

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

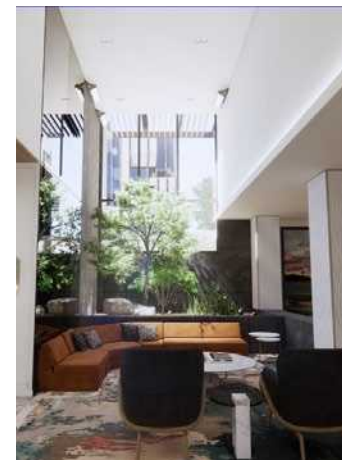
# BROADSTONE SAVOIE

## 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





RETAIL 2 (ON MAIN STREET)



RETAIL 1 (ON 112TH AVE)

# 112TH AVE CORRIDOR DEVELOPMENT



**EAST MAIN STATION**  
43,000-52,000 Daily Riders by 2026

**BROADSTONE GATEWAY**  
190 Units  
Alliance Residential/USAA

**HOLDEN OF BELLEVUE**  
155 IL Units  
Alliance Residential/USAA

**HOLDEN OF BELLEVUE**  
110 AL / 26 MC Units  
Alliance Residential/USAA

**MAIN STREET PLACE**  
1,200,000 SF Office  
400 units  
Hines/USAA  
Delivery 2025

**BELLEVUE DOWNTOWN STATION**  
7,000 Daily Boardings by 2030

**RED LION HOTEL**  
Upzone to 300'  
Potential Mixed Use Redevelopment  
Wig Properties

**BELLEVISTA PLACE**  
1,085,000 SF  
145 units  
Tishman Speyer  
Delivery 2025

**200 112TH**  
343,000 SF  
Columbia Pacific  
Delivery 2025

**222 112TH**  
760,000 SF  
Wallace Properties  
Delivery TBD

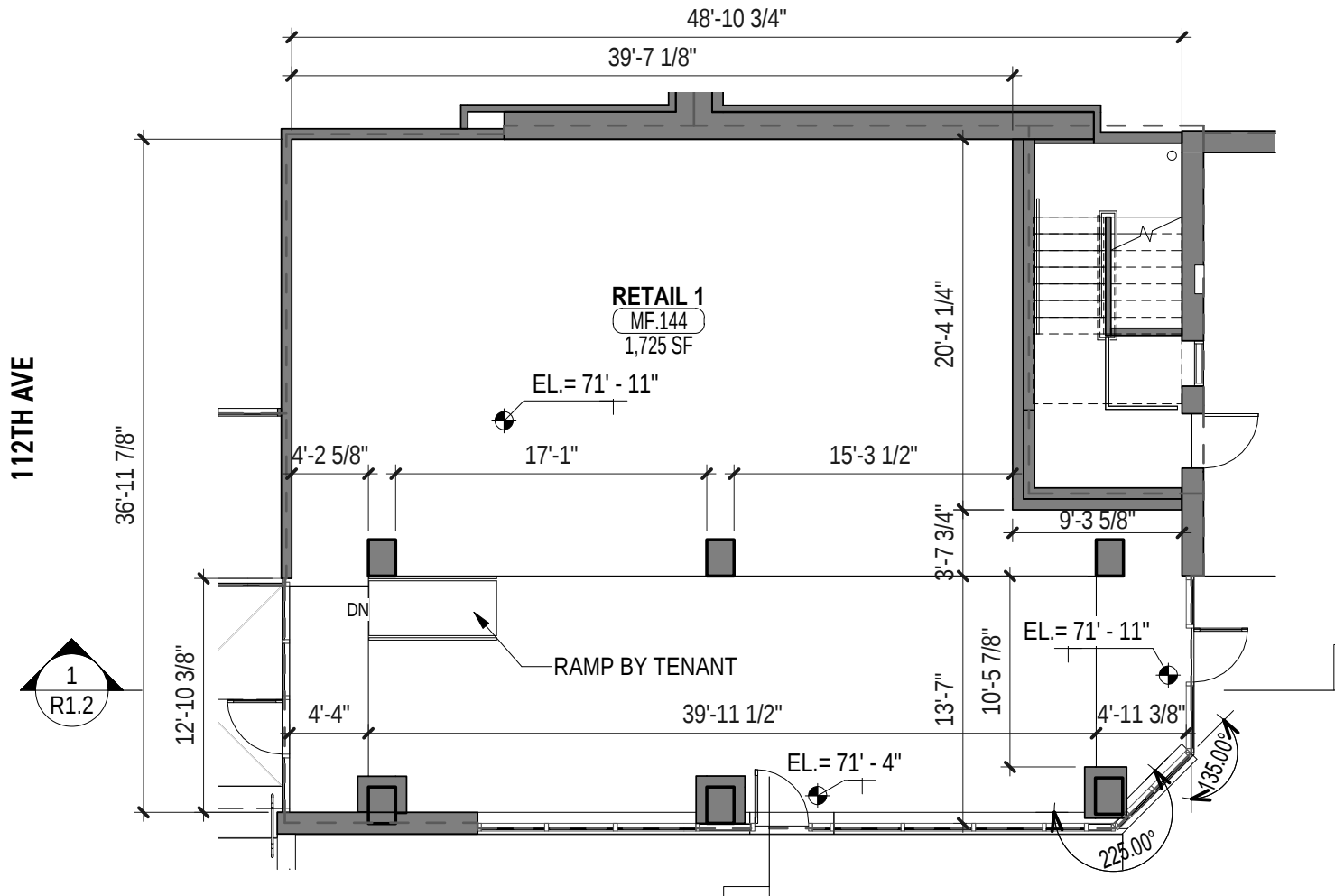
**BELLEVUE STRAITS**  
1,150,000 SF  
Legacy Companies  
Delivery TBD

