

FOR LEASE

# DOWNTOWN BELLEVUE RETAIL

*3,850 SF Retail Space Now  
Available in Downtown Bellevue*

10620 NE 8TH ST, BELLEVUE, WA



# *RARE DOWNTOWN RETAIL SPACE* WITH DRIVE-UP PARKING



## *Property Overview*

High visibility directly on NE 8th St - 31,000+ vehicles per day

Walking Distance to Downtown Bellevue Transit Center and Eastlink Light Rail Station

Minutes from I-405, I-90, and Hwy 520

Short-term leases available

Landlord will consider multiple uses dependent on current code and zoning

→ TAKE VIRTUAL TOUR

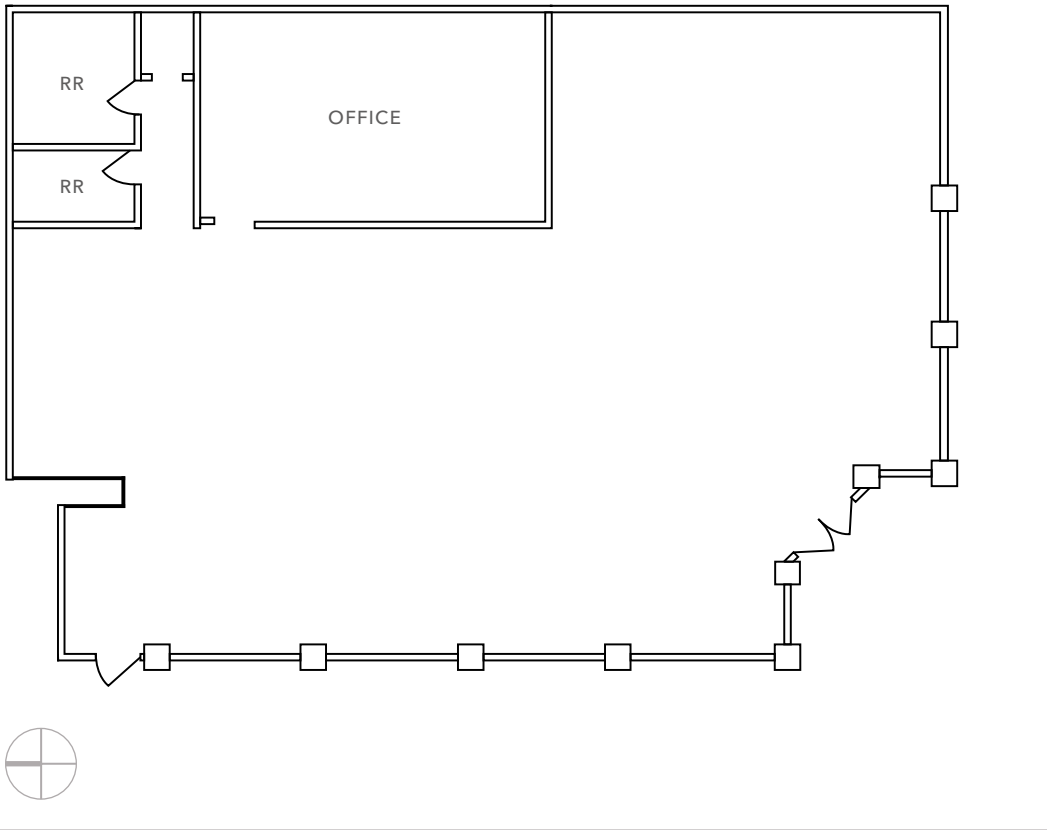
*3,850 SF*

AVAILABLE

*CALL*

BROKER FOR RATES

# FLOOR PLAN



106TH AVE NE

NE 8TH ST

**3,850 SF**

AVAILABLE

**CALL**

BROKER FOR RATES

**NOW**

AVAILABLE



**31,500+ VEHICLES**  
Average Daily Traffic

Not to scale and configuration must be verified by Tenant.



