

NOW OPEN!



Evergreen Village

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

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



**Pony Express Mail &
 Business Center**



**New Tenant
 Opening Soon!
 4,550 SF**



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



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1,258 SF Available
\$55.00, NNN

Complimentary and noncompeting 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.

2024 BUDGET

NNN = \$9.41

MICROSOFT HEADQUARTERS
1.9 MILES

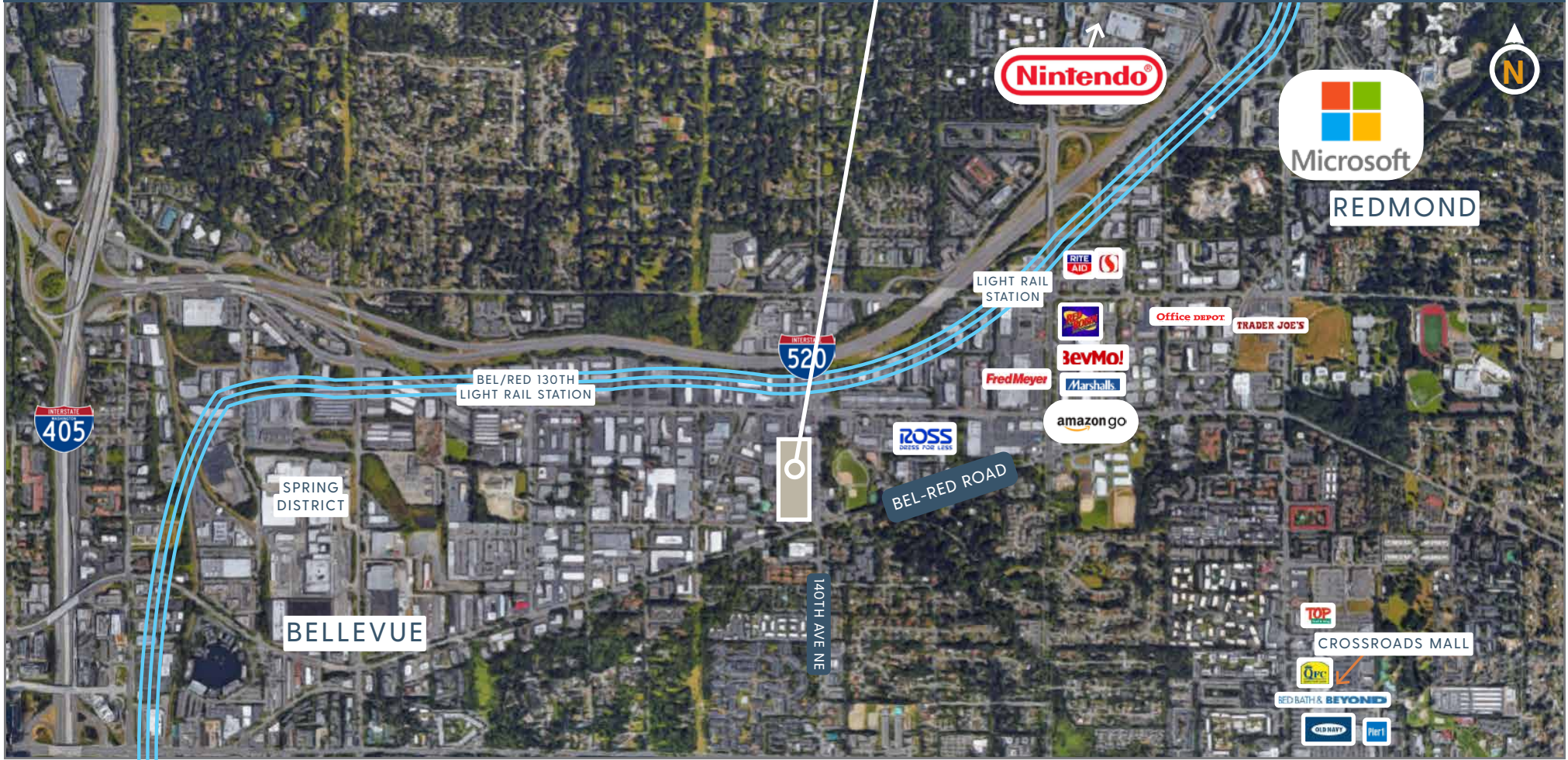
DOWNTOWN BELLEVUE
2.6 MILES

VEHICLES PER DAY: BEL-RED ROAD
23,000

