

CITY CENTER BELLEVUE

# CITY CENTER BELLEVUE

*Second-Generation Retail/Cafe Space  
for Lease in the Heart of Bellevue*

500 108TH AVE NE, BELLEVUE, WA

EXCLUSIVELY LEASED BY

KELLY GADDIS  
425.450.1136  
kelly.gaddis@kidder.com

MIA PONCE  
425.450.1137  
mia.ponce@kidder.com



## CITY CENTER BELLEVUE



*Downtown Bellevue is experiencing significant growth. Millions of square feet of existing and new office buildings currently under construction are within one block of City Center Bellevue.*

Rare, second-generation retail space

Base of a 27-story, Class A office building

Three spaces available ranging from 504 SF to 3,052 SF

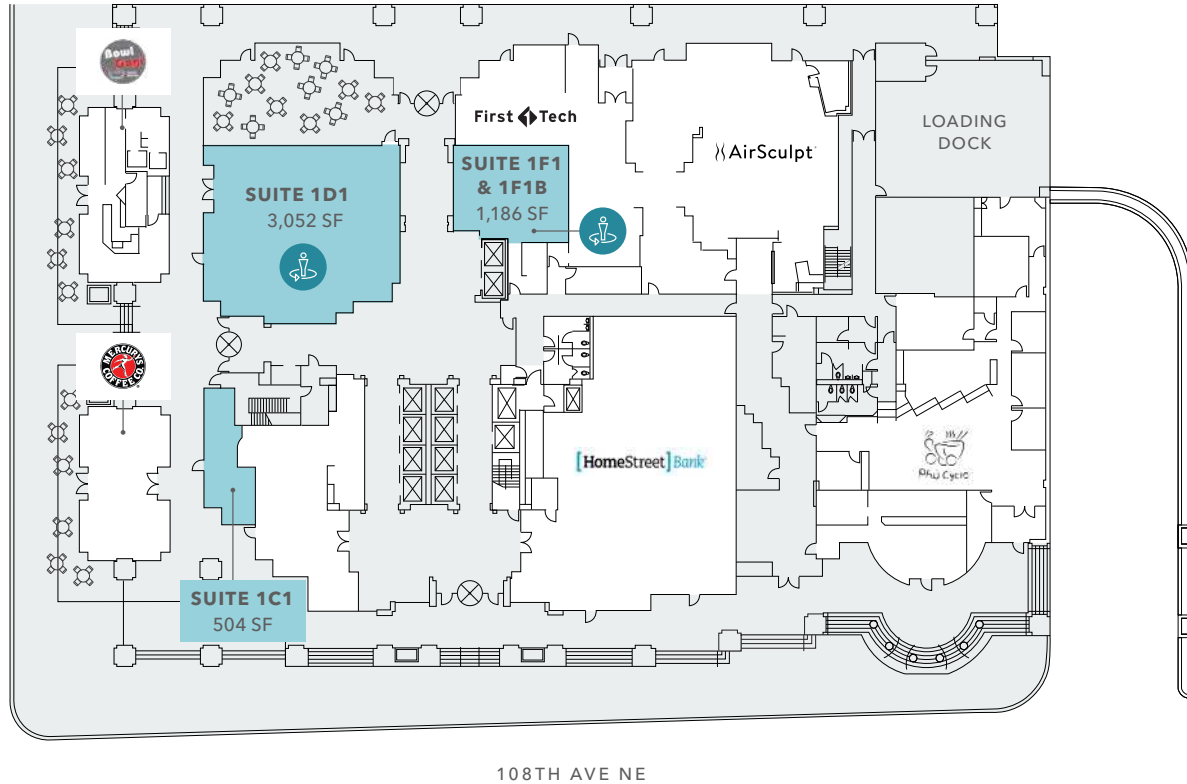
Parking available in building

Located one block from Bellevue Downtown Light Rail Station and adjacent to Bellevue Transit Center

Contact brokers for rates

*504 SF - 3,052 SF*

AVAILABLE SPACE



**SUITE AVAILABILITY**

Suite	Size	Virtual Tour	Notes
Suite 1C1	504 SF	N/A	Former Barbershop, great for Salon Barber use. Unit has 3 cut and color stations with 2 shampoo bowls. Unit has direct access to the exterior of the building facing the Transit Center and Mercury's Coffee.
Suite 1D1	3,052 SF	Tour 1D1	Former Specialty's Café & Bakery - turn-key deli opportunity available immediately. Space includes coffee bar, type 2 hood, walk-in refrigeration, and other restaurant equipment. Exterior door facing Bellevue Transit Center and interior lobby access to office building.
Suites 1F1 & 1F1B	1,186 SF	Tour 1F1 & 1F1B	Former sundries shop with lobby access directly across from café entrance. Great for sundries, floral, or other specialty uses. Available immediately.



