

11100 MAIN STREET, BELLEVUE, WA

BROADSTONE BELLEVUE GATEWAY

RETAIL SPACE | AVAILABLE Q1 2024

BELLEVUE GATEWAY 190 UNITS
DELIVERY: Q1 2024

HOLDEN INDEPENDENT LIVING 155 UNITS
DELIVERY: FALL 2023

HOLDEN ASSISTED LIVING 136 UNITS
DELIVERY: FALL 2021

MAIN STREET

112TH AVE

FOR MORE INFORMATION PLEASE CONTACT:

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NEIGHBORHOOD HIGHLIGHTS



\$149,088
AVERAGE HH
INCOME

85
WALK
SCORE

160,000
DAYTIME
POPULATION

FUTURE LIGHT RAIL COMMUTE

- **REDMOND:** 14 minutes
- **DOWNTOWN SEATTLE:** < 20 minutes
- **UNIVERSITY OF WASHINGTON:** 27 minutes
- **SEATAC:** 55 minutes

NEARBY AMENITIES:

- Directly across the street from the new Light Rail Station in opening in 2023
- Nearly 6 million SF of office space is under construction in Downtown Bellevue, with Amazon, Facebook, and Microsoft bringing an estimated 34,000 new employees by 2025
- Located on Main Street, a popular retail corridor with a neighborhood feel
- Near premiere shopping destinations including Bellevue Square, Lincoln Square, and The Bravern
- Walkable to grocery stores including PCC, Trader Joe's and Whole Foods Market and major retails such as REI and Target
- Proximity to several parks including East Main Park, Downtown Bellevue Park, and Meydenbauer Bay Park
- Near recreation opportunities like Overlake Golf and Country Club and the Bellevue Arts Museum

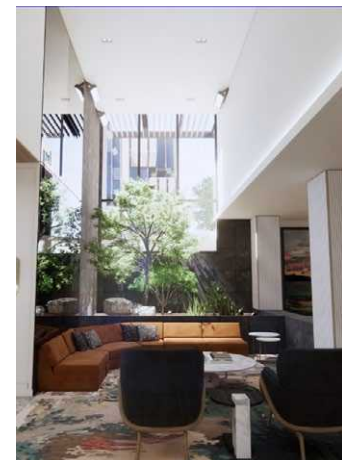
BROADSTONE GATEWAY

FEATURES

- Prime retail location positioned at the entrance to Downtown Bellevue just off of I-405
- 190 residential units
- Ready for occupancy: Fall 2023
- Rates: \$45
- Estimated NNNs: \$12.50
- Directly across from light rail station with high visibility to both foot and car traffic

AVAILABLE

- Retail 1: 1,616 Sq Ft. Fronts 112th Ave NW. Ideal for quick serve restaurant, boutique retail, beauty.
- Retail 2: 2,116 Sq Ft. Fronts Main Street. Ideal for retail, medical, boutique grocery. Can be demised.





RETAIL 2 (ON MAIN STREET)



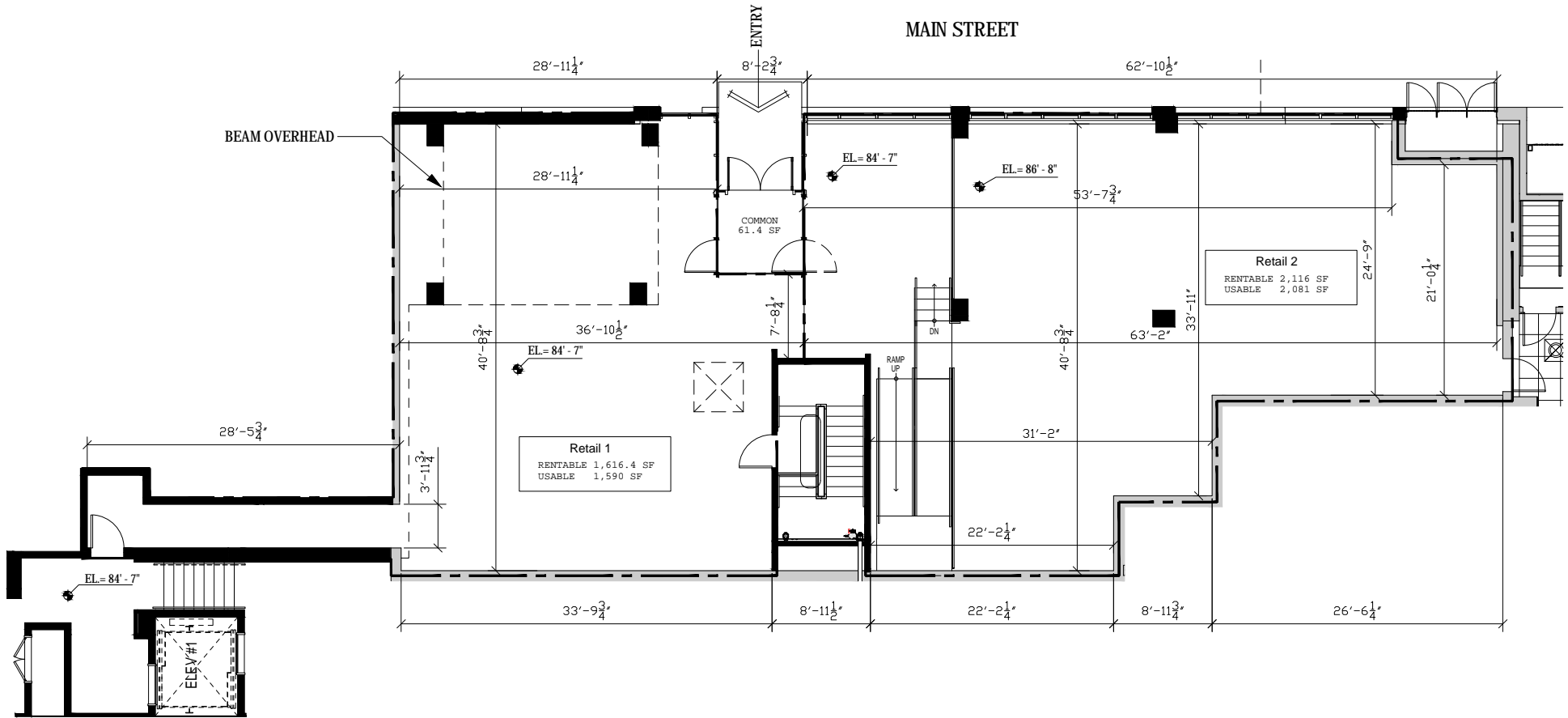
RETAIL 1 (ON 112TH AVE)

