



REDMOND TOWN CENTER

7525 166th Avenue NE | Redmond, WA 98052

ALEX VLASKI
alexv@jshproperties.com

JACOB MORGAN
jacobm@jshproperties.com

AARON BENNETT
aaronb@jshproperties.com

 **JSH | PROPERTIES, INC.**

425.455.0500 | jshproperties.com

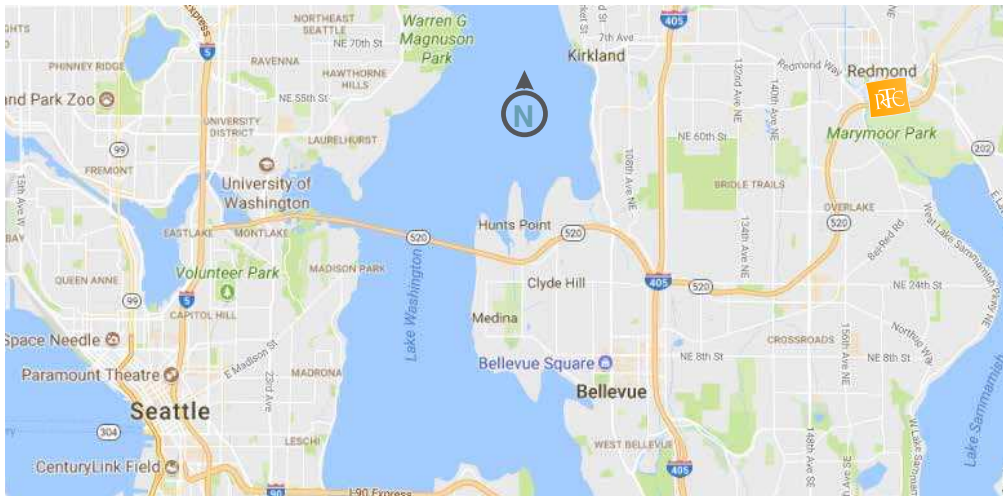
Redmond, Washington offers all of the natural beauty and eclectic activity you seek in the Pacific Northwest. From serene and meandering bike paths to competitive cycling events; from lively outdoor concerts to diverse family activities; from an upscale outdoor shopping center to local boutique stores, Redmond is an unforgettable experience. You can also experience nearby wineries, dining for every taste, and luxury accommodations in Redmond's world-class hotels.

Redmond based companies are global technology leaders that are changing the world in which we live including software, aerospace, interactive media and electronics. From Microsoft, Amazon, Nintendo, Oculus and Aerojet Rocketdyne to Physio-Control and Alstom Grid, these firms are developing the next technologies to advance the global economy from cloud computing, virtual reality, and smart grid to manned missions to Mars. These firms have proved the region can recruit and retain the technologically skilled talent pool for those companies interested in making Redmond home.

Fun and exciting events take place all year long in Redmond. Regional and neighborhood parks, outdoor movies and concerts, sports tournaments, theater performances, annual festivals, a Saturday Farmers' Market, and local arts highlight the long list of Redmond activities and events.

Redmond is centrally located between Seattle/Bellevue and the Sammamish River Valley.

Provided by experienceredmond.com and oneredmond.com



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLANS ARE NOT TO SCALE AND ARE SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



REDMOND TOWN CENTER HIGHLIGHTS





REDMOND TOWN-CENTER

PROJECT Redmond Town Center is an open air lifestyle center and urban village featuring two levels of retail with 118 merchants, including 28 food service operators, 20 health and fitness providers and over 10 professional services. Two hotels are located on campus along with Microsoft and Amazon offices.

LOCATION 7525 166th Ave NE
Redmond, WA 98052

Located just off of SR-520 approximately 12 miles from Seattle, 8 miles NE of Bellevue and two miles from Microsoft's World Headquarters Campus and Facebook's Oculus. Strong daytime employment base, including onsite Microsoft and Amazon office buildings.

TENTANTS INCLUDE EVEREVE, Gene Juarez Salon, Guitar Center, Francesca's, Orangetheory Fitness, TITLE Boxing Club, iPic Theaters, Gap, ShareTea, Evereve, Froglegs Culinary, Asher Goods, White House | Black Market, Zumiez, and more...

