

1,219 SF AVAILABLE

# RETAIL



AMLI SPRING DISTRICT | 1375 121st Ave NE, Bellevue, WA 98005

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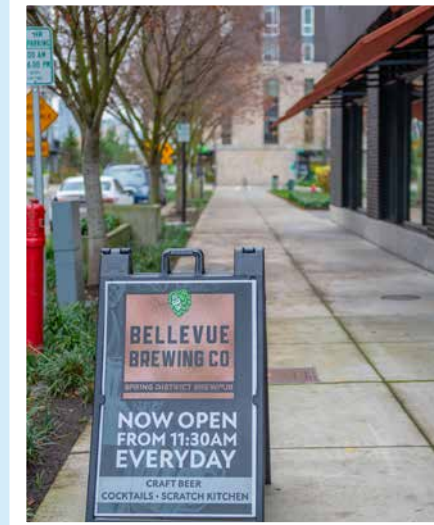


# AMLI RETAIL

SPRING DISTRICT

AMLI Spring District retail serves residents and employees of the new 36-acre Eastside neighborhood, The Spring District.

AMLI Spring District is a mixed-use project within The Spring District with 6,063 SF of retail below 204 residential units (182,913 SF). This well positioned retail location sits across from the neighborhood park and brewpub, a central gathering area for residents, employees and transit commuters.



## AMLI Spring District Retail

1375 121st Ave NE, Bellevue, WA 98005

SPACE AVAILABLE	RSF	ASKING RENT	NNN	COMMENTS
RETAIL 1	1,115			SOLIDCORE
RETAIL 2	1,138			SOLIDCORE
RETAIL 3	1,219	\$38.00/SF	\$8.64	AVAILABLE
RETAIL 4	1,579			GOLFTEC
RETAIL 5	1,012			GOLFTEC

6,063 RSF of retail space below 182,913 sf Residential

13' floor to floor height

Project is pursuing LEED Silver certification

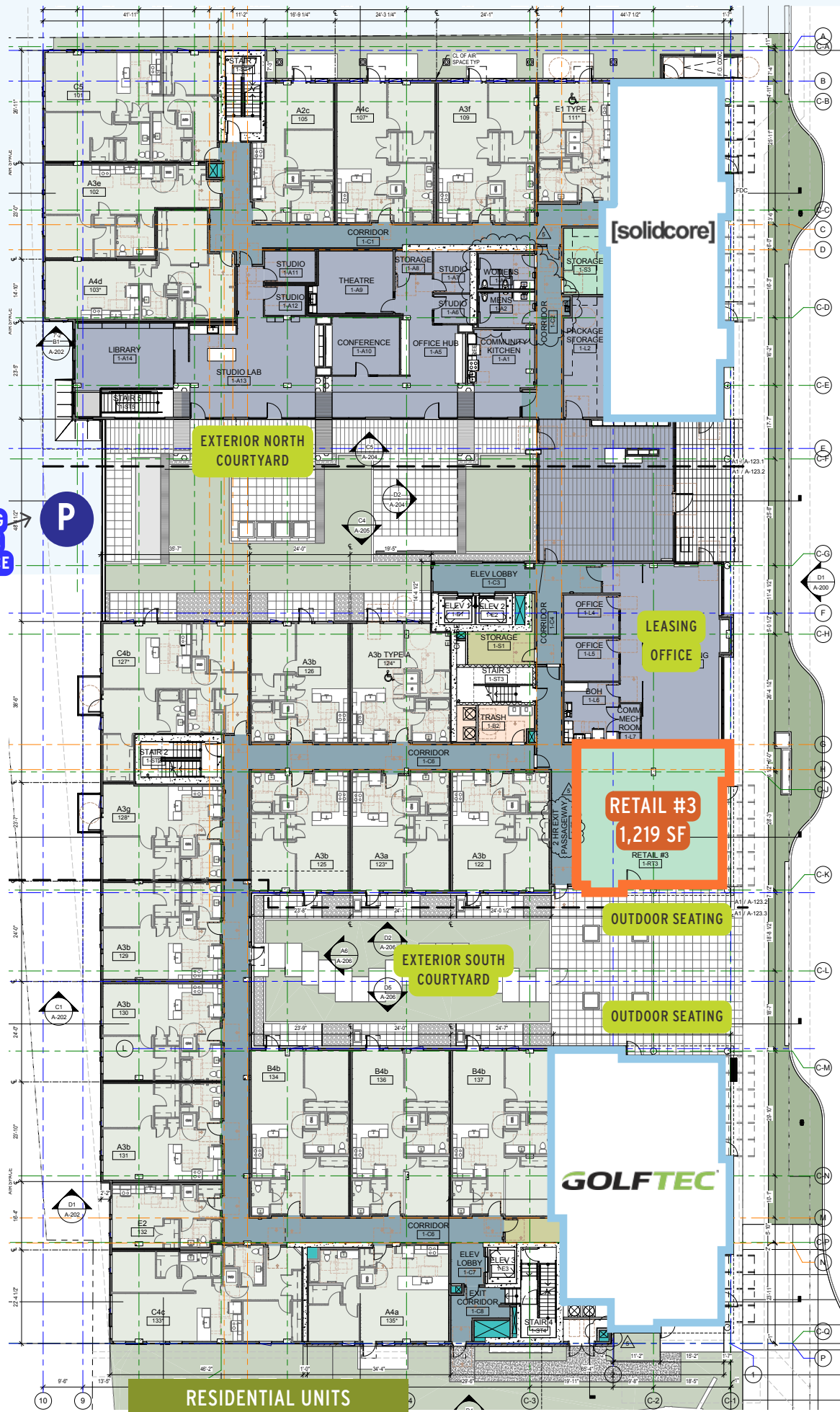
Located in the heart of Bellevue's newest Spring District neighborhood