# CITY CENTER BELLEVUE





# MAJOR EMPLOYERS





# BELLEVUE DEMOGRAPHICS

**152,748**  
POPULATION

**2.4**  
AVG HH SIZE

**\$239,805**  
AVG HH INCOME

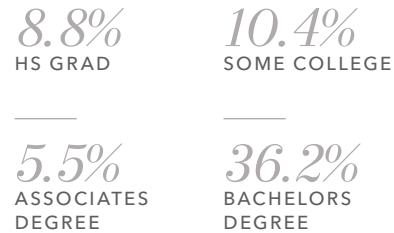
**37.1**  
MEDIAN AGE

## HOME OWNERSHIP

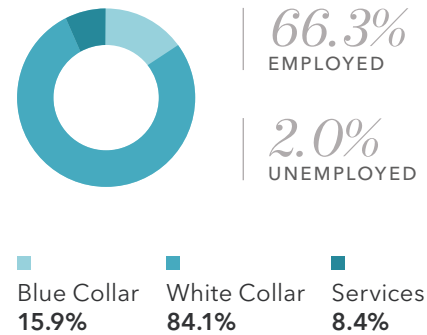


■ Renters ■ Owners

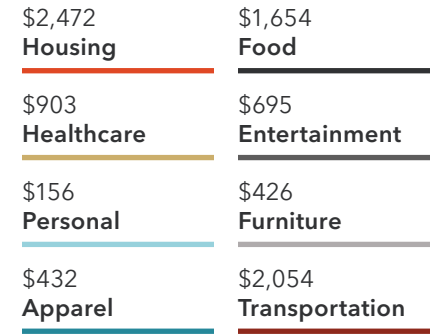
## EDUCATION



## EMPLOYMENT



## HOUSEHOLD SPENDING

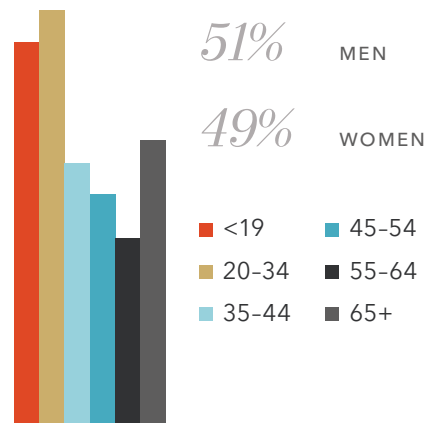


## RACE & ETHNICITY

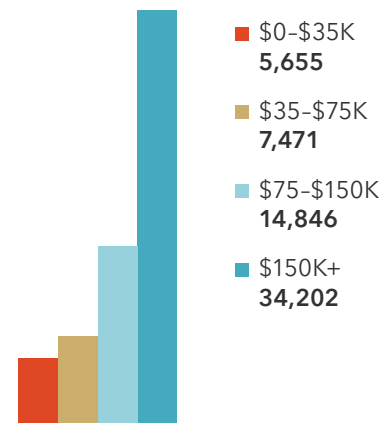
WHITE	46.3%
ASIAN	40.2%
PACIFIC ISLANDER	0.1%
AFRICAN-AMERICAN	3.1%
HISPANIC	9.6%
TWO OR MORE RACES	7.0%

Source: Sites USA

## GENDER & AGE



## INCOME BY HOUSEHOLD



# CITY CENTER BELLEVUE

*Exclusively leased by*

**KELLY GADDIS**  
425.450.1136  
kelly.gaddis@kidder.com

**MIA PONCE**  
425.450.1137  
mia.ponce@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

