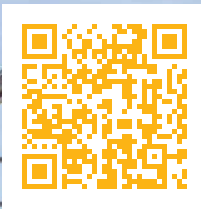


BEL-RED BOULDERS
OPENING SOON!
EDGEWORKS ALL NEW BOULDERING GYM

DETAILS



OPENING
SUMMER 2024



1,258 SF AVAILABLE

\$55.00, NNN

NON-COMPETING RESTAURANTS OKAY.



New Tenant
Opening Soon!
4,550 SF



Pony Express Mail &
Business Center



Evergreen Village

140TH AVE NE AND NE BEL-RED ROAD BELLEVUE, WA 98005

Steven E. Olsen

425.283.5465

steveo@jshproperties.com

jshproperties.com



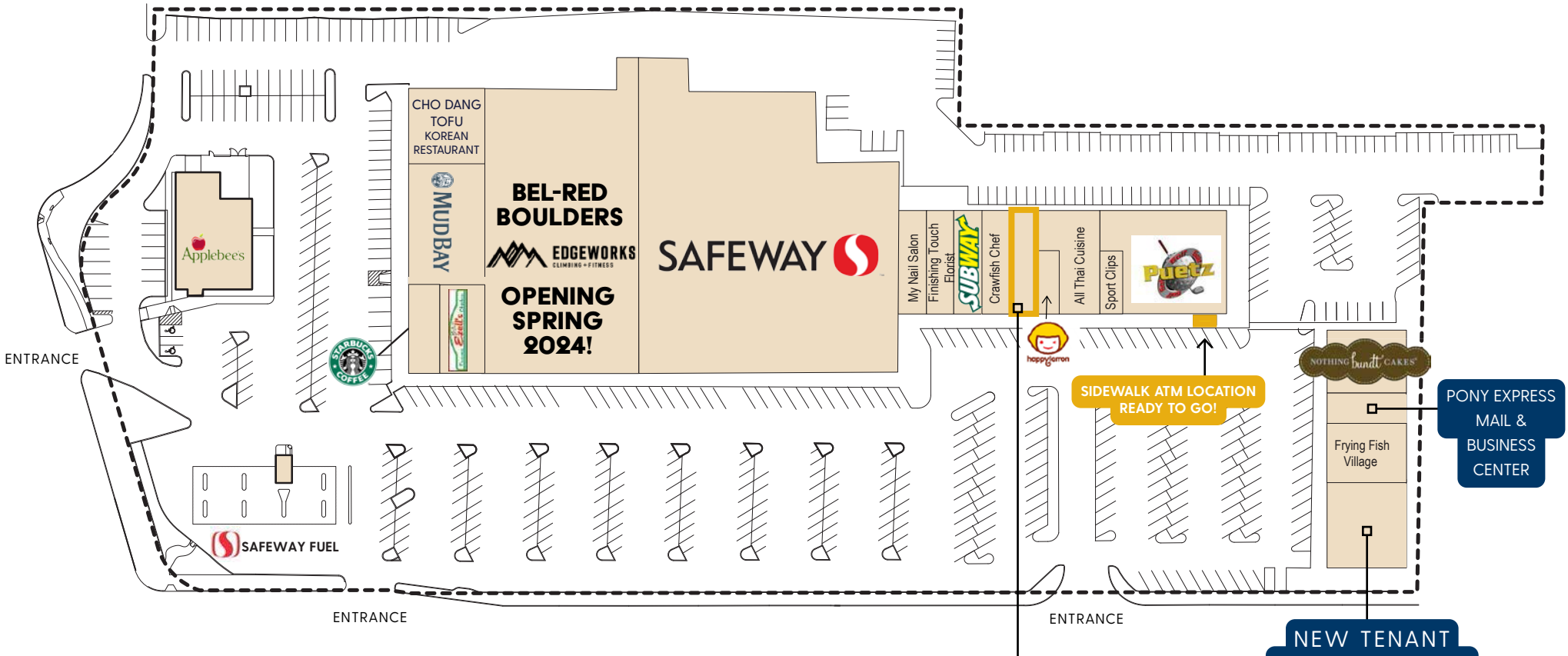
1,258 SF AVAILABLE
\$55.00, NNN
NON-COMPETING RESTAURANTS OKAY.



- » **ANCHORS:** Safeway Grocery & Gas, Applebee's, Puetz Golf and Bel-Red Boulders (Opening Spring 2024).
- » Strong neighborhood center with great visibility and access.
- » Located within 5 minutes to Spring District and Bel/Red 130th Light Rail Station (2024).



