

# EASTGATE | FORMER 7-ELEVEN

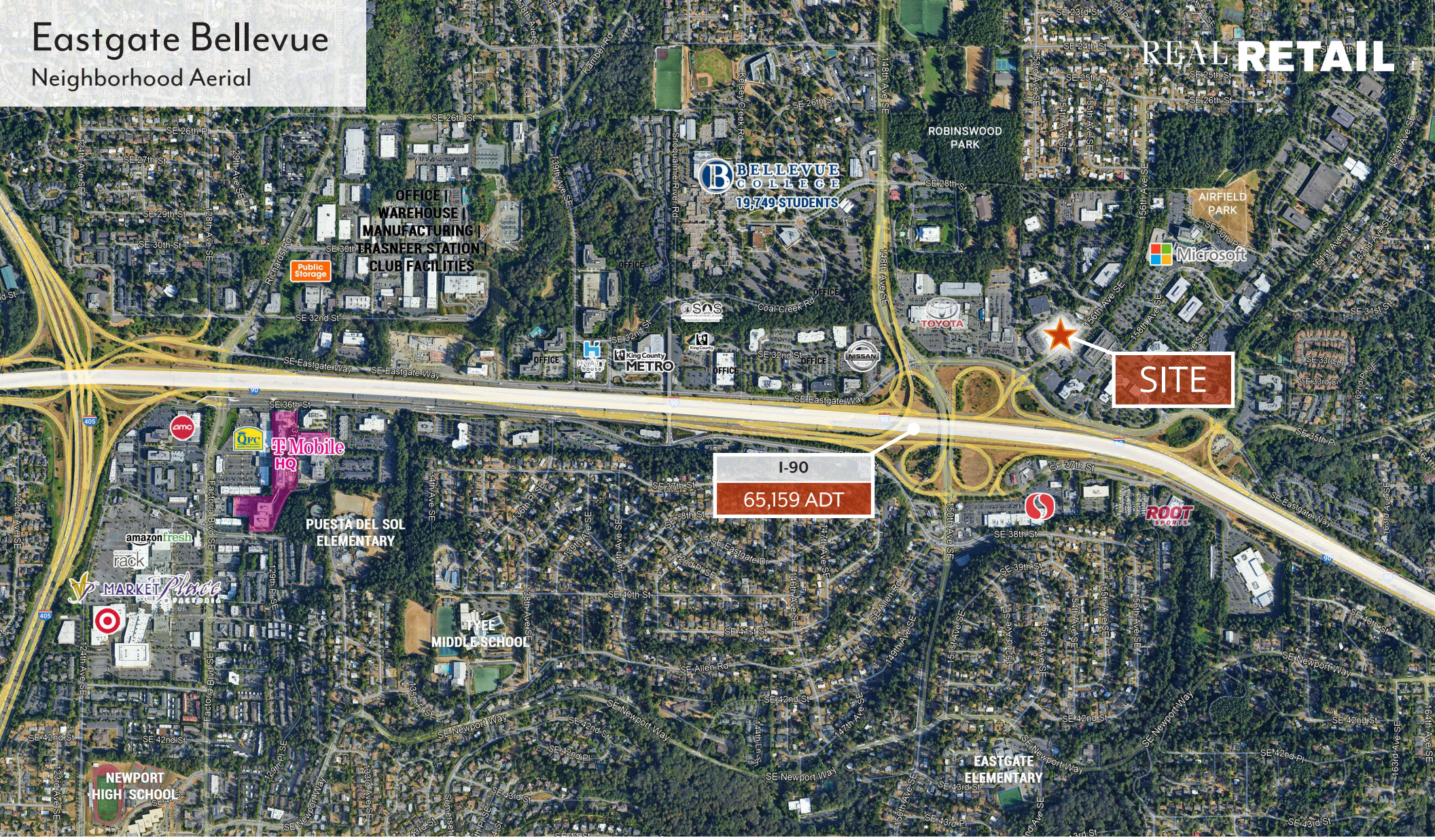
GROUND LEASE | LEASE  
OPPORTUNITY

3237 156th Ave SE  
Bellevue, WA 98007

# Eastgate Bellevue

## Neighborhood Aerial

REAL RETAIL



12 Min Drive



24,531  
ADT

SE Eastgate Way & 156th



19,749  
STUDENTS

Bellevue College



\$234,469  
AHFI



131,205  
EMPLOYEES



58,268  
HOUSEHOLDS



137,734  
POPULATION



Parcel ..... 112405-9087  
Land Size ..... 11,200 SF  
Building Size ..... 2,400 SF  
Zoning ..... CB  
Timing ..... Immediate  
Asking ..... Contact Broker

Former 7-Eleven positioned near the intersection of SE Eastgate Way and 156th Ave SE immediately adjacent Interstate-90 benefitting from high traffic counts and strong retail cotenancy in the immediate trade area.

With a lot size of 11,200 SF the space allows for food, beverage, or retail uses and features surface parking. Neighboring co-tenants include McDonald's, Jack in the Box, and Embassy Suites.

## REAL RETAIL

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