All development potential remains subject to City review and approval.

Connected to Major Eastside Employers



The property's Juanita location connects future residents to employment centers across Kirkland, Bellevue and Redmond. Technology, healthcare and professional services provide a diverse employment base, supporting the appeal of new housing within an established residential neighborhood. Access to these job centers, paired with nearby waterfront recreation and everyday amenities, strengthens the site's positioning for townhome development.

An Established Neighborhood *An Appealing Lifestyle*

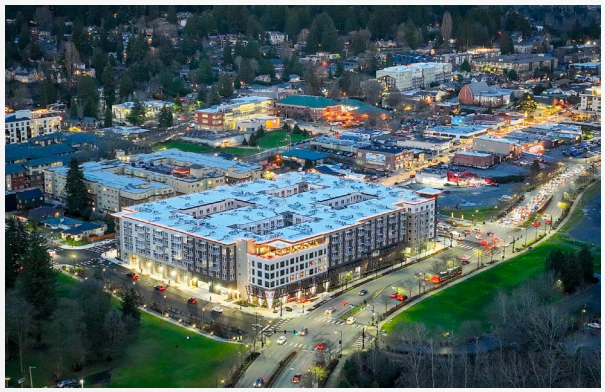
Totem Lake & Juanita Village

Totem Lake and Juanita Village offer a complementary mix of shopping, dining, entertainment, and neighborhood amenities near the Property. The Village at Totem Lake has emerged as a major Eastside retail destination, anchored by Whole Foods Market, Trader Joe's, restaurants, boutique retailers, and entertainment options. Juanita Village provides a more intimate, pedestrian-oriented setting with neighborhood restaurants, cafés, and local services, just minutes from Juanita Beach Park and the shores of Lake Washington.



Downtown Bothell

Downtown Bothell has undergone a significant transformation into a vibrant, walkable urban center featuring a growing collection of restaurants, breweries, boutique retailers, and residential developments. The revitalized downtown combines historic Main Street character with modern amenities, including McMenamins Anderson School and convenient access to the Sammamish River Trail and Burke-Gilman Trail. Its proximity to major Eastside employment centers and recreational opportunities makes downtown Bothell an attractive destination for residents seeking a balance of suburban convenience and urban amenities.



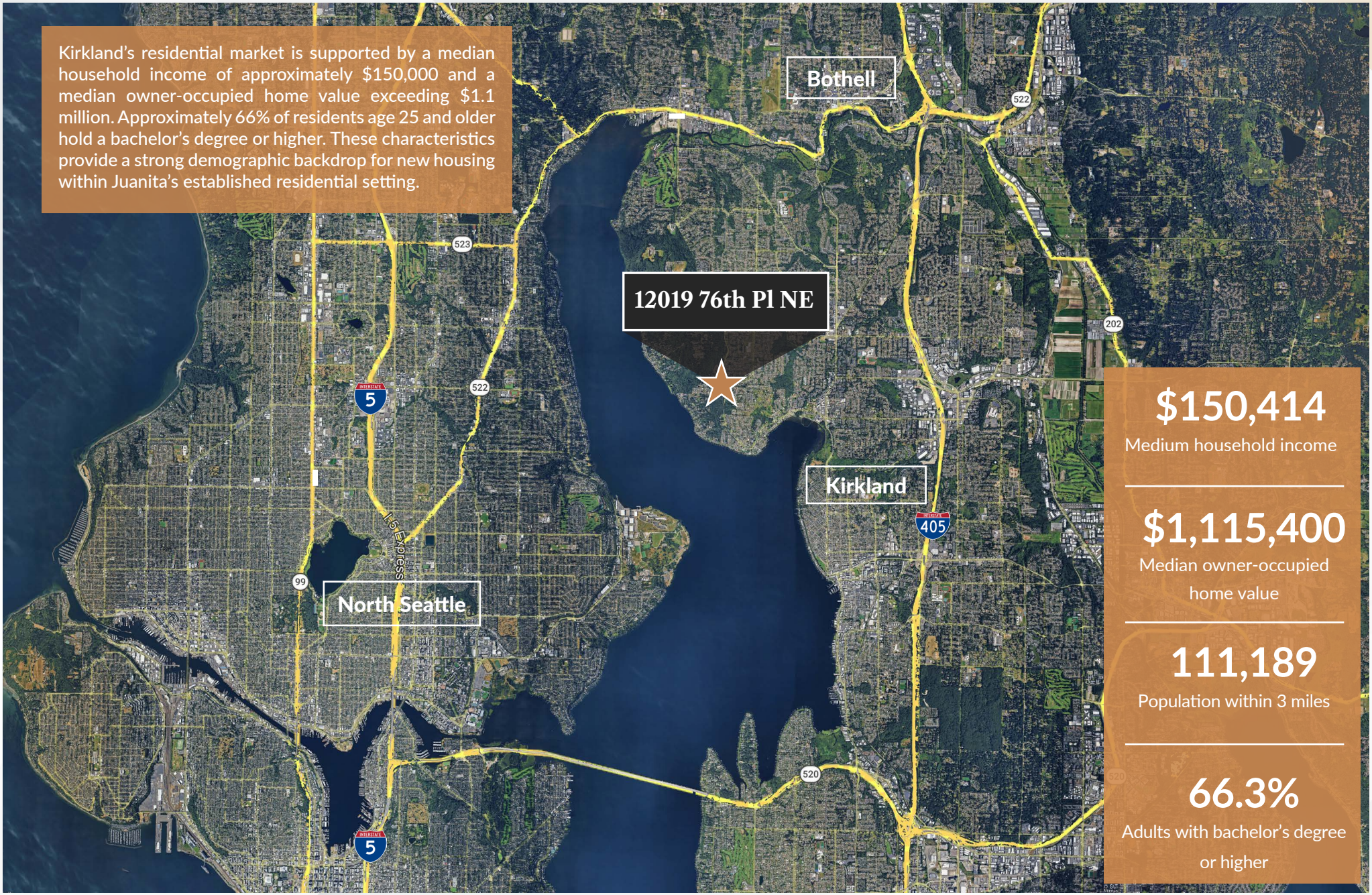
Kirkland Overview

Located along the eastern shore of Lake Washington, Kirkland is one of the Puget Sound region's most desirable residential communities, offering a blend of waterfront recreation, established neighborhoods, and proximity to major employment centers. The city's vibrant downtown features waterfront parks, restaurants, boutique shopping, and an extensive network of pedestrian-friendly public spaces. With convenient access to Bellevue, Redmond, and Seattle, Kirkland benefits from its position within the Eastside's thriving technology and professional services employment corridor. Its combination of natural beauty, strong regional connectivity, and high-quality neighborhood amenities continues to support demand for residential development and investment.



Kirkland Residential Market *Market Demographics*

Kirkland's residential market is supported by a median household income of approximately $150,000 and a median owner-occupied home value exceeding $1.1 million. Approximately 66% of residents age 25 and older hold a bachelor's degree or higher. These characteristics provide a strong demographic backdrop for new housing within Juanita's established residential setting.



$150,414
Medium household income

$1,115,400
Median owner-occupied home value

111,189
Population within 3 miles

66.3%
Adults with bachelor's degree or higher

Source: U.S. Census Bureau, 2020–2024 American Community Survey five-year estimates. Figures reflect the City of Kirkland.

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