VEHICLES PER DAY: 140TH AVE NE
18,570



EVERGREEN VILLAGE



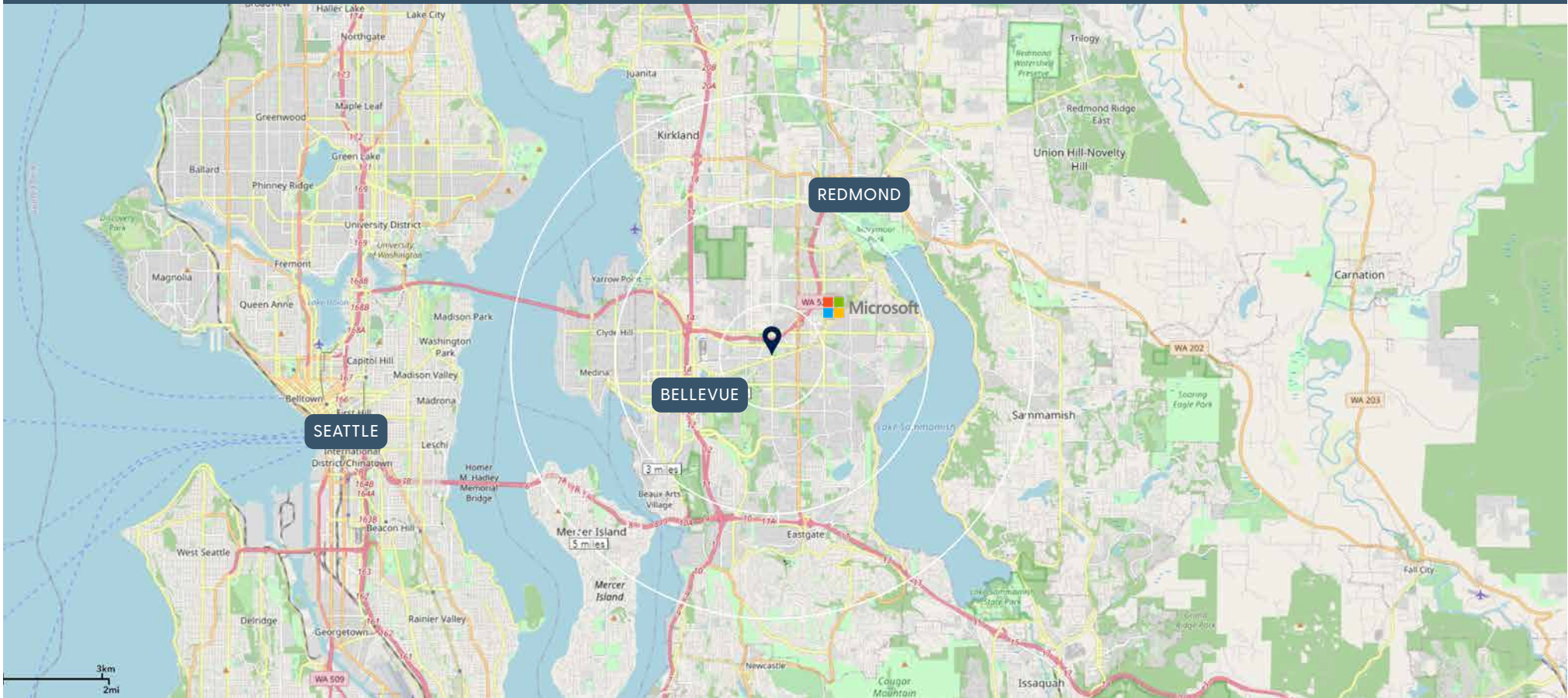
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Bellevue/Redmond Trade area customer base is affluent with an average household family income of \$162,058 within a 3 mile radius. Microsoft headquarters is located less than two miles from shopping center.

Demographics

	1 MILE	3 MILE	5 MILE
Population	17,186	135,647	273,183
Daytime Population	25,933	218,274	366,862
Households	7,362	56,966	111,599
Avg. HH Income	\$192,788	\$218,181	\$224,794

EVERGREEN VILLAGE



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