DEMOGRAPHICS

POPULATION

1 Mile	19,637
3 Mile	108,216
5 Mile	255,493

92.8%
Age 25+
Population
Attended College

* Population within 1 Mile Radius, 2018
ESRI Demographics

DAYTIME POPULATION

1 Mile	26,250
3 Mile	136,012
5 Mile	314,060

89.9%
Employed in
White Collar
Role

* Population within 1 Mile Radius, 2018
ESRI Demographics

AVG HOUSEHOLD INCOME

1 Mile	\$175,402
3 Mile	\$197,181
5 Mile	\$205,809

\$437,605,647
Consumer Spending
Apparel & Services

* 2018 Consumer Spending
within 5 Mile Radius, ESRI Demographics

SHOPPER PROFILE

MEDIAN AGE: 34.8

MARRIED: 60%

LARGEST EMPLOYER: Microsoft

UNEMPLOYMENT RATE: 3.1% (Nov 2020)

LARGEST POPULATION: 25-54

AVERAGE HOME VALUE

(3-mile radius): \$1,253,989

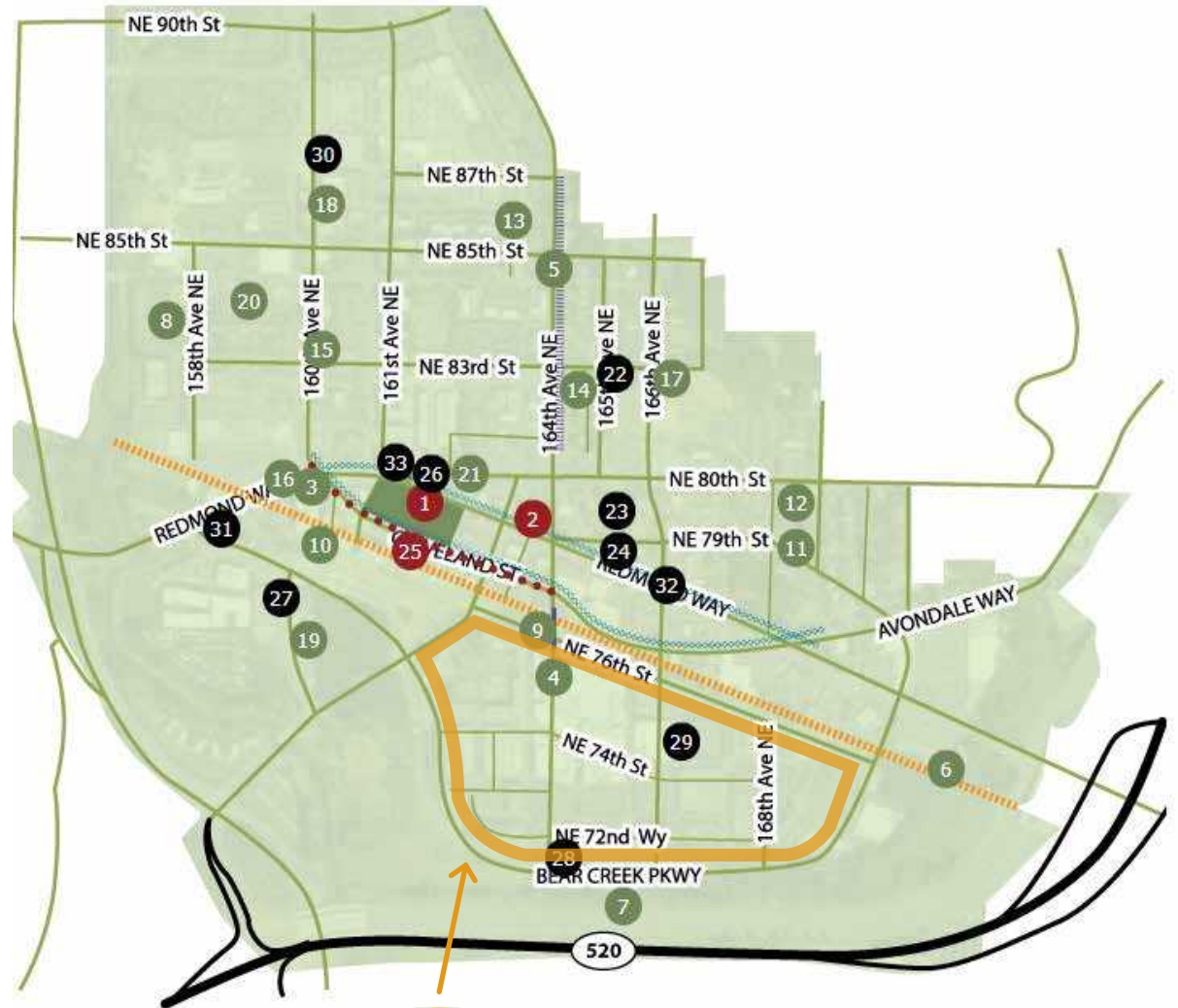
Strong migration rate

Families average 2 Children

1. Downtown Park
2. Two-way Street Conversion
3. Cleveland St Streetscape
4. 164th Ave NE Extension
5. 164th Ave NE Rechannelization
6. Redmond Central Connector
7. Bear Creek Rehabilitation
8. Allez Apartments
9. Elan Apartments
10. Old Town Lofts
11. Penny Lane Townhomes
12. Redmond Square Apartments
13. Vision 5
14. The Luke
15. Mile House
16. Redmond Way Stormwater Treatment Facility
17. Core 83
18. Providence Senior Housing
19. The Carter
20. Public Safety Building Renovation
21. 162TEN
22. The Village
23. Station House Lofts
24. Redmond Triangle
25. Light Rail Extension
26. Ravello Apartments
27. Heron Flats and Lofts
28. Archer Hotel
29. Redmond Town Center Apartments
30. Modera
31. Bear Creek Mixed Use
32. Anderson Park Hotel
33. Alexan Central Park

Downtown Redmond Map & Projects

