

FOR LEASE

ASTORIA CONDOS RETAIL/CLINIC

*2,950 SF Ground-Floor Retail/Clinic
Available in the Heart of Old Bellevue*

10047 MAIN ST, BELLEVUE, WA 98004



KIDDER.COM

km Kidder
Mathews

STANDOUT LOCATION ON OLD BELLEVUE'S MAIN STREET



RETAIL SPACE FEATURES

SUITE 101	2,950 SF
LOCATION	One block south of Bellevue Downtown Park and two blocks east of Bellevue Marina
BUILDING	Ground-floor retail/clinic with 68 luxury condo units above
PARKING	Eight designated and free parking stalls with additional street parking available
LEASE RATE	Please call brokers

7 MIN

DRIVE TO I-405 AND
SR-520 INTERCHANGE

6 MIN

DRIVE TO I-405 AND
I-90 INTERCHANGE

ASTORIA CONDOS RETAIL/CLINIC



LARGE RECEPTION
WITH BUILT-IN
DESK & DISPLAY
FOR EYE GLASSES



5 EXAM ROOMS
& 1 ADMIN OFFICE



2 IN-SUITE
RESTROOMS FOR
EMPLOYEES &
PATIENT USE



EMPLOYEE
LOUNGE WITH
BUILT-IN LOCKERS

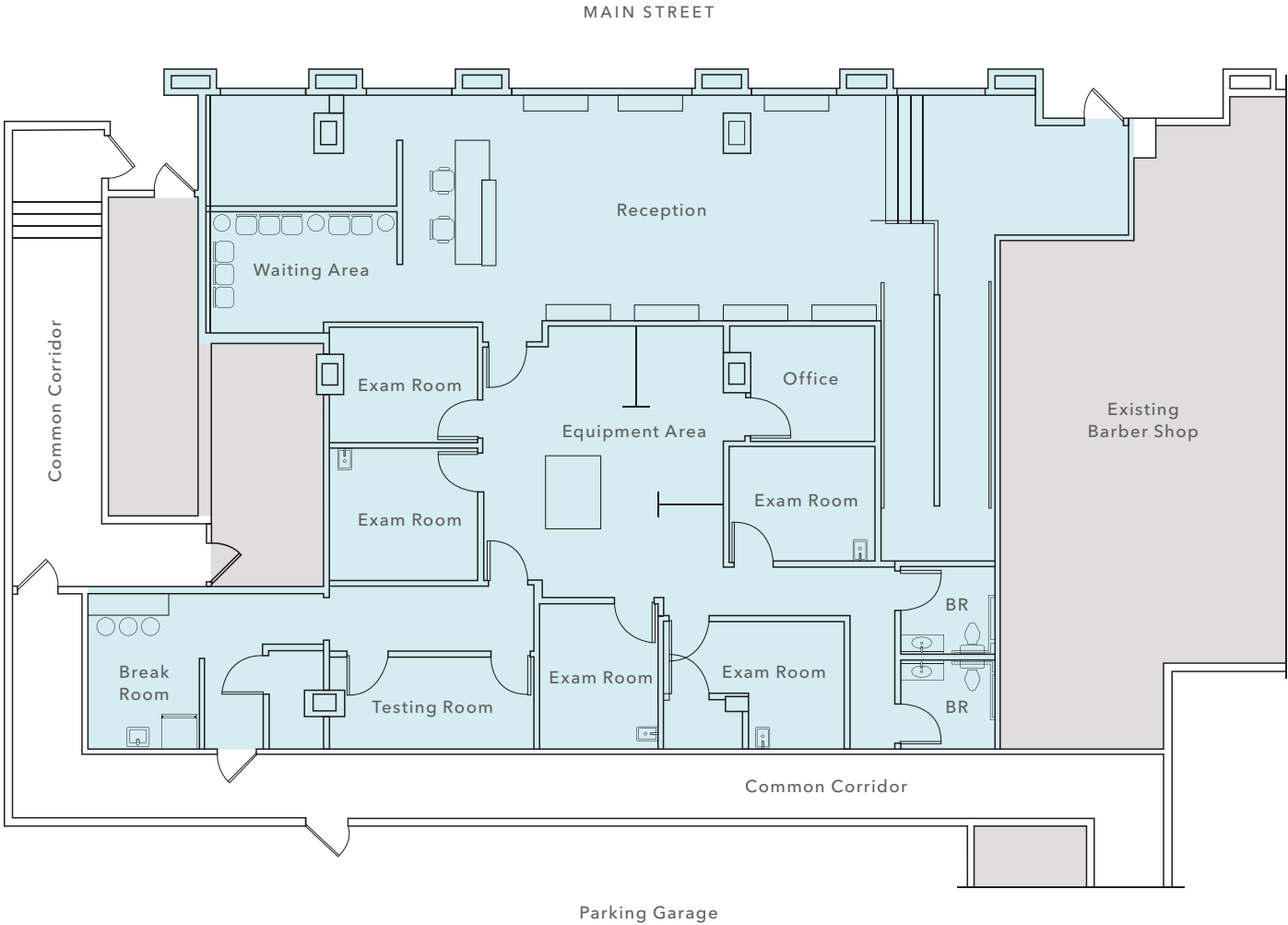


*Modern eye clinic space
with new class-A finishes
perfect for Optometry use*

ASTORIA CONDOS RETAIL/CLINIC



FLOOR PLAN



2,950 SF

SUITE 101

CALL

BROKERS FOR RATES



ASTORIA CONDOS RETAIL/CLINIC



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
EST POPULATION (2023)	22,667	84,624	281,242
PROJECTED POPULATION (2028)	24,206	86,613	296,398
CENSUS POPULATION (2020)	21,533	84,810	280,932
PROJECTED GROWTH (2022 - 2028)	1.4%	0.5%	1.1%

