

NOW OPEN!



4,550 SF AVAILABLE
\$50.00, NNN
2025 NNN \$8.34 psf/yr
NON-COMPETING RESTAURANTS OKAY.



1,258 SF AVAILABLE
\$55.00, NNN
2025 NNN \$8.34 psf/yr
NON-COMPETING RESTAURANTS OKAY.

Evergreen Village

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

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jshproperties.com



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 2025 NNN \$8.34 psf/yr
 NON-COMPETING RESTAURANTS OKAY.



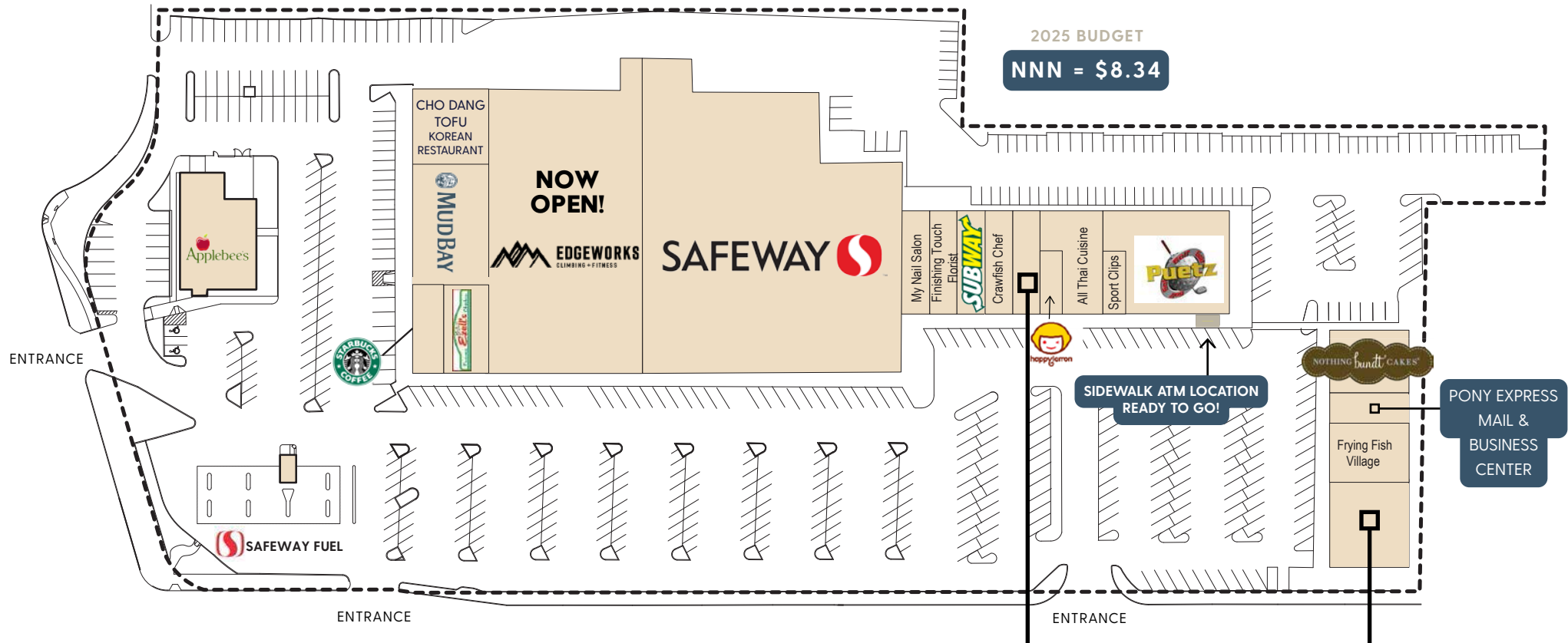
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- » **ANCHORS:** Safeway Grocery & Gas, Edgeworks Climbing & Fitness, Applebee's, Puetz Golf.
- » Strong neighborhood center with great visibility and access.
- » Located within 5 minutes to Spring District and Bel/Red 130th Light Rail Station (2024).