The Excitement is Building as the Downtown Redmond neighborhood transforms into a vibrant urban center. Downtown Redmond is located in the heart of the City and is one of two designated regional growth centers in Redmond; today home to nearly 6,000 residents and more than 10,000 jobs. With wide sidewalks, an urban trail, and frequent bus service (and light rail coming in 2025!), thousands of people enjoy the lively, connected neighborhood by foot, bike and bus. Downtown offers a variety of shopping, dining, services, events, employment, mixed-use residences, hotels and parks. **Source:** City of Redmond www.redmond.gov



RTC
REDMOND
TOWN-CENTER

Public Private Complete



Redmond Town Center is the closest shopping center to affluent residents and workers in Redmond and Sammamish.

Sammamish, WA was named #14 on the Top Cities to Live in the U.S. by Money Magazine.

This year, **Seattle** was named the nation's fastest-growing big city; population exceeds 700,000. *Seattle Times

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLANS ARE NOT TO SCALE AND ARE SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

DOWNTOWN REDMOND
LIGHT RAIL STATION
OPENING EARLY 2025



BEAR CREEK PLAZA
ROSS DSW Panera
ULTA SAFEWAY



TO WOODINVILLE

Leary Way

NE 76TH

Bear Creek Pkwy



TO BELLEVUE & SEATTLE

MARYMOOR PARK

CREEKSIDE CROSSING
BR Baskin Robbins FATBURGER Jersey Mike's Subs Papa Murphy's
OVERLAKE MEDICAL CENTER



REDMOND TOWN CENTER DIRECTORY



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLANS ARE NOT TO SCALE AND ARE SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

REDMOND TOWN CENTER MAIN LEVEL TENANTS BY BUILDING

BUILDING A

SUITE	SQ.FT.	TENANT
A108	11,381	Flatstick Pub
A112	3,054	Pike Street Labs
A116	1,339	Quinn & Associates
A120	2,060	Premier Periodontics
A135	5,587	Redmond Signature Dentistry

