

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.











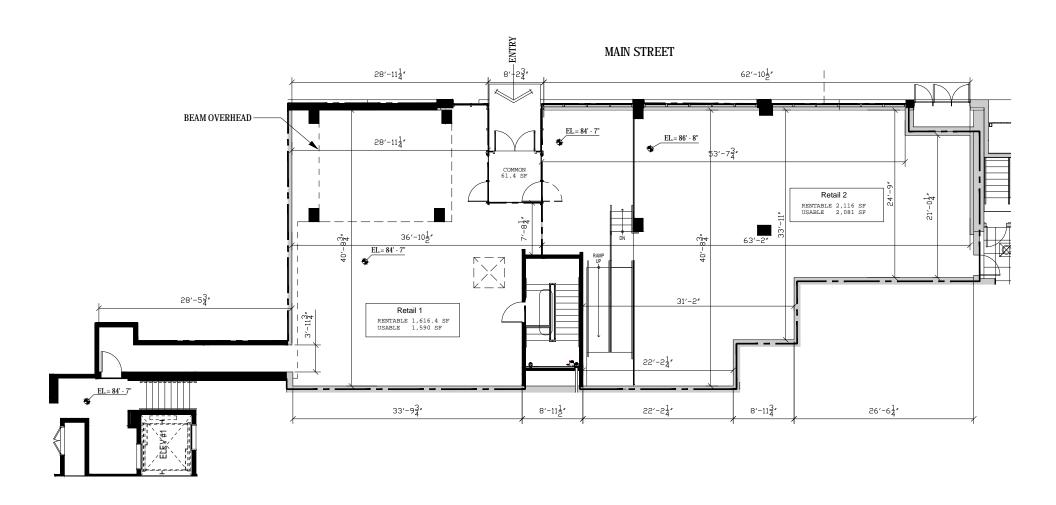




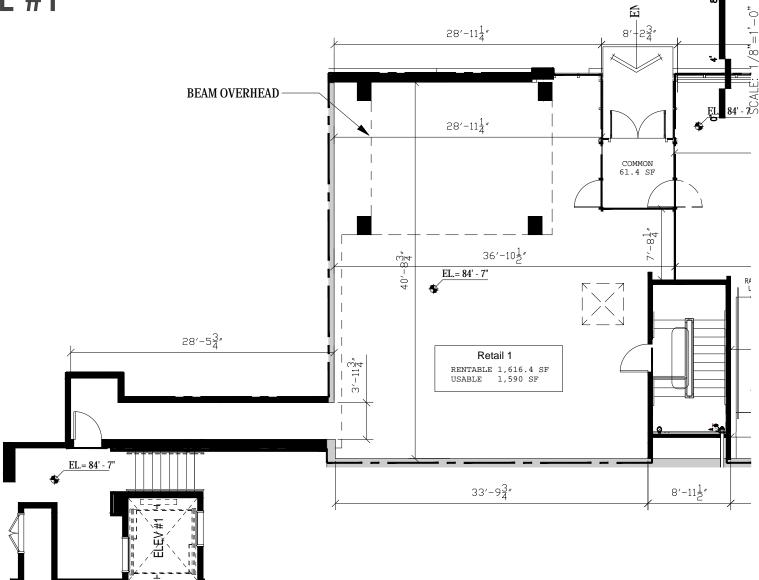
112TH AVE CORRIDOR DEVELOPMENT





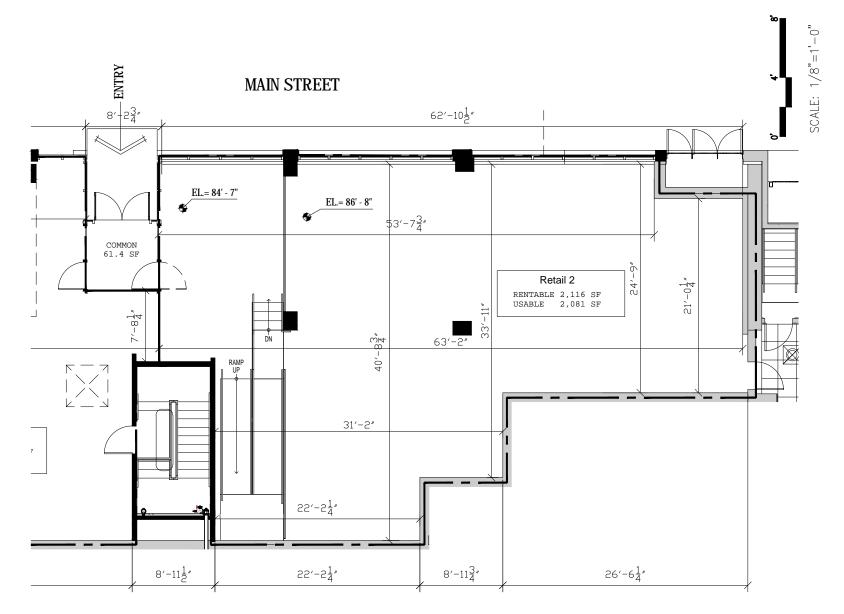


RETAIL #1





RETAIL #2





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