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ARTIST STUDIOS / LAB / LIBRARY

PARKING GARAGE ENTRANCE



121ST AVENUE NE

## AML Spring District Retail

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Built-in Customer Base

800  
RESIDENTIAL  
UNITS  
PHASE 1

3,000  
GIX STUDENT  
CAPACITY

800,000  
SQ. FEET OF  
OFFICE SPACE

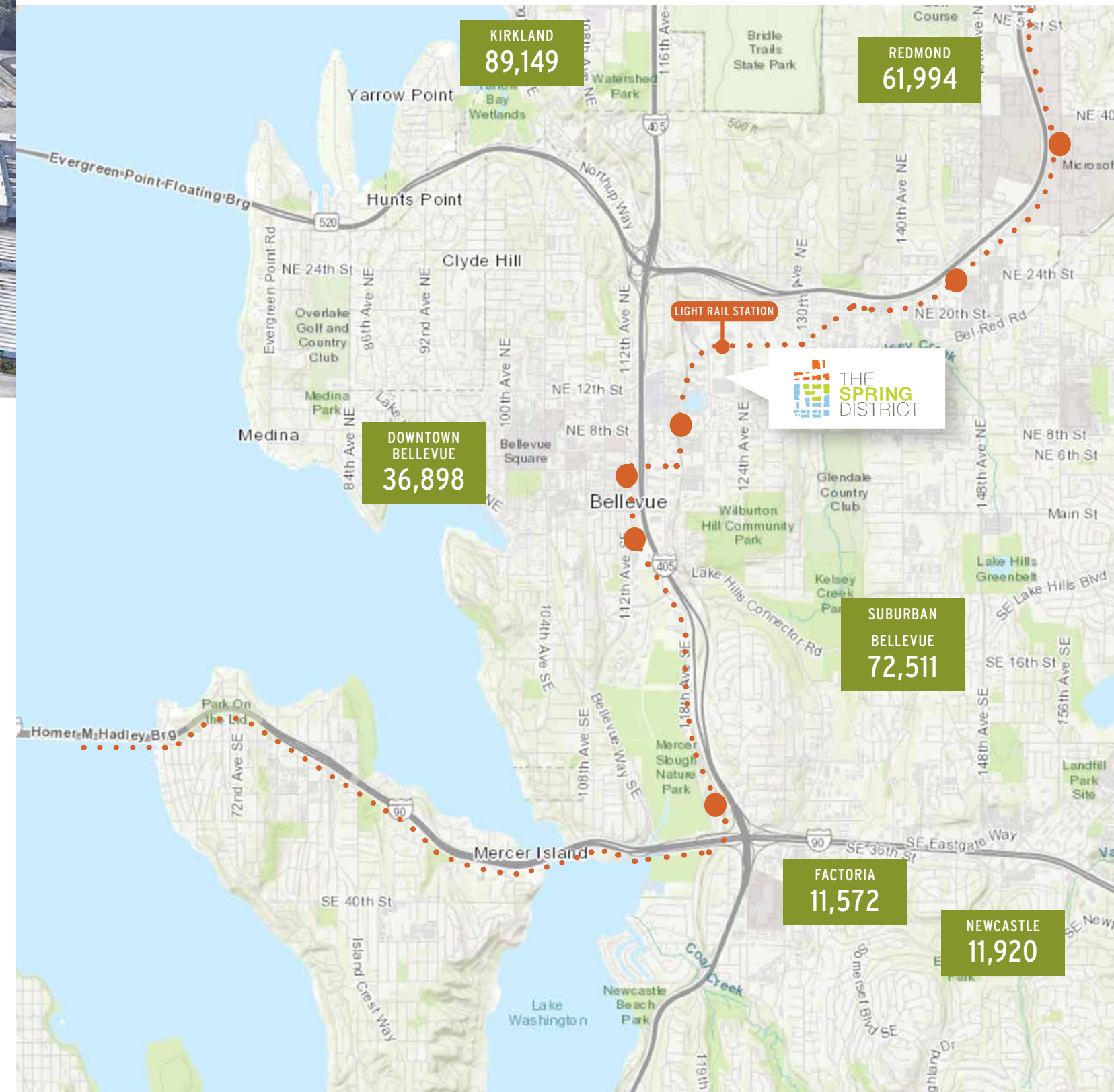






## East Link Light Rail

This project extends light rail from the Redmond Technology Center across Lake Washington in the I-90 corridor to Westlake Station in downtown Seattle. The alignment will be primarily elevated and at-grade with a short tunnel in downtown Bellevue. Ten stations will be built at Redmond Technology Center, Overlake Village, Bel-Red/130th Street, Spring District/120th Street, Wilburton, Bellevue downtown, east Main, south Bellevue, Mercer Island and Judkins Park in Seattle. Provided by <http://systemexpansion.soundtransit.org>



## The Spring District is a new 16-block, 36-acre, pedestrian friendly neighborhood in the heart of Bellevue, located directly off Highway 520.

- The developer planned small block sizes that are pedestrian friendly, outdoor terraces, gardens, chefs garden, and parks
- This location serves as the Spring District /120th Street East Link Light Rail Station. It is forecasted that over 15,000 commuters will use this station daily.
- Global Innovation Exchange - a joint educational institute between University Of Washington and Tsinghua University which will have close to 3,000 students at its peak enrollment