BUILDING B

SUITE	SQ.FT.	TENANT
B101	1,867	VIO Med Spa
B103	4,573	K-Street KBBQ
B105	4,145	Brick & Mortar Books
B115	9,043	Gap/Gap Kids
B125	3,927	Evereve
B135	1,080	The Lash Lounge
B140	575	Town Center Shoe Repair

BUILDING C

SUITE	SQ.FT.	TENANT
C105	1,520	Starbucks
C110	1,485	Locust Cider & Brewing Co
C115	1,971	Utopia AVAILABLE (Do not disturb tenant)
C120	3,765	Soma Intimates
C125	3,491	Chico's
C135	5,517	Hobby Town
C137	5,375	Fidelity Investments
C140	723	Shawarma Time

BUILDING D

SUITE	SQ.FT.	TENANT
D105	3,677	Orangetheory Fitness
D110	2,912	Zio Sal
D120	3,167	AT&T
D130	2,727	Eastside Dog
D135	1,124	Colors of Redmond
D140	3,496	Hand & Stone Massage & Facial Spa
D142	1,337	Lani's Tailor & Atelier
D145	1,824	Hotworx

BUILDING E

SUITE	SQ.FT.	TENANT
E100	316	Cow Chip Cookies
E105	8,500	Goldfish Swim School
E110	2,573	The French Bakery
E115	7,957	Daiso
E120	2,813	Bath and Body Works
E122	2,880	White House Black Market
E130	1,211	AVAILABLE
E135	1,201	francesca's
E140	1,391	StretchLab
E145	4,149	John L. Scott
E150	4,229	Lenscrafters
E155	9,568	Gene Juarez
E160	6,687	Kinwell
E165	2,737	Pickles Playland

BUILDING F

SUITE	SQ.FT.	TENANT
F105	1,185	Fuego
F110	822	Sunglass Hut
F112	1,487	Asher Goods
F115	4,535	New Merchant Opening Soon!
F122	929	Claire's Boutique
F126	2,201	Kizuki Ramen
F130	1,264	ShareTea
F133	2,230	T-Mobile
F135	4,863	Ducati Redmond
F140	2,985	AVAILABLE
F142	2,740	Gala - Opening Soon!
F145	699	Creperie de Paris
F150	2,010	Uncle's Games
F155/160	3,812	Tanishq Jewelry

BUILDING I

SUITE	SQ.FT.	TENANT
I105	8,167	Evergreen Health
I115	1,282	Management Office
I120	1,573	Kitanda
I123	1,209	Cold Stone Creamery
I125	1,654	United Studios of Self Defense Redmond

SUITE	SQ.FT.	TENANT
I130	1,637	Paint Away!
I135	8,174	Brightmont Academy
I145	1,022	Pony Express Redmond
I147	2,074	Just Poké



REDMOND TOWN CENTER UPPER LEVEL TENANTS BY BUILDING



BUILDING B

SUITE	SQ.FT.	TENANT
B205	15,393	Guitar Center
B220	1,870	Kumon of Redmond
B225	2,082	Thai Ginger
B230	740	FIT4MOM
B233	807	AVAILABLE
B240	2,022	FrogLegs Culinary

BUILDING C

SUITE	SQ.FT.	TENANT
C205	3,706	The Original Pancake House
C220	1,813	Optix Eyewear
C225	2,937	Zumiez
C230	2,730	Dong Ting Chun
C235	3,203	Seattle Sun Tan
C237	2,394	Asante Salon - Aveda
C245	3,051	YogaSix
C250	3,016	CycleBar

BUILDING D

SUITE	SQ.FT.	TENANT
D210	5,257	Windermere
D215	6,612	FCS Group
D220	1,924	Advantage Physical Therapy
D230	3,269	AVAILABLE
D240	3,351	Trammell Crow Residential

BUILDING E

SUITE	SQ.FT.	TENANT
E200	38,858	iPic Theaters & Salt Lounge
E220	1,423	GripWerx
E225	1,456	SkinLuxe
E230	2,246	Pinkabella Cupcakes
E245	1,059	Getty Jewellers
E252	3,002	AVAILABLE
E255	6,800	Fuji Steakhouse

