



# REDMOND GRAND

Prime Downtown Redmond Retail Available



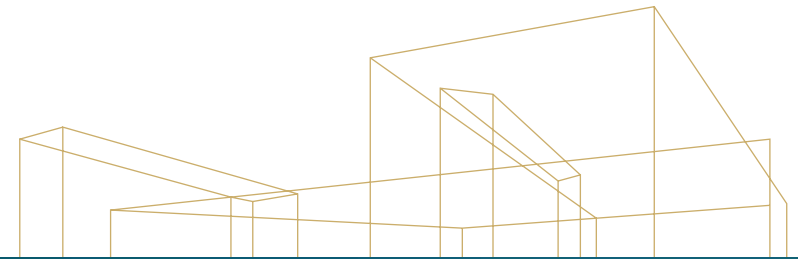
16595 REDMOND WAY, REDMOND, WASHINGTON

**km** Kidder  
Mathews





# RETAIL AT REDMOND GRAND



High-profile,  
transit-oriented,  
mixed-use  
development  
in the heart  
of downtown  
Redmond



**HIGHLY VISIBLE  
DOWNTOWN LOCATION**



**ACROSS FROM NEW  
LIGHT RAIL STATION**



**29,000 SF OF  
PRIME RETAIL**



**INCLUDES 613  
RESIDENTIAL UNITS**



**79 DEDICATED VISITOR  
PARKING STALLS**



**ADJACENT SPACES  
CAN BE COMBINED**



**DOUBLE-HEIGHT RETAIL  
CEILINGS**



**ESTIMATED COMPLETION  
2024**

**For leasing  
information  
contact**

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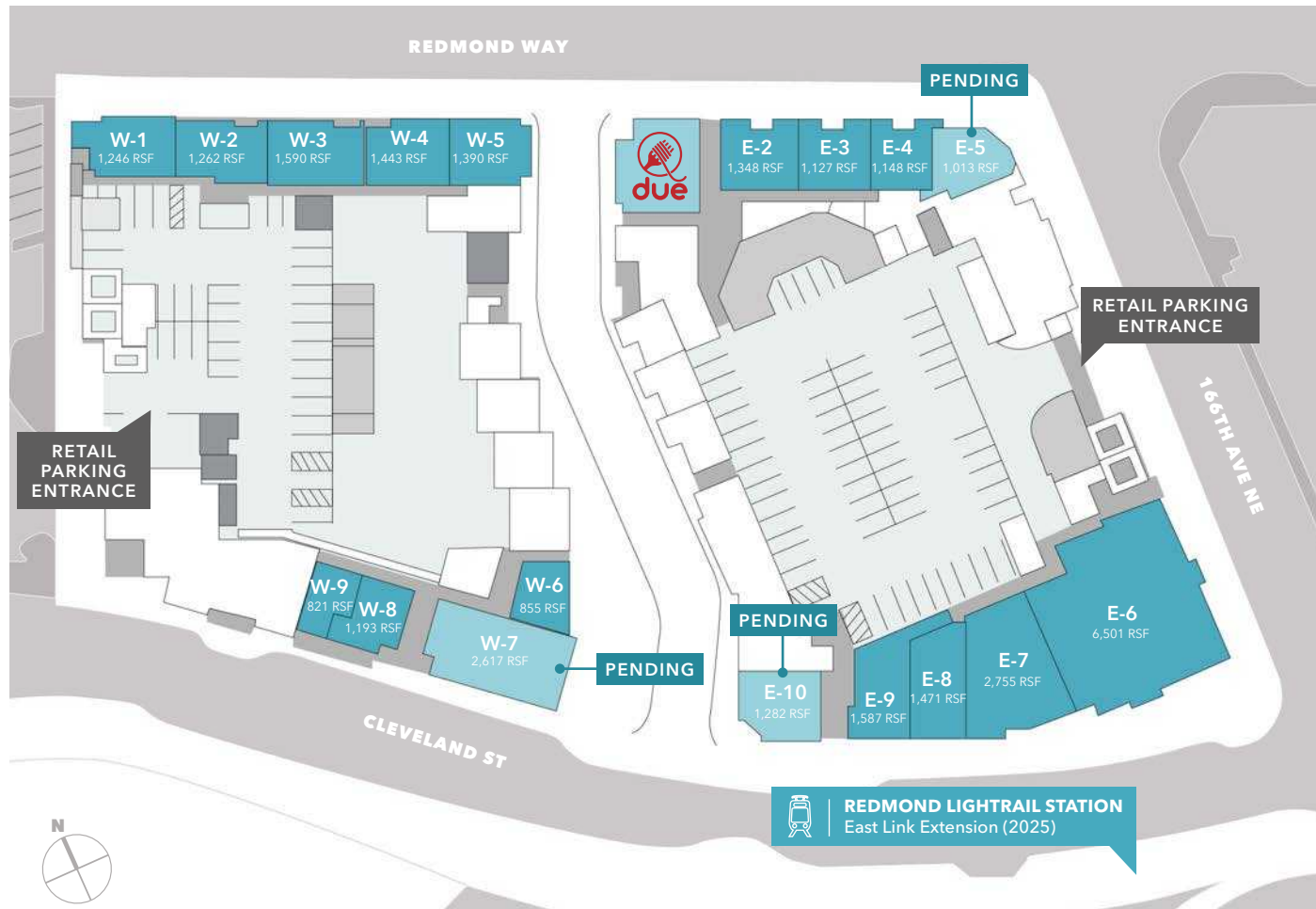