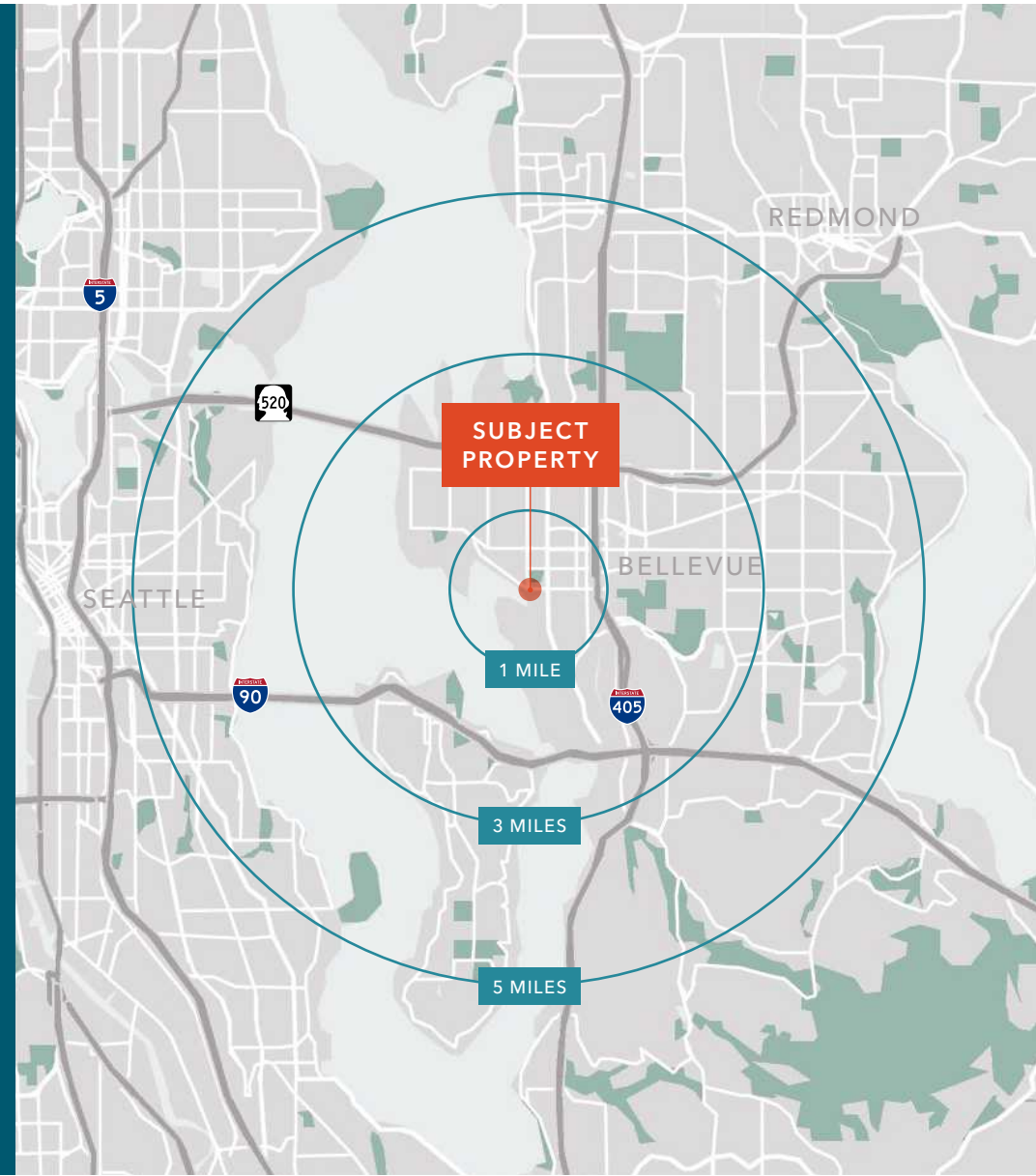
INCOME 2023

	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$244,713	\$280,998	\$257,731
MEDIAN HOUSEHOLD INCOME	\$170,014	\$182,737	\$174,560
INCOME AT \$200,00 OR MORE	41.1%	43.2%	41.6%

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	3,419	11,351	22,776
TOTAL EMPLOYEES	40,700	104,894	188,151
EMPLOYEE - POP. PER BUSINESS	11.9 to 1	9.2 to 1	8.3 to 1
RESIDENTIAL - POP. PER BUSINESS	6.6 to 1	7.5 to 1	12.3 to 1

Data Source: ©2023, Sites USA



BELLEVUE FACTS & DEMOGRAPHICS

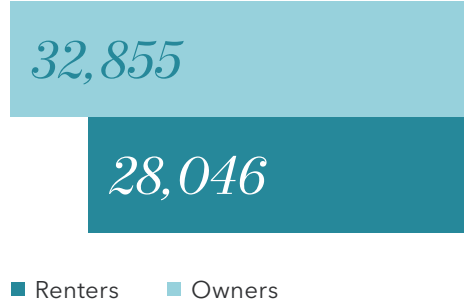