EVERGREEN VILLAGE



1,258 SF Available
\$55.00, NNN

Complimentary and not competing restaurant okay. No existing restaurant improvements. Space will be delivered in gray shell with a tenant improvement contribution for shell work to be completed with new tenant's work.

**NEW TENANT
 OPENING SOON!
 4,550 SF**

2024 BUDGET
NNN = \$9.41

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MICROSOFT HEADQUARTERS
1.9 MILES

VEHICLES PER DAY: BEL-RED ROAD
23,000

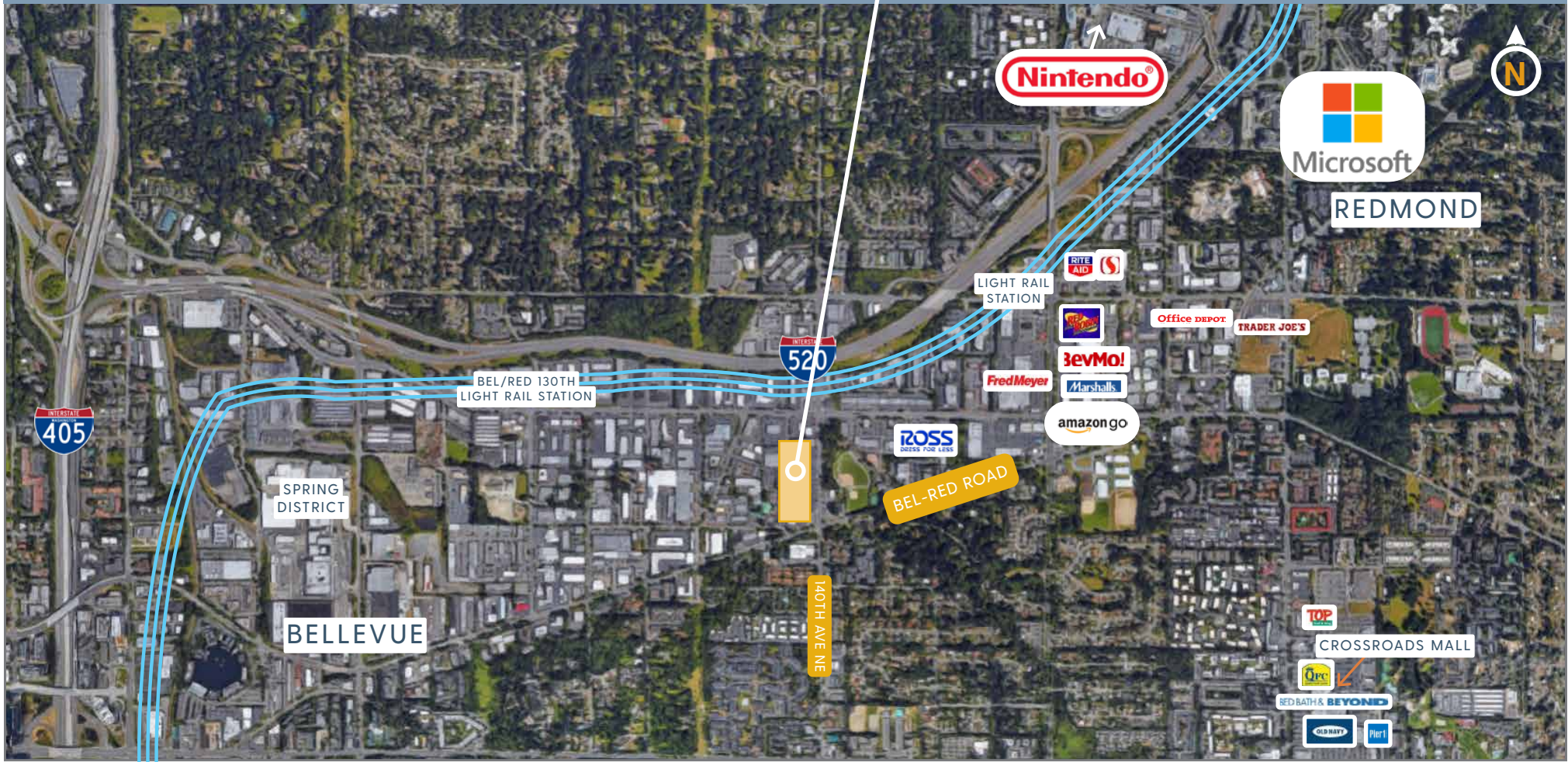
DOWNTOWN BELLEVUE
2.6 MILES

VEHICLES PER DAY: 140TH AVE NE
18,210



BEL-RED BOULDERS
OPENING SOON!
