

1875

NW POPLAR WAY
ISSAQUAH, WA
SUITE 2



High-Visibility
High Volume
Retail Suite Next to
Formula Brewing
at I-90 Interchange

3,510 SF

SUITE 2

RETAIL SUITE FOR LEASE



140K+
VEHICLES DAILY AT I-90

20 MIN
TO SEATTLE

15 MIN
TO BELLEVUE

FOR LEASE: Retail / Showroom Space

Neighborhood Amenities

- Over 140,000 vehicles per day at the I-90 / SR 900 interchange
- Steps from Formula Brewing and nearby restaurants, banks and fitness
- Minutes from Costco Corporate Campus and REI Headquarters
- Active commercial district with strong retail and service businesses
- Walking distance to the Issaquah Transit Center
- Close to Lake Sammamish, Tibbetts Valley Park and regional trails
- 20 minutes to Seattle, 15 minutes to Bellevue

Suite 2 - Space Features

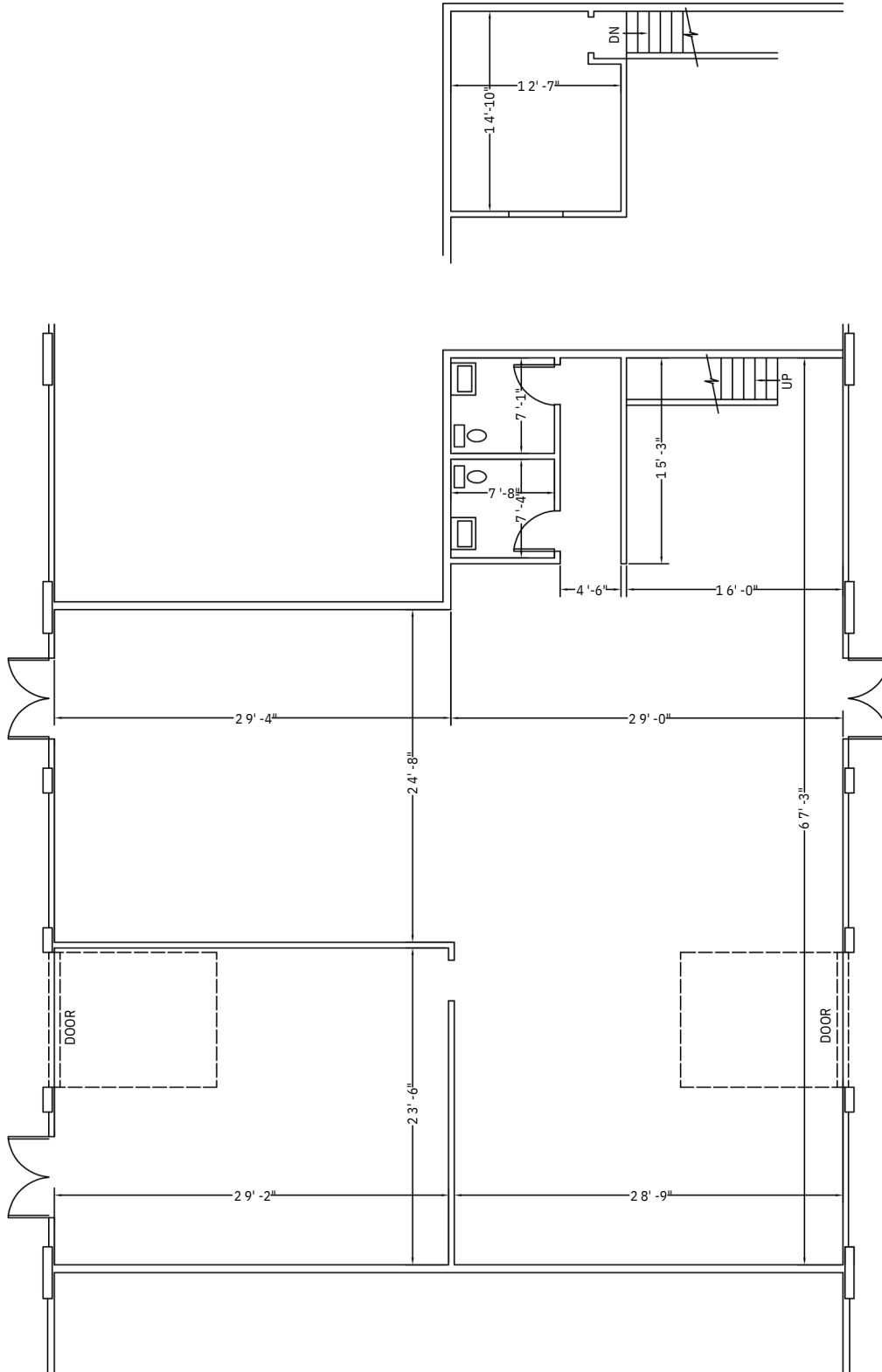
- Open 3,510 SF floor plan ideal for retail showroom or experiential retail
- Three glass roll up doors creating indoor outdoor retail visibility
- 15-foot ceilings with abundant natural light
- Private office
- Dedicated parts, assembly or storage room
- Private restrooms

Building Amenities

- High visibility retail frontage
- Ample on site parking
- Located within the Hyla Crossing commercial district



Suite 2



For leasing information, contact:

Kelly Richardson
Designated Broker
425-395-9577

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The information contained herein has been obtained from reliable sources, but is not guaranteed. Photos may not reflect available space.

