

11100 MAIN STREET, BELLEVUE, WA

BROADSTONE SAVOIE

RETAIL SPACE | AVAILABLE NOW

HOLDEN INDEPENDENT LIVING 155 UNITS

BROADSTONE
SAVOIE

SAVOIE 190 UNITS

HOLDEN ASSISTED LIVING 155 UNITS

MAIN STREET

112TH AVE

FOR MORE INFORMATION PLEASE CONTACT:

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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

BROADSTONE SAVOIE | 11100 MAIN STREET, BELLEVUE, WA



DOWNTOWN SEATTLE

DOWNTOWN BELLEVUE PARK

OLD BELLEVUE (MAIN STREET RETAIL CORE)

EAST MAIN LIGHT RAIL STATION AND MAIN STREET PARK

BROADSTONE SAVOIE

HOLDEN INDEPENDENT LIVING TOWER

HOLDEN OF BELLEVUE ASSISTED LIVING & MEMORY CARE

MAIN STREET

112TH AVE

NEIGHBORHOOD HIGHLIGHTS



\$149,088
AVERAGE HH
INCOME

88
WALK
SCORE

160,000
DAYTIME
POPULATION

FUTURE LIGHT RAIL COMMUTE

- **REDMOND:** 14 minutes
- **DOWNTOWN SEATTLE:** < 20 minutes
- **UNIVERSITY OF WASHINGTON:** 27 minutes
- **SEATAC:** 55 minutes

NEARBY AMENITIES:

- Directly across the street from Bellevue's East Main Light Rail Station
- Nearly 6 million SF of office space is under construction in Downtown Bellevue, with Amazon, Facebook, and Microsoft bringing an estimated 34,000 new employees by 2025
- Located on Main Street, a popular retail corridor with a neighborhood feel
- Near premiere shopping destinations including Bellevue Square, Lincoln Square, and The Bravern
- Walkable to grocery stores including PCC, Trader Joe's and Whole Foods Market and major retailers such as REI and Target
- Proximity to several parks including East Main Park, Downtown Bellevue Park, and Meydenbauer Bay Park
- Near recreation opportunities like Overlake Golf and Country Club and the Bellevue Arts Museum

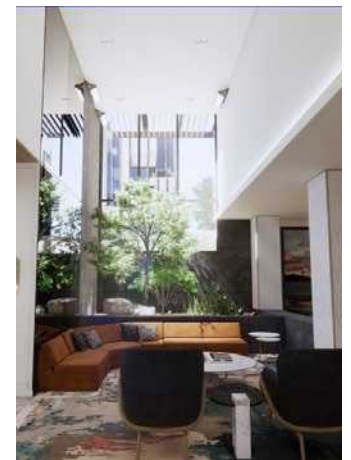
BROADSTONE SAVOIE

FEATURES

- Prime retail location positioned at the entrance to Downtown Bellevue just off of I-405
- 190 residential units
- Ready for occupancy: Fall 2023
- Rental Rate: \$45/SF/Yr
- Estimated NNNs: \$12.50/SF
- Directly across from light rail station with high visibility to both foot and car traffic
- Parking: retail parking available for customers/employees (valet only) – price TBD. Inquire for more details.

AVAILABLE

- Retail 1: 1,725 Sq Ft. Fronts 112th Ave NW. Ideal for boutique retail, beauty, salon/skincare, coffee/cafe.
- Retail 2: 3,732 Sq Ft. Fronts Main Street. Ideal for retail, medical, boutique grocery. Can be demised:
 - Retail 2A: 1,616 Sq Ft
 - Retail 2B: 2,116 Sq Ft