BUILDING F

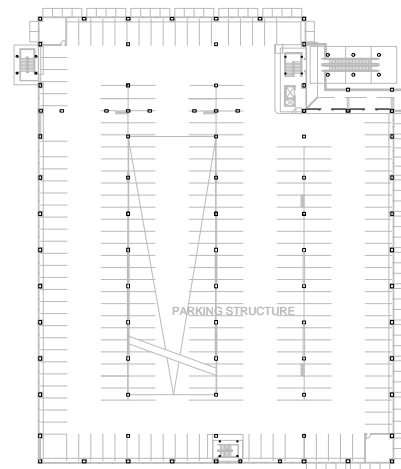
SUITE	SQ.FT.	TENANT
F210	7,731	Matts' Rotisserie
F225	743	Studio Nails
F235	3,551	Kids Magic Lab
F250	3,410	SecondStory Repertory
F252	2,297	AKT
F255	2,655	TITLE Boxing Club
F260	7,002	JSH Properties



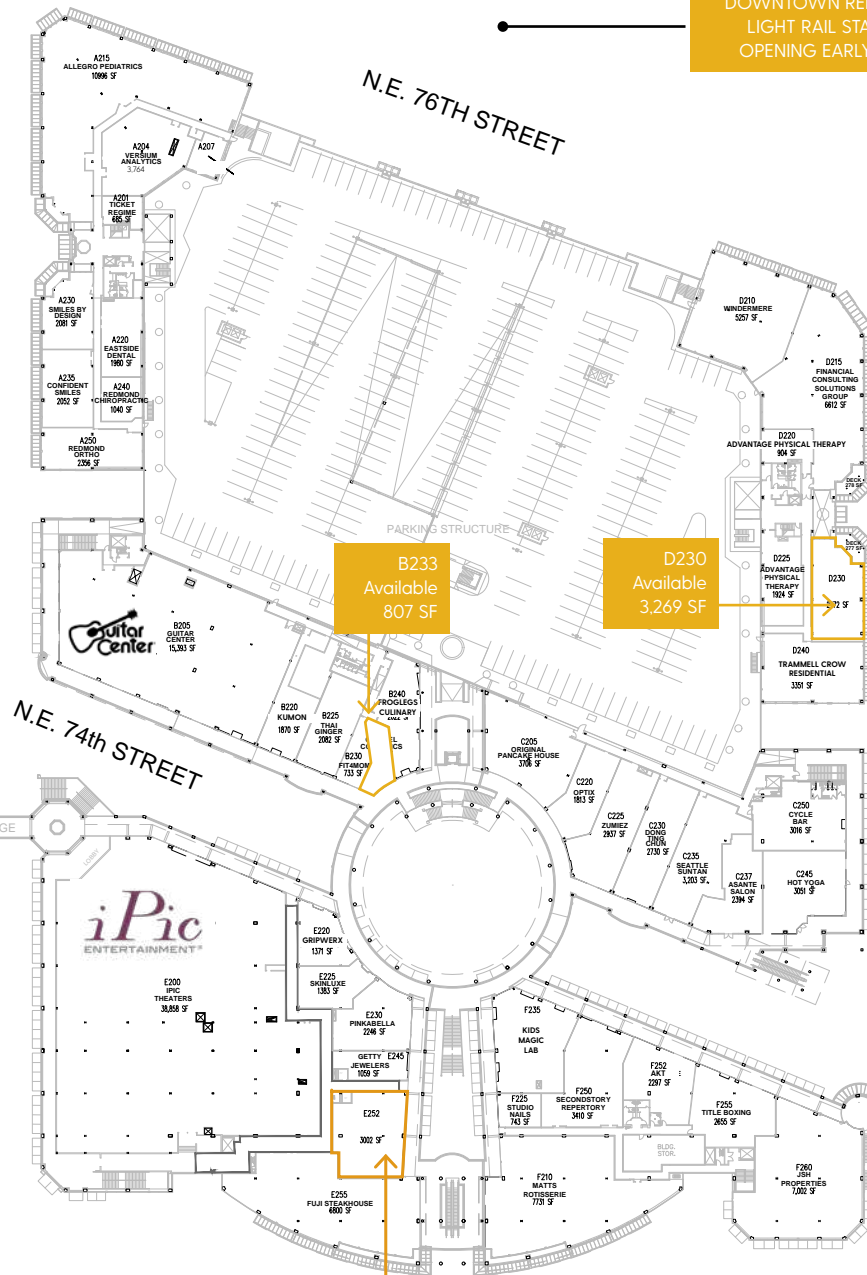
THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLANS ARE NOT TO SCALE AND ARE SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