112TH AVE CORRIDOR DEVELOPMENT

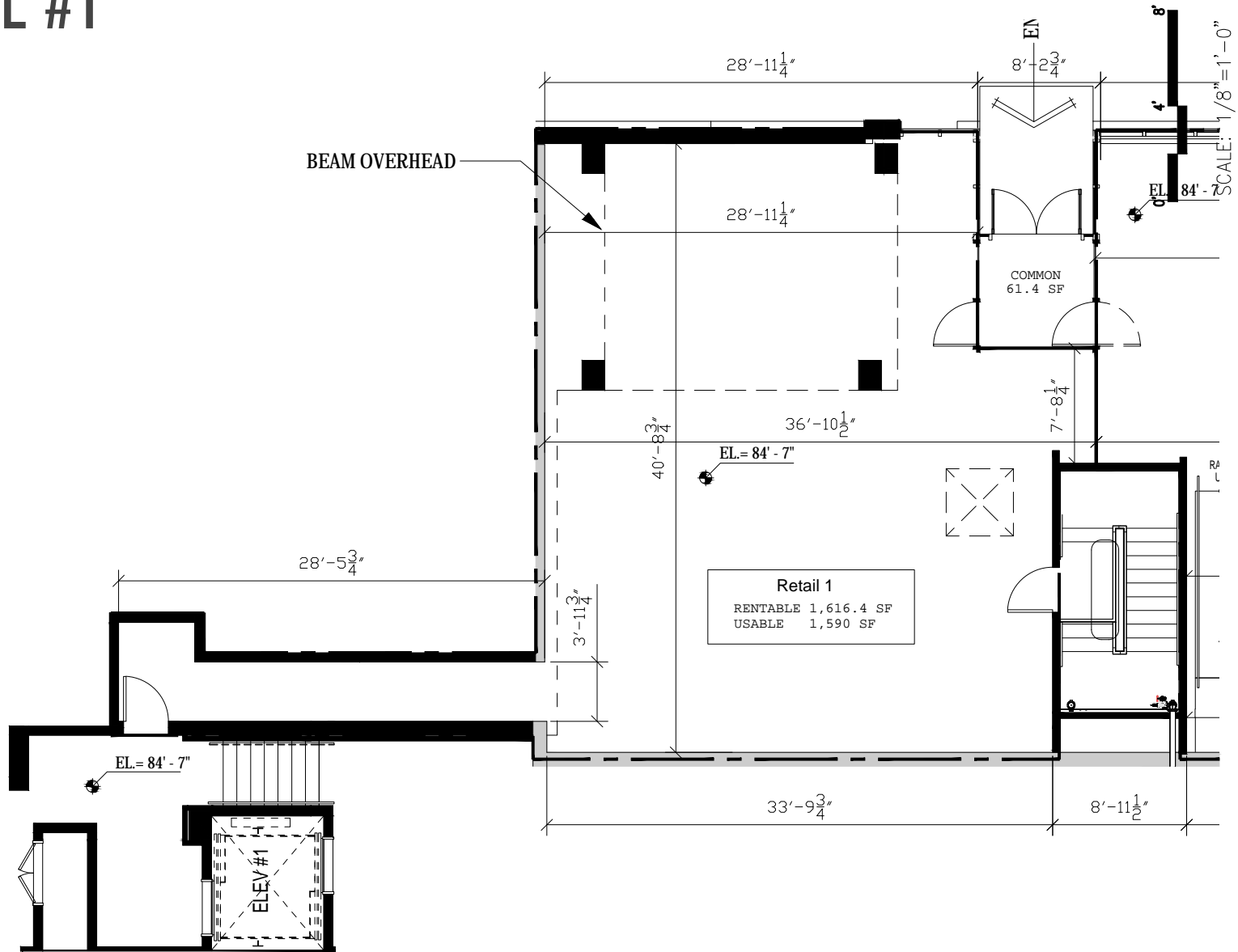


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