EDGEWORKS ALL NEW
BOULDERING GYM

EVERGREEN VILLAGE



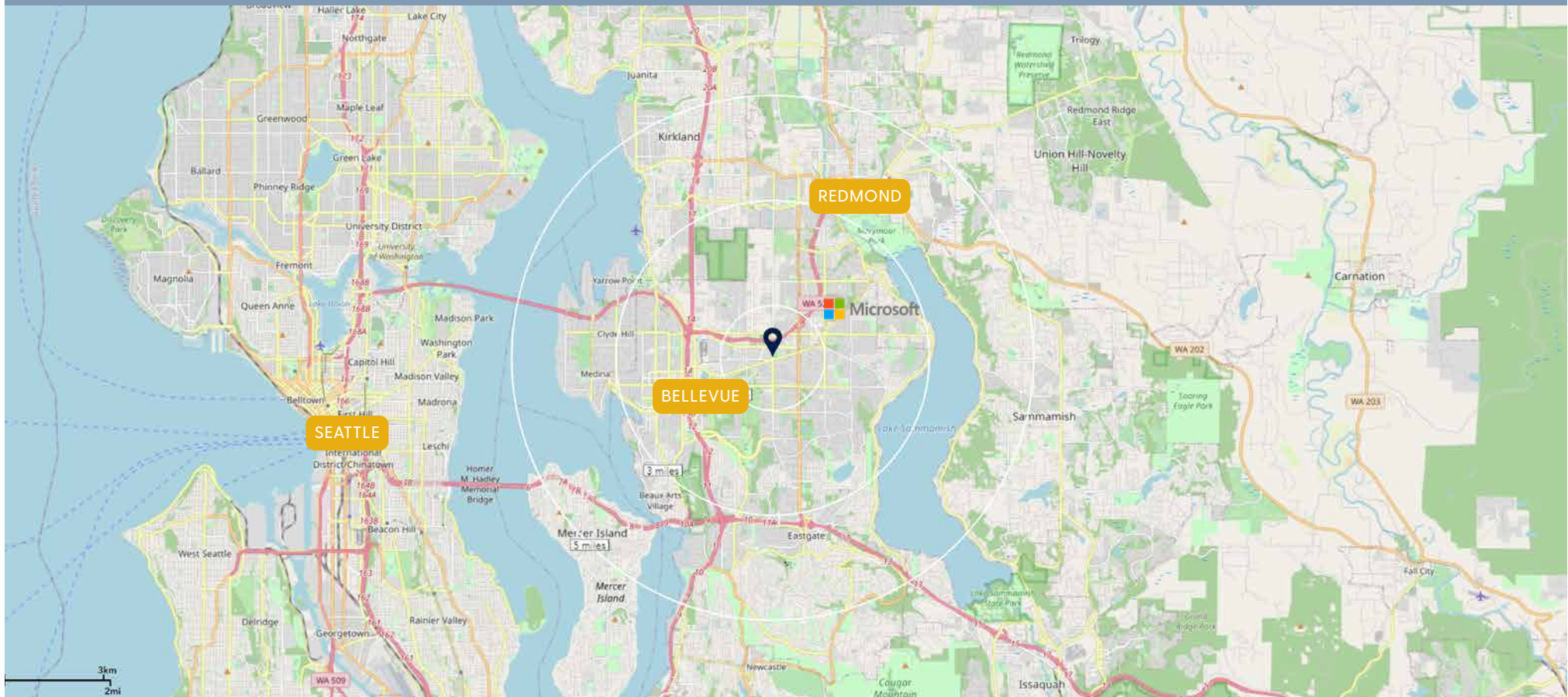
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Bellevue/Redmond Trade area customer base is affluent with an average household family income of \$162,058 within a 3 mile radius. Microsoft headquarters is located less than two miles from shopping center.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	18,017	128,584	256,913
Daytime Population	24,164	179,998	322,535
Households	7,186	54,363	107,032
Avg. HH Income	\$154,731	\$162,058	\$172,428

EVERGREEN VILLAGE



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