# RETAIL AT REDMOND GRAND

## Spaces can be combined

■ Retail   ■ Food & Beverage



**PRIME** downtown Redmond retail: 821 SF to 12,314 SF below 613 residential units

**LOCATED** in the heart of downtown Redmond, directly across from the Downtown Redmond Light Rail Station (opens 2025) and one block from Redmond Town Center

**DOWNTOWN REDMOND** is targeted to accommodate one third of the city's housing growth through 2030

**HIGH-DENSITY** location with ±6,700 existing and ±2,750 planned multifamily units within walking distance

**STRONG** daytime population of 16,000 employees within one mile and an additional 1,400+ Amazon employees planned within a half mile

**ESTIMATED DELIVERY:**  
June 2024 (East Building)  
November 2024 (West Building)

**HIGH-INCOME** demographics

**CALL** for rates

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SEATTLE

—○— | EAST LINK LIGHT RAIL 2024

—○— | EAST LINK LIGHT RAIL 2025

BELLEVUE

LAKE WASHINGTON

REDMOND TOWN CENTER


KIRKLAND

REDMOND LIGHTRAIL STATION  
East Link Extension (2025)

MARYMOOR PARK


ARCO

BLACK RAVEN

WILLOWS RUN GOLF COURSE

REDMOND CENTRAL CONNECTOR WILLOWS RD

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WILLOWS BUSINESS CENTER

SUBJECT PROPERTY

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REDMOND







# RETAIL AT REDMOND GRAND





# RETAIL AT REDMOND GRAND

## Demographics

### POPULATION

	1 Mile	3 Miles	5 Miles
Estimated Population (2023)	19,692	98,110	242,927
Projected Population (2028)	21,821	104,735	259,357
Census Population (2020)	19,333	99,621	244,528
Projected Growth (2023-2028)	2.2%	1.4%	1.4%
Historical Growth (2010-2020)	6.1%	2.7%	2.2%
Median Age	31.2	33.6	35.5
Bachelor's Degree or Higher	74.9%	74.6%	71.2%

### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Households	10,245	40,891	99,511
2028 Household Projection	11,352	43,324	105,880
Annual Growth 2023-2028	2.2%	1.2%	1.3%
Annual Growth 2010-2023	6.6%	2.1%	1.7%
Owner Occupied Households	5,078	21,680	53,824
Renter Occupied Households	805	3,092	7,434

### 2023 ESTIMATED RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
White	10,058	48,960	132,619
Black or African American	565	2,668	6,925
Asian or Pacific Islander	6,757	36,084	76,271
American Indian or Native Alaskan	91	386	1,012
Hispanic	326	1,578	3,734
Other Races	713	2,761	7,395

### INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$168,351	\$233,261	\$238,368
Median Household Income	\$157,936	\$178,218	\$176,276
Income at \$100,00 or more	6,876	29,933	71,044

### 2023 BUSINESS

	1 Mile	3 Miles	5 Miles
Estimated Total Businesses	1,705	4,856	16,274
Estimated Total Employees	14,451	46,743	134,358

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