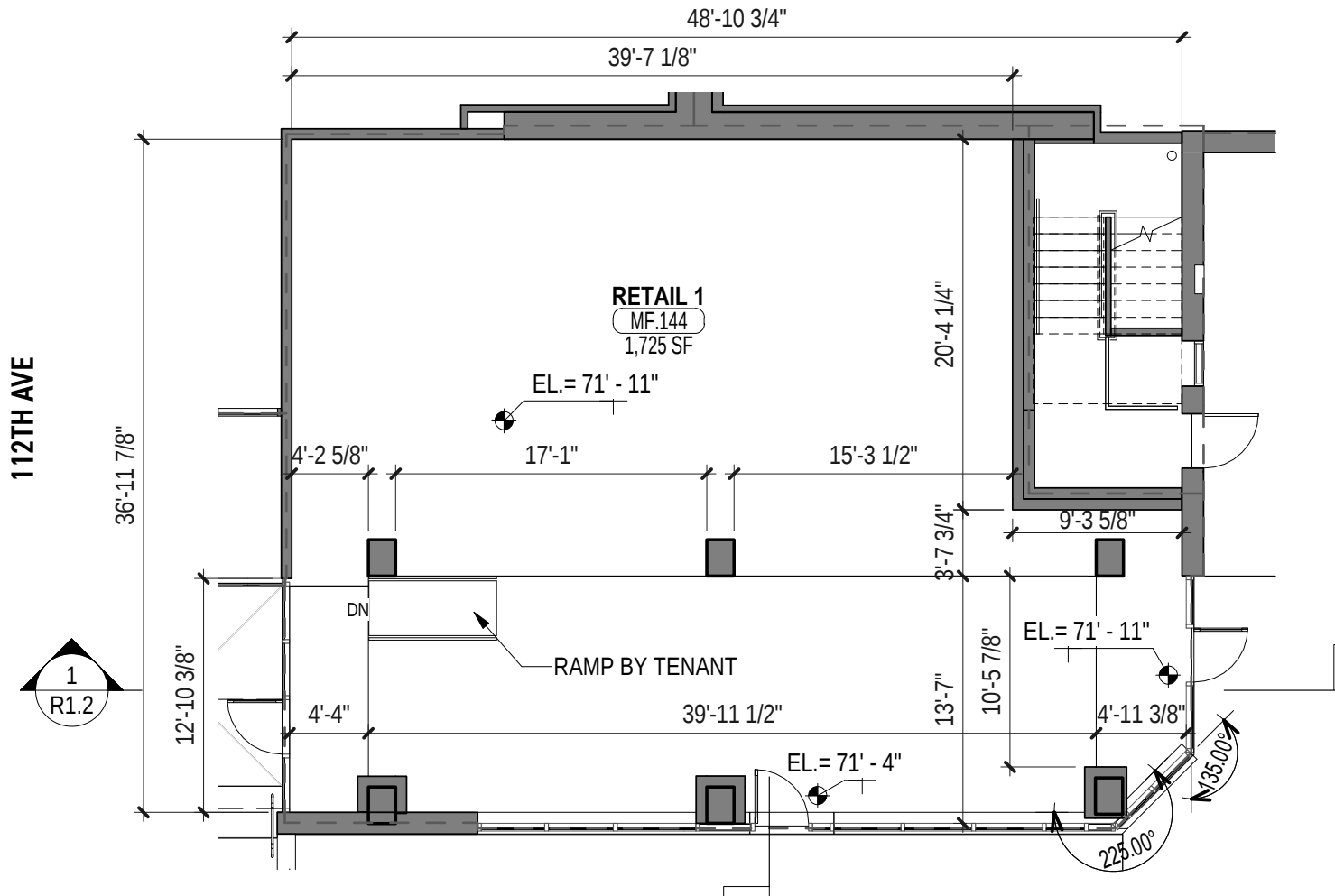
112TH AVE CORRIDOR DEVELOPMENT





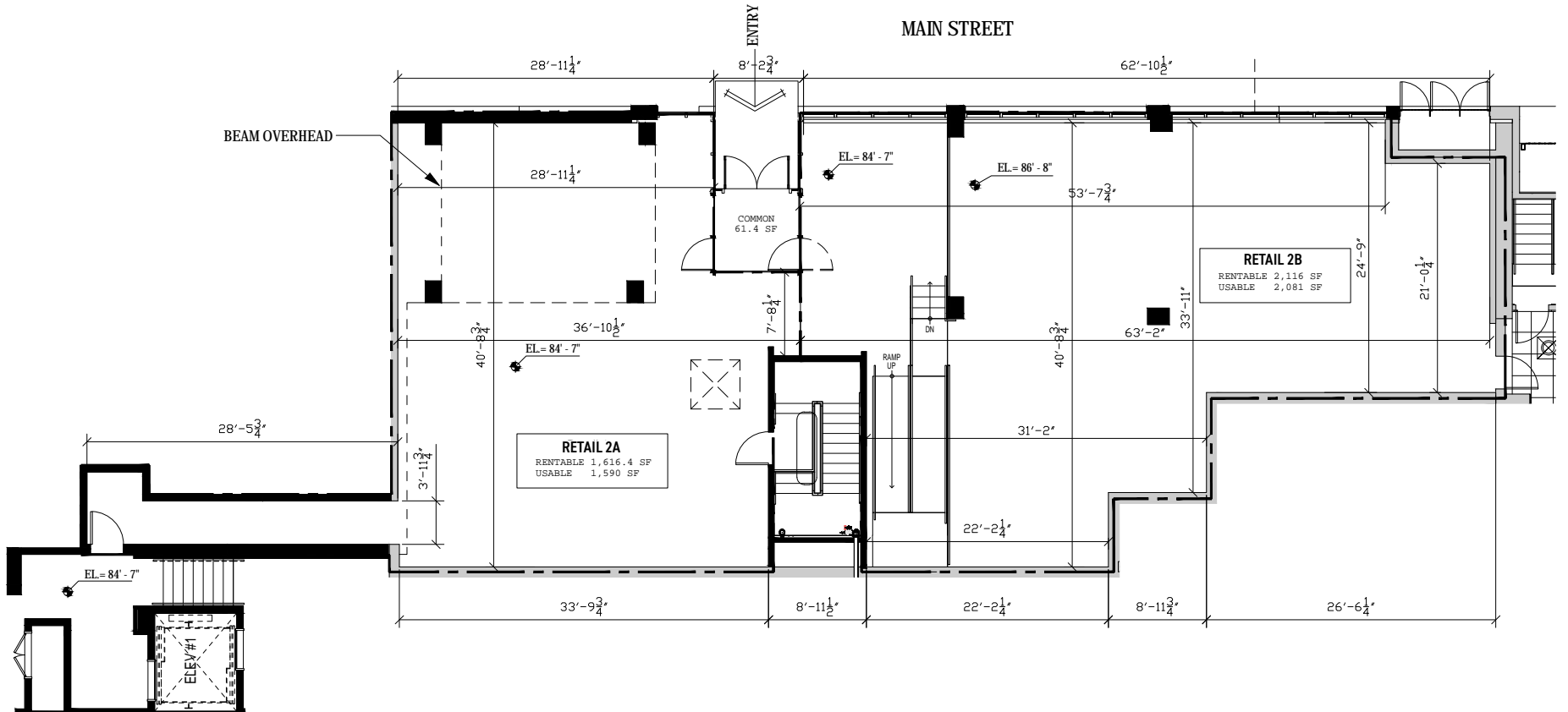
