

EASTGATE | FORMER 7-ELEVEN

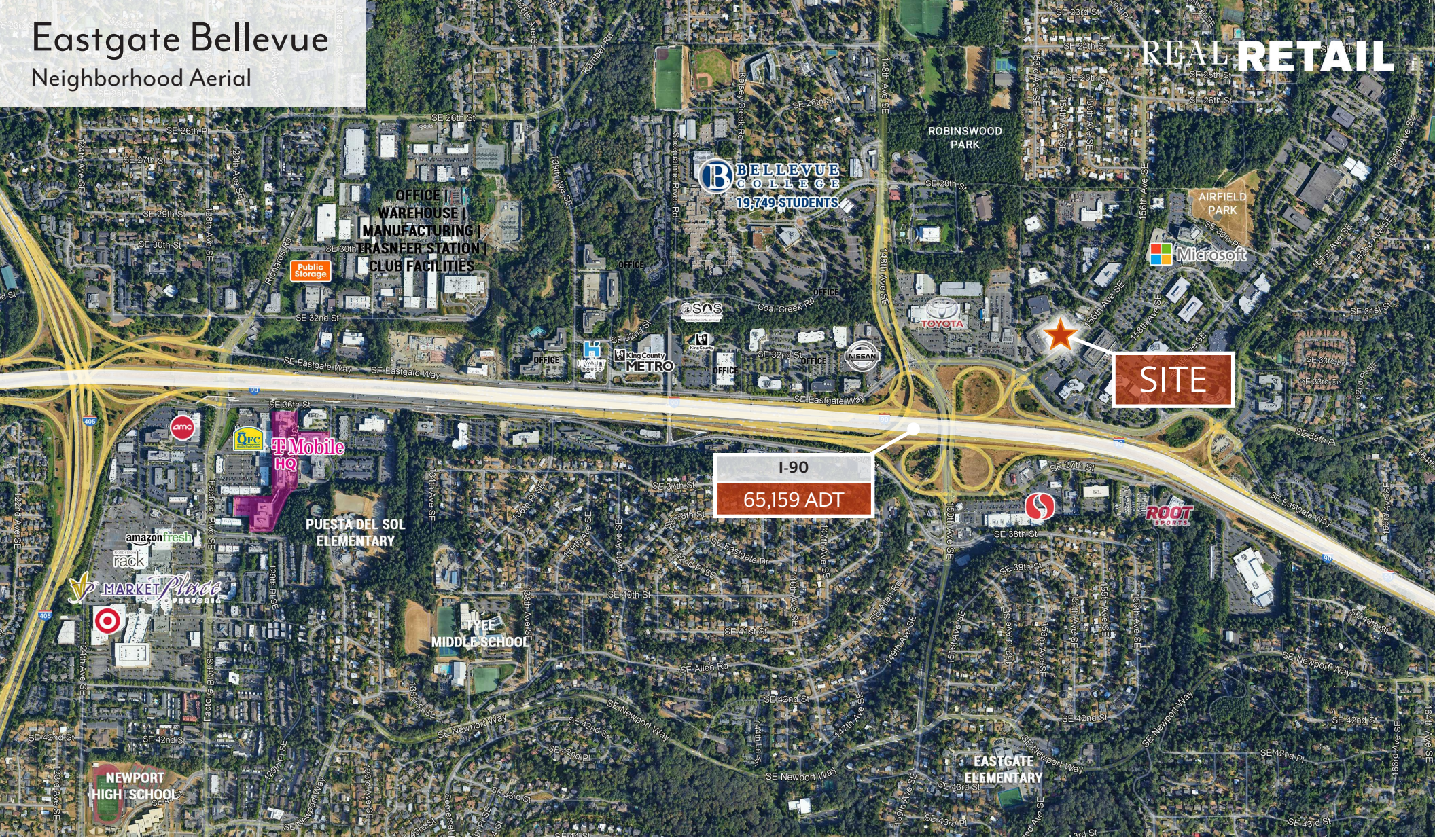
GROUND LEASE | LEASE  
OPPORTUNITY

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**

Eric Zuehlsdorff  
808-221-1134 cell  
eric@real-retail.net

Andrew Miller  
206-818-3629 cell  
amiller@real-retail.net