HYLA CROSSING & ROWLEY CENTER ISSAQUAH, WASHINGTON 98027

THE RIGHT SPACE IN THE RIGHT PLACE



\$162K

MED. HH INCOME
10-Min Drive

\$1.22M

MED. HOME VALUE
10-Min Drive

57,736

DAYTIME POP.
10-Min Drive

140,000+

DAILY VEHICLES
I-90 / SR-900

72%+

COLLEGE EDUCATED
I-90 / SR-900

PRIMARY TRADE AREA: 10-MINUTE DRIVE · 15-Min shown as context

INCOME & WEALTH — 10-MINUTE DRIVE

Median Household Income	\$162,202
Average Household Income	\$235,000+
Households Earning \$150K+	30%+
Households Earning \$200K+	20%+
Wealth Index (U.S. avg = 100)	190+

15-min: Med. HH Income \$189,030 · Wealth Index 237

CONSUMER SPENDING — ANNUAL, 15-MINUTE DRIVE

Spending Potential Index: Apparel 220 · Recreation 217 · Travel 239
Households spend more than twice the national average in key categories.

Apparel & Services — Total Market	\$206M
Apparel — Avg. per Household	\$5,380
Entertainment & Recreation — Total	\$342M
Recreation — Avg. per Household	\$8,927
Travel — Total Market	\$330M
Travel — Avg. per Household	\$8,613

REAL ESTATE — 15-MINUTE DRIVE

Median Home Value (2025)	\$1,312,761
Projected Home Value (2030)	\$1,542,239
Homes Valued \$1M or More	70%+
Owner-Occupied Units Avg.	66.6%
Annual Shelter Spend per HH	\$60,990

TRAFFIC — I-90 CORRIDOR

I-90 / SR-900 Interchange	140,000+ vpd
I-90 at Site (ADT)	78,544–86,000
17th Ave NW at Gilman Blvd	43,786 ADT
Daytime Workers (10-Min Drive)	46,829



POPULATION · DRIVE-TIME COMPARISON

	10 MIN ★	15 MIN	15 min 2030 PROJ.
Population	26,595	103,840	105,478
Households Median	11,141	38,318	38,601
HH Income Daytime	\$162K	\$189K	\$231K
Pop. Daytime	57,736	134,972	—
Workers	46,829	87,188	—

EDUCATION & WORKFORCE — 10-MIN / 15-MIN DRIVE

Bachelor's Degree or Higher (10-min)	72.4%
Graduate or Professional Degree (10-min)	31.2%
White Collar Workforce (15-min)	84.2%
Professional (15-min)	41.6%
Unemployment Rate (10-min)	3.3%

15-min context: 73.4% Bachelor's+ · Wealth Index 237

LIFESTYLE SEGMENTS (10 MINUTE DRIVE) · ArcGIS TAPESTRY 2025

L3	Top Tier	24.1%
Affluent suburban professionals — highest U.S. wealth tier		
H4	Urban Chic	23.6%
Coastal metro families — active, design-driven, quality-focused		
L2	Professional Pride	21.0%
High-income households, strong fitness & brand investment		

WHY BUSINESSES CHOOSE ISSAQUAH/ADVANTAGES FOR GROWTH.

- Strategic Greater Eastside location with direct access to I-90 and regional employment centers
- 140,000+ vehicles daily at the I-90/SR-900 interchange providing strong visibility and access
- Close to major employers including Costco Headquarters, REI, and the Eastside's innovation economy
- Rowley Center and Hyla Crossing anchor vibrant commercial districts in the heart of the community
- Portfolio flexibility allowing tenants to expand, relocate, or right-size as their business evolves
- Local ownership and long-term investment, building stability and trusted relationships

Interested? Give us a call!

Kelly Richardson
425.395.9577
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ROWLEY PROPERTIES

1595 NW Gilman Blvd., Suite 1 · Issaquah, WA 98027

(425) 392-6407 · rowleyproperties.com

Sources: Esri 2025/2026 · CoStar 2026 · Kalibrate Traffic



Hyla Crossing's beautiful setting serves as the inspiration for a special kind of creativity, entrepreneurialism and innovation that is manifested in this neighborhood community. Residents will be drawn by the convenient location, peaceful environment, neighborhood amenities and access to recreational opportunities.



Community known for innovation & start-ups



Close to upscale hotels and dining



Adjacent to Transit Center



20 minutes to Seattle,
15 minutes to Bellevue

ROWLEY PROPERTIES • ISSAQUAH, WA

Retail Elevated. Location Unmatched.

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FOR LEASING INQUIRIES, CONTACT

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Rowley Properties is a third-generation, family business that owns, develops and manages approximately 80 contiguous acres in downtown Issaquah.