RETAIL #1

1,725 RSF



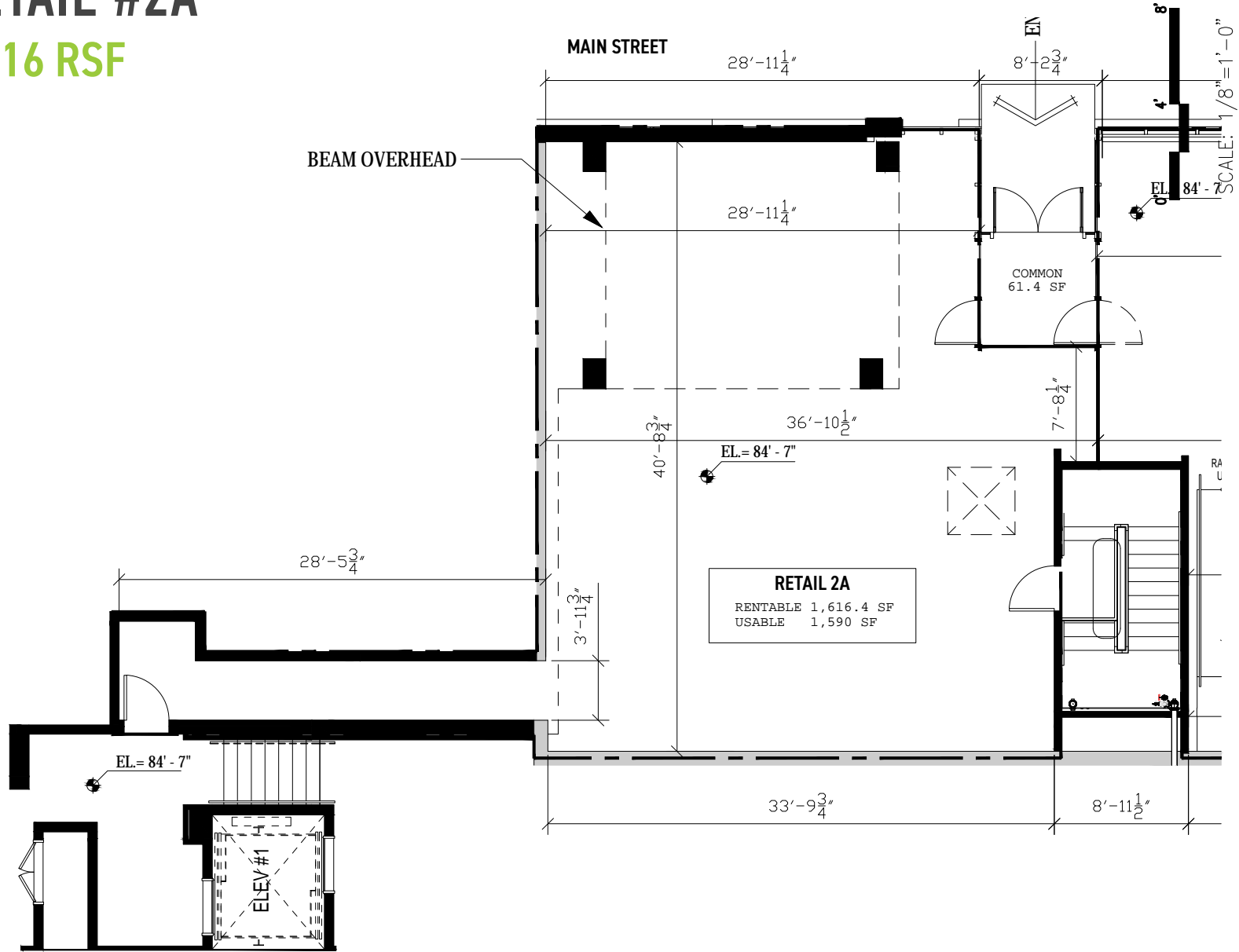
RETAIL #2

3,732 RSF



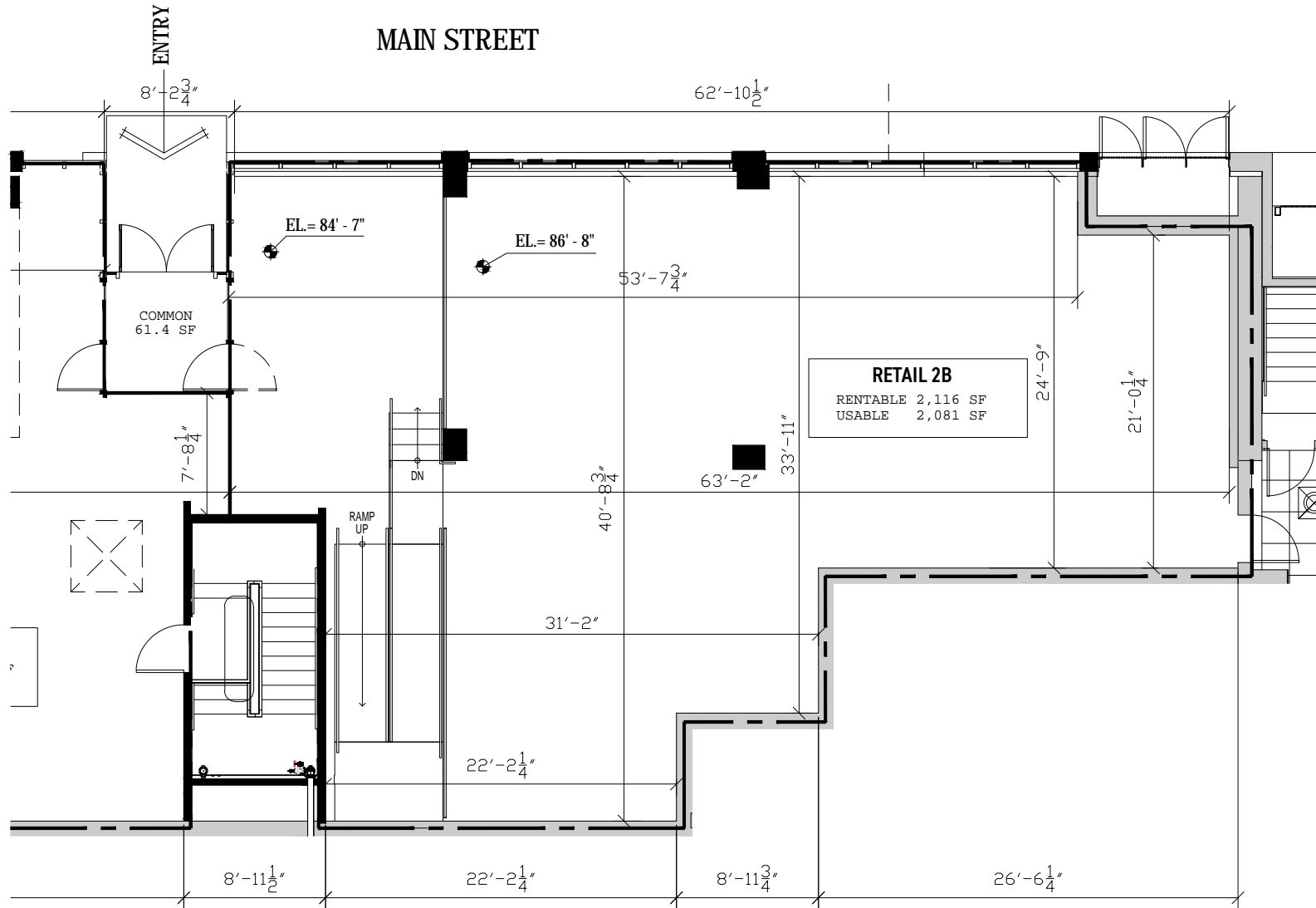
RETAIL #2A

1,616 RSF



RETAIL #2B

2,116 RSF



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