**700 112TH**  
200,000+ SF  
Alex Smith  
Delivery TBD



# RETAIL #1

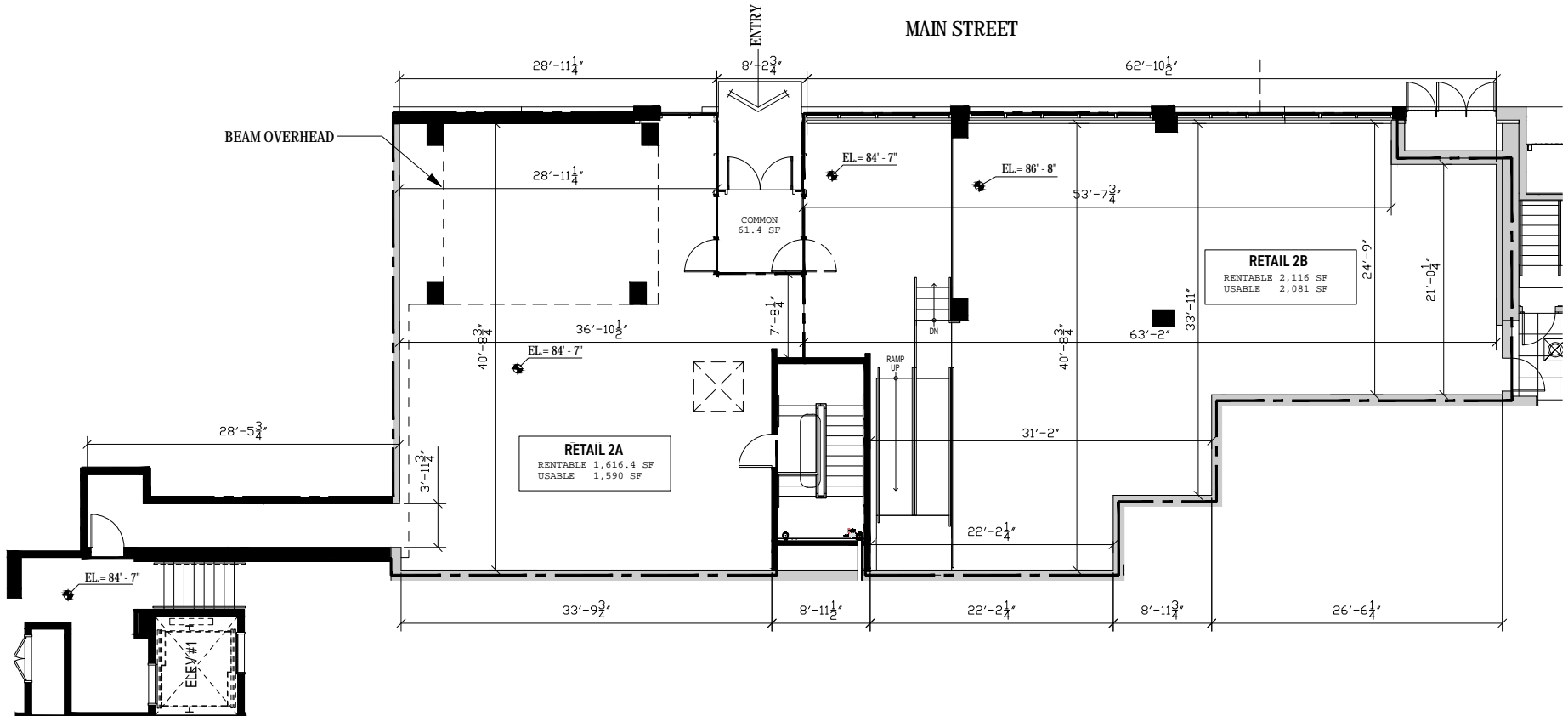