N.E. 74TH



N.E. 73rd WAY



B233 Available
807 SF

D230 Available
3,269 SF

E252 Available
3,002 SF

166TH AVE. NE



The Talisman Apartments





REDMOND TOWN CENTER DEVELOPMENT



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLANS ARE NOT TO SCALE AND ARE SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

The Archer Hotel Redmond is a new seven story hotel with two levels of internal parking over the hotel lobby and below the four levels of rooms. Guests can enjoy 160 luxe guest rooms and suites, a lively cocktail bar and patio, and signature amenities.

The hotel ground floor is designed to be very transparent with a great amount of floor to ceiling glass. The use of a large glass “garage door” allow the hotel to open the lobby and bar areas up to the outside.

The hotel features meeting rooms, event rooms, an interior pool and an exercise room.



The Talisman mixed-use multifamily project includes 286 units and 9,000 SF of retail space in a luxury mixed-use multifamily project in the Redmond Town Center mixed use lifestyle center. The project brings the first residences to the center, located near Microsoft's world headquarters. Lowe worked with ownership to develop project elements that enhance the retail center and appeal to the high tech workforce.



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLANS ARE NOT TO SCALE AND ARE SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

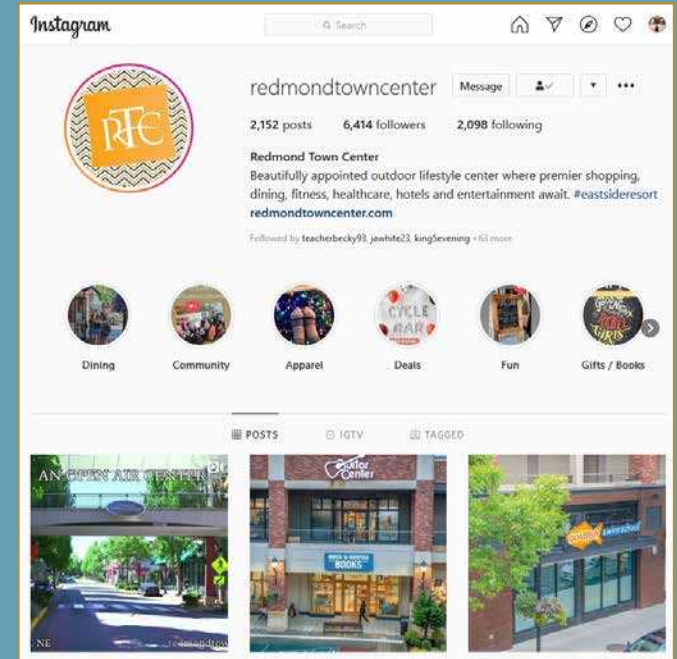


REDMOND TOWN CENTER MARKETING & EVENTS



Redmond Town Center boasts a comprehensive marketing plan, engaging shoppers through an array of media channels, including social, mobile, an interactive website, email marketing, RTC gift cards, and community events that draw thousands of visitors every season.

SOCIAL MEDIA content and targeted email campaigns have been a strong tool for increasing event attendance, building engagement, familiarity with the Center, gathering feedback, and more importantly enticing return visits. Merchant events and promotions are shared on social media, published in monthly email newsletters, and listed on the RTC website.



NEW WEBSITE 2020





REDMOND TOWN CENTER RETAIL LEASING

For more information or a tour of available space, call 425.455.0500.

Alex Vlaski
alexv@jshproperties.com

Jacob Morgan
jacobm@jshproperties.com

Aaron Bennett
aaronb@jshproperties.com