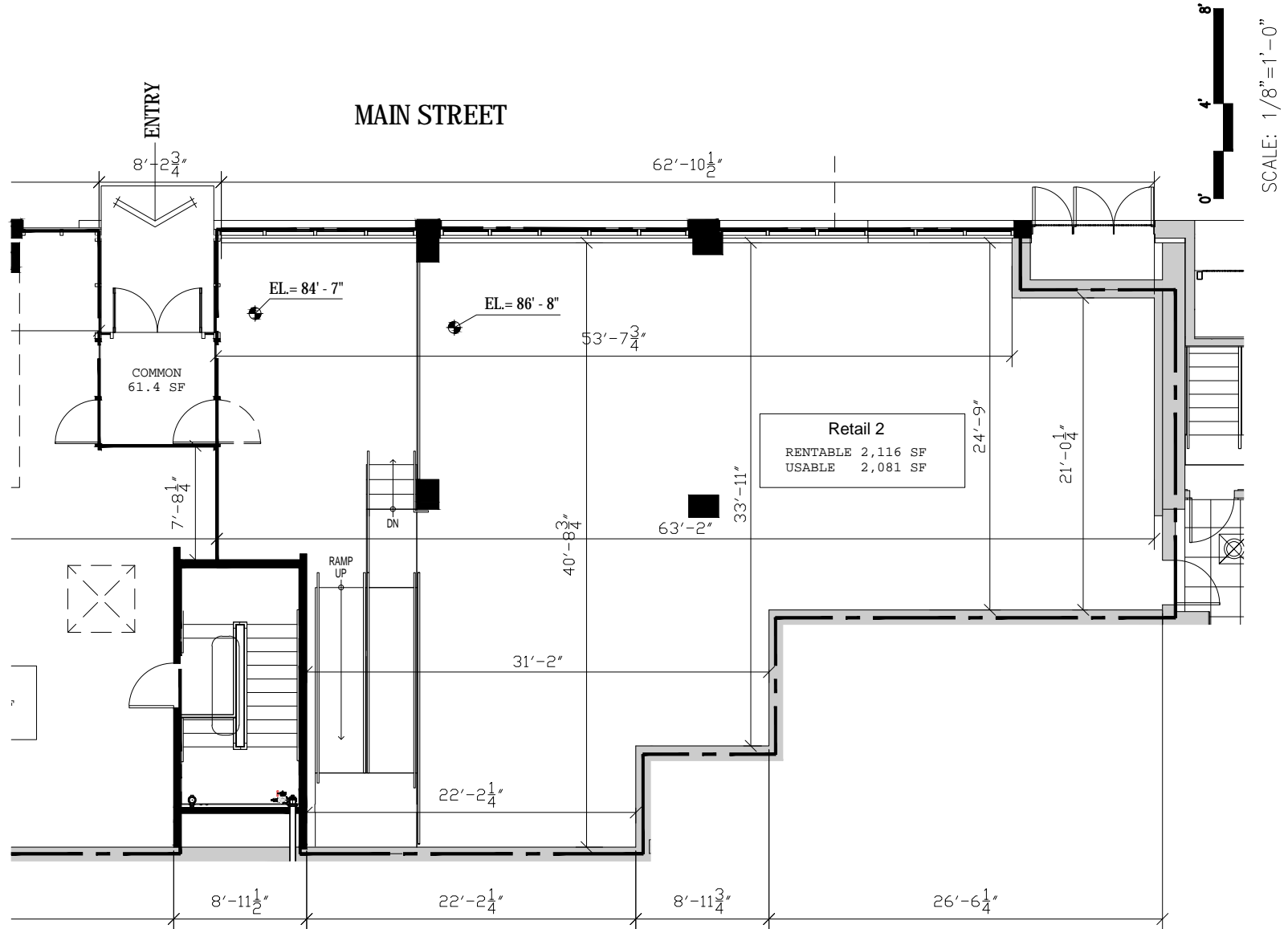




RETAIL #1



RETAIL #2



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