147,733
POPULATION

2.4
AVG HH SIZE

\$250,163
AVG HH INCOME

35.6
MEDIAN AGE

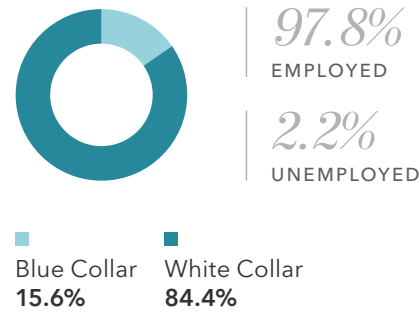
Home Ownership



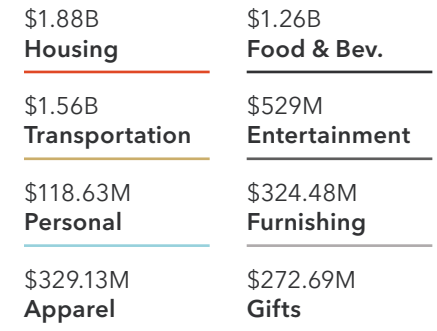
Education



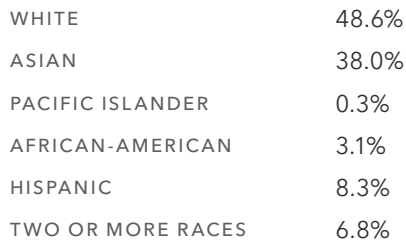
Employment



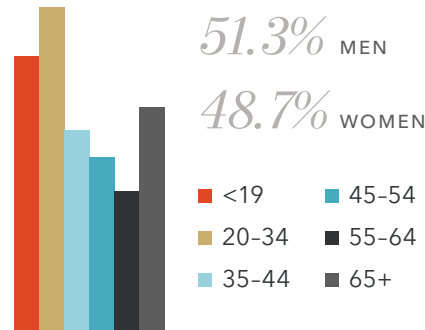
Household Spending



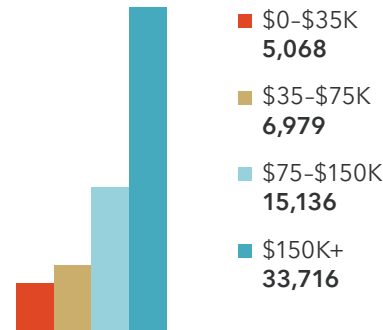
Race & Ethnicity



Gender & Age



Income by Household



Source: ©2023, Sites USA

ASTORIA CONDOS RETAIL/CLINIC

Exclusively leased by

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