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2025 BUDGET
NNN = \$8.34

1,258 SF Available
 \$55.00, NNN
 2025 NNN \$8.34 psf/yr
 Complimentary and noncompeting restaurant okay.
 No existing restaurant improvements.

4,550 SF Available
 \$50.00, NNN
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 No existing restaurant improvements.

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MICROSOFT HEADQUARTERS
1.9 MILES

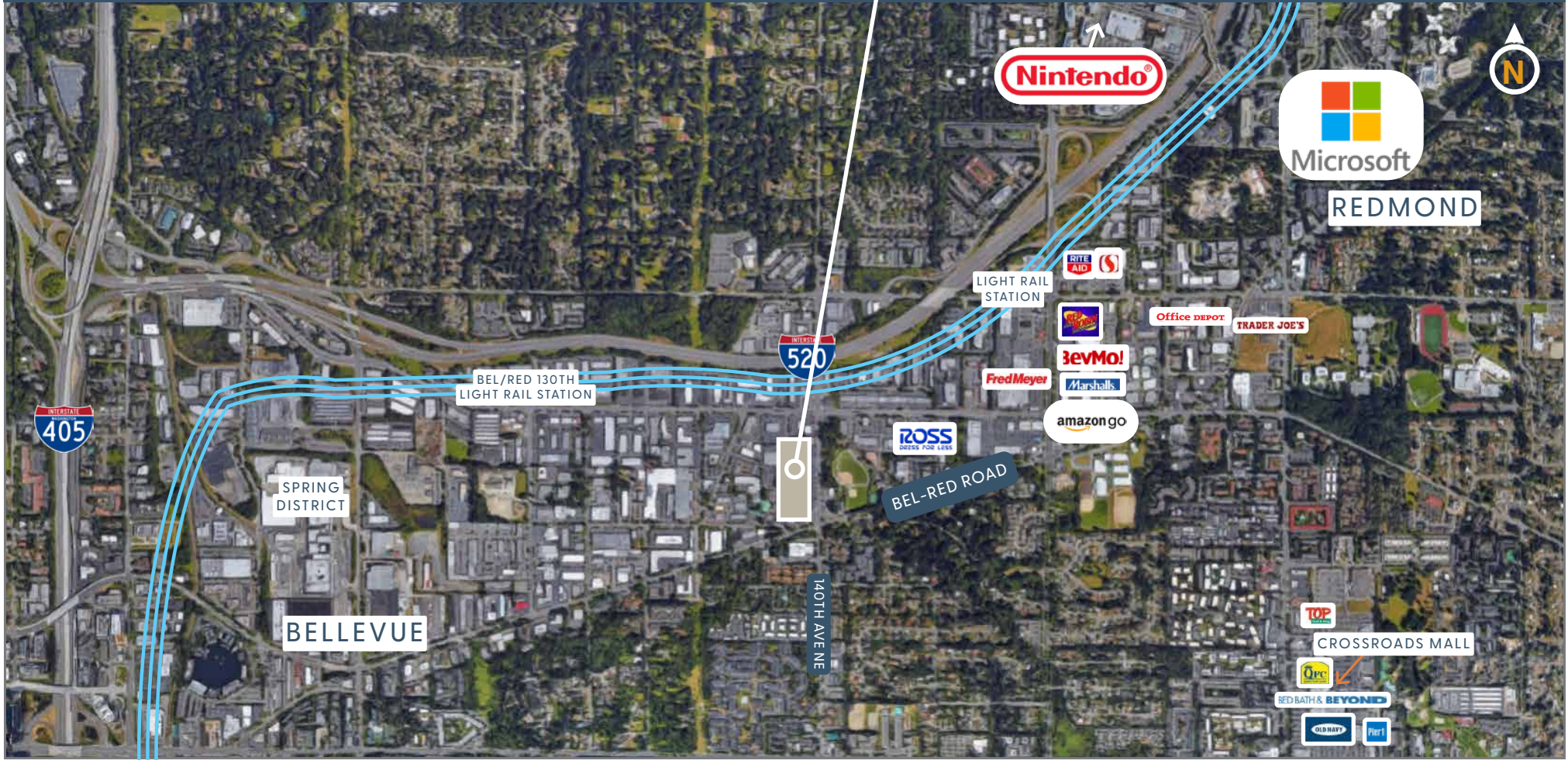
VEHICLES PER DAY: BEL-RED ROAD