# DOWNTOWN BELLEVUE RETAIL


LINCOLN SQUARE

**SUBJECT PROPERTY**


THE SHOPS AT THE BRAVERN

**DOWNTOWN BELLEVUE STATION**  
.5 miles away | 3 blocks away

**BELLEVUE SQUARE**


**BELLEVUE DOWNTOWN PARK**

**GRAND CONNECTION**  
Pedestrian Path

AVAILABLE FOR LEASE



KIDDER MATHEWS



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	21,868	46,568	89,304
2024 ESTIMATED	26,862	50,717	93,016
2029 PROJECTED	27,554	51,474	93,284
ANNUAL GROWTH (2024 - 2029)	0.5%	0.3%	-

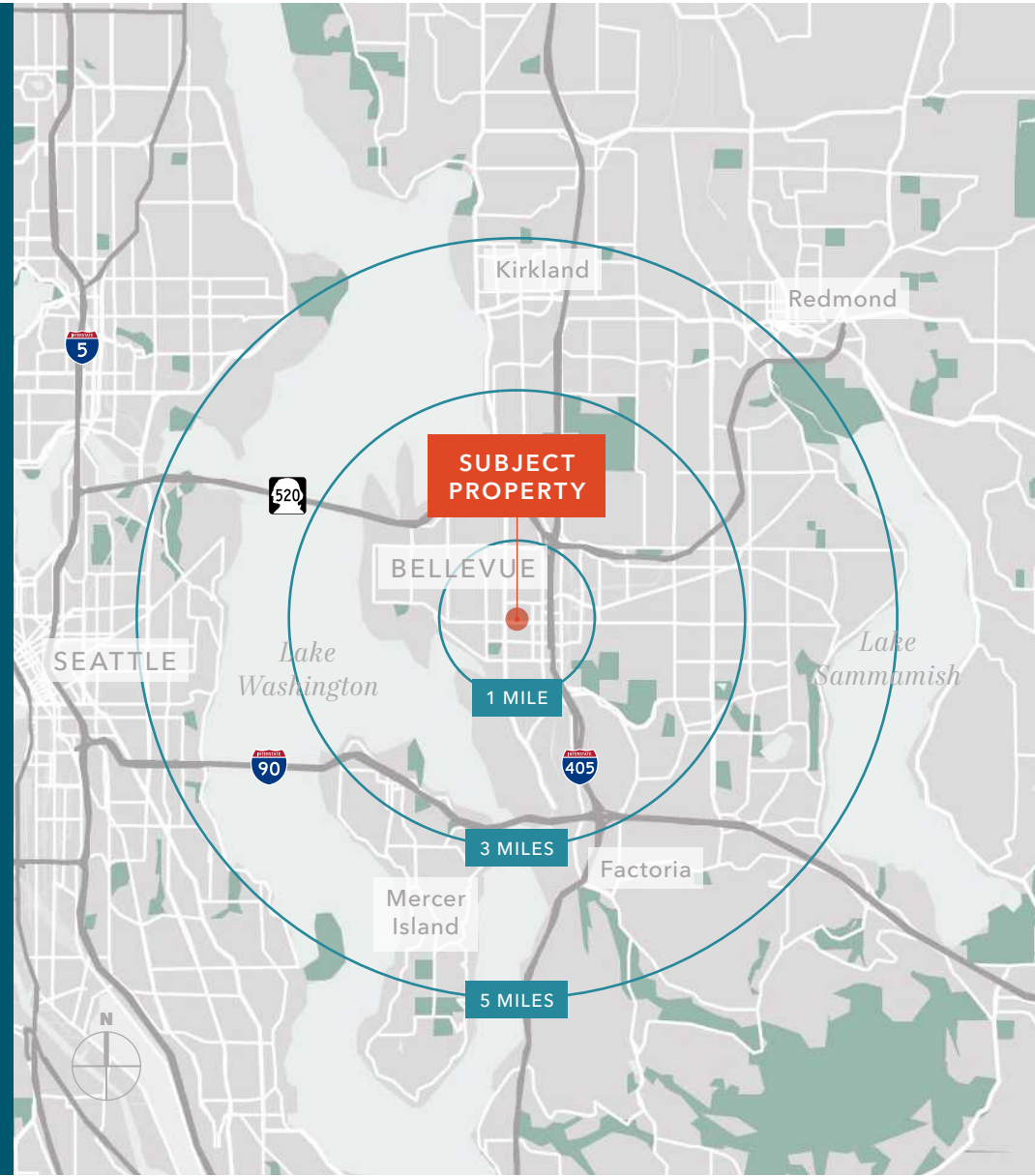
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.7	36.9	37.2
% FEMALE	48.4%	49%	48.9%
% MALE	51.6%	51%	51.1%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$166,051	\$180,382	\$173,015
2029 MEDIAN PROJECTED	\$168,936	\$182,494	\$175,495
2024 AVERAGE	\$234,830	\$272,565	\$263,744
2029 AVERAGE PROJECTED	\$243,690	\$284,564	\$279,104

Data Source: ©2024, Sites USA



# DOWNTOWN BELLEVUE RETAIL

*Exclusively leased by*

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