- Ample underground and surface parking to accommodate residents and commercial Tenants
- Meta leased 1.4 million square feet\* of office space in the Spring District. This space is spread across several buildings in the tech-focused mixed-use development. This includes Block 16 (338,000 square feet), Block 6 (325,000 square feet), Block 24 (160,000 square feet), the former REI headquarters (400,000 square feet), and Block 5 (approximately 330,000 square feet). \*As of late 2023, reports indicated Meta was reevaluating potential reductions in its footprint. *Source: Downtown Bellevue Network.*
- When the site is fully developed (2028), it will have over 3 million square feet of office space, over 1,000 residents, and over 80,000 square feet of retail

## 2024 Estimated Demographics

	1-mile	3-mile	5-mile
POPULATION	16,097	120,018	258,048
DAYTIME POPULATION	50,172	196,975	340,439
AVERAGE HH INCOME	\$207,984	\$207,976	\$212,681



# AMLI SPRING DISTRICT







## Shops And Restaurants Around Every Corner

Anchored by the Brewpub across the street from AMLI residents, The Spring District is a place for dining, shopping and recreation. With ground floor retail built into nearly every building, there's space for popular businesses and local makers alike. Whether you're grabbing a quick bite, enjoying a beer with friends, or shopping for your next great find, The Spring District offers a unique shopping experience right where you are.