1,725 RSF





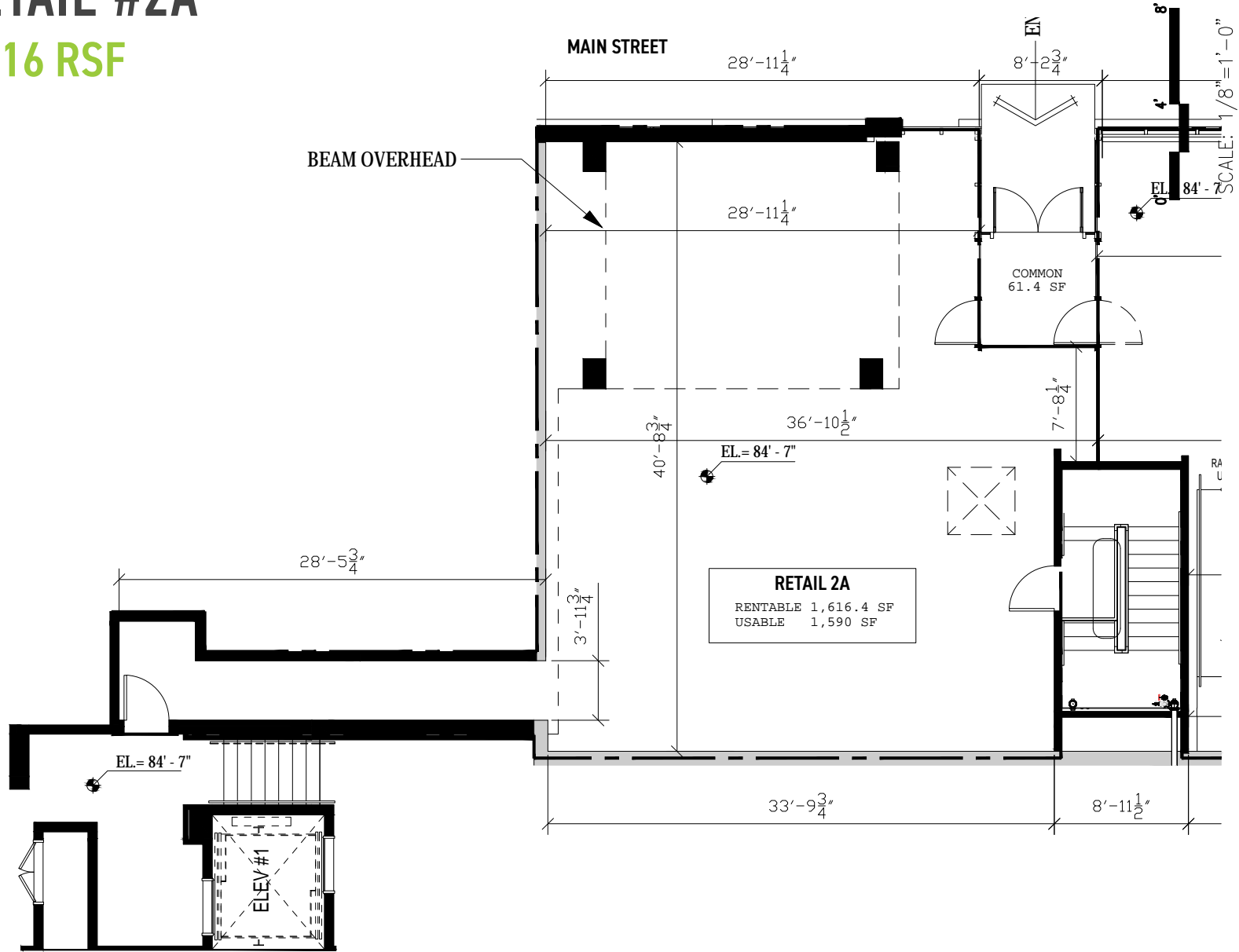
# RETAIL #2

3,732 RSF



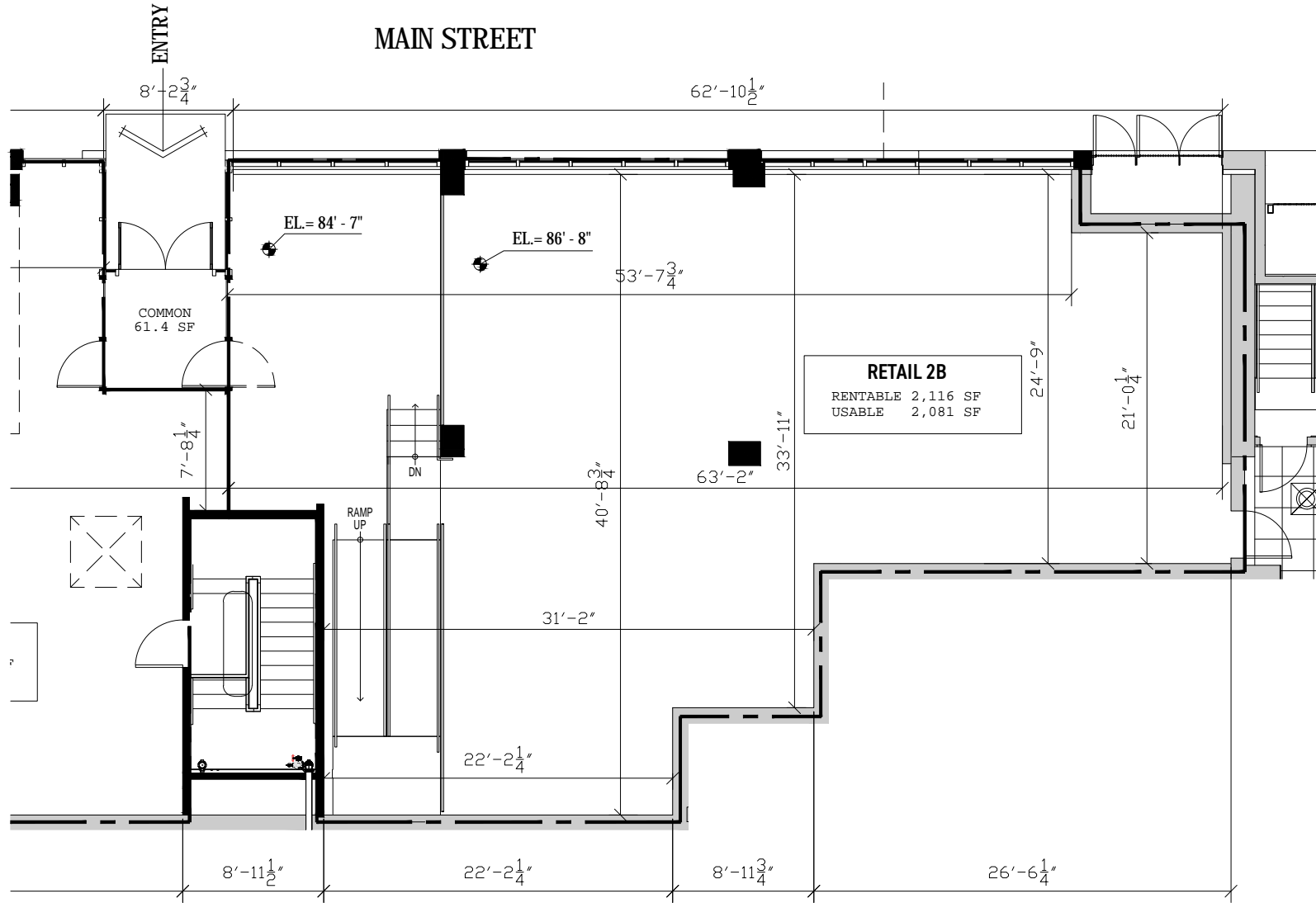
# RETAIL #2A

1,616 RSF



# RETAIL #2B

2,116 RSF



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