23,000

DOWNTOWN BELLEVUE
2.6 MILES

VEHICLES PER DAY: 140TH AVE NE
18,570



EVERGREEN VILLAGE



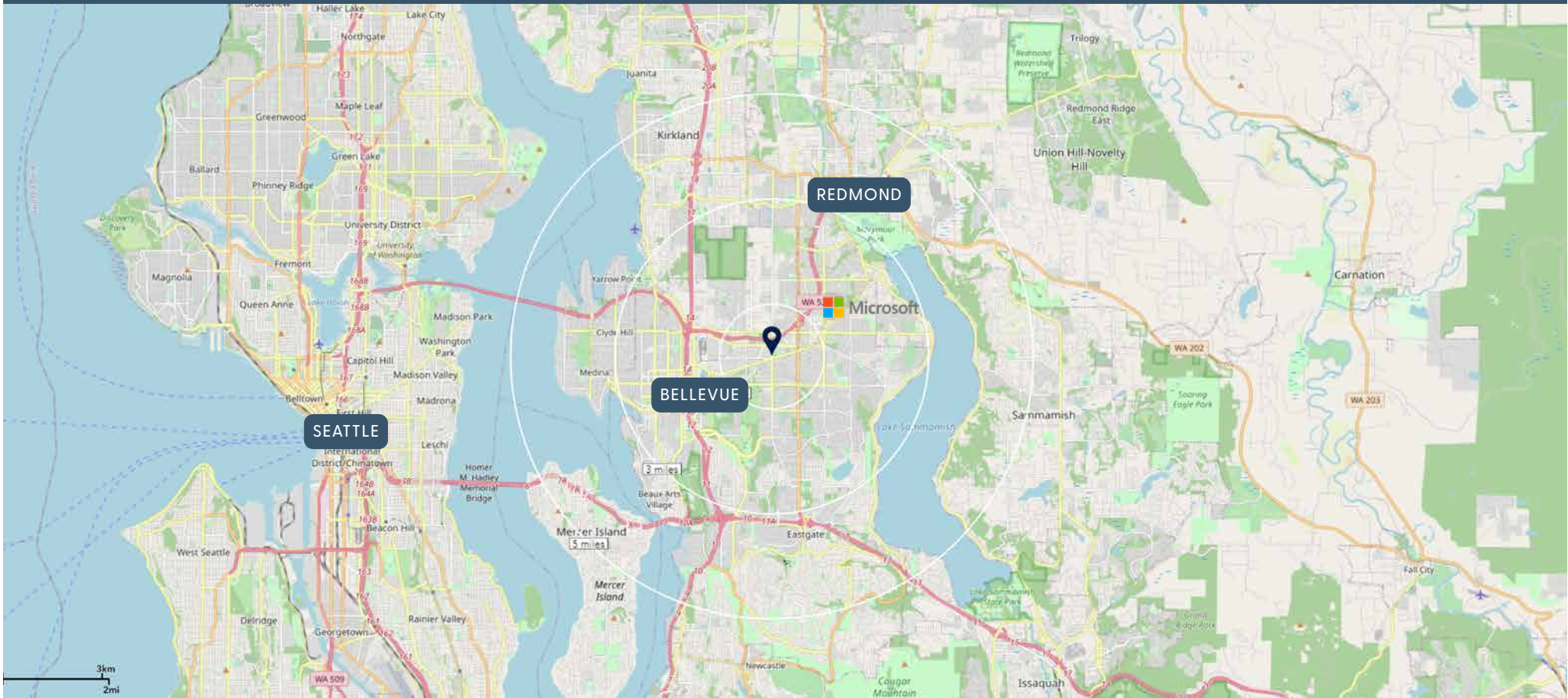
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Bellevue/Redmond Trade area customer base is affluent with an average household family income of \$162,058 within a 3 mile radius. Microsoft headquarters is located less than two miles from shopping center.

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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