

# VELOCE

8102 161ST AVE NE • REDMOND, WA 98052





# Property Highlights



Next to Redmond Transit Station and Downtown Redmond Lightrail Station.



**City Center**, a lively connected neighborhood which is home today to nearly 6,000 residents and more than 10,000 jobs.

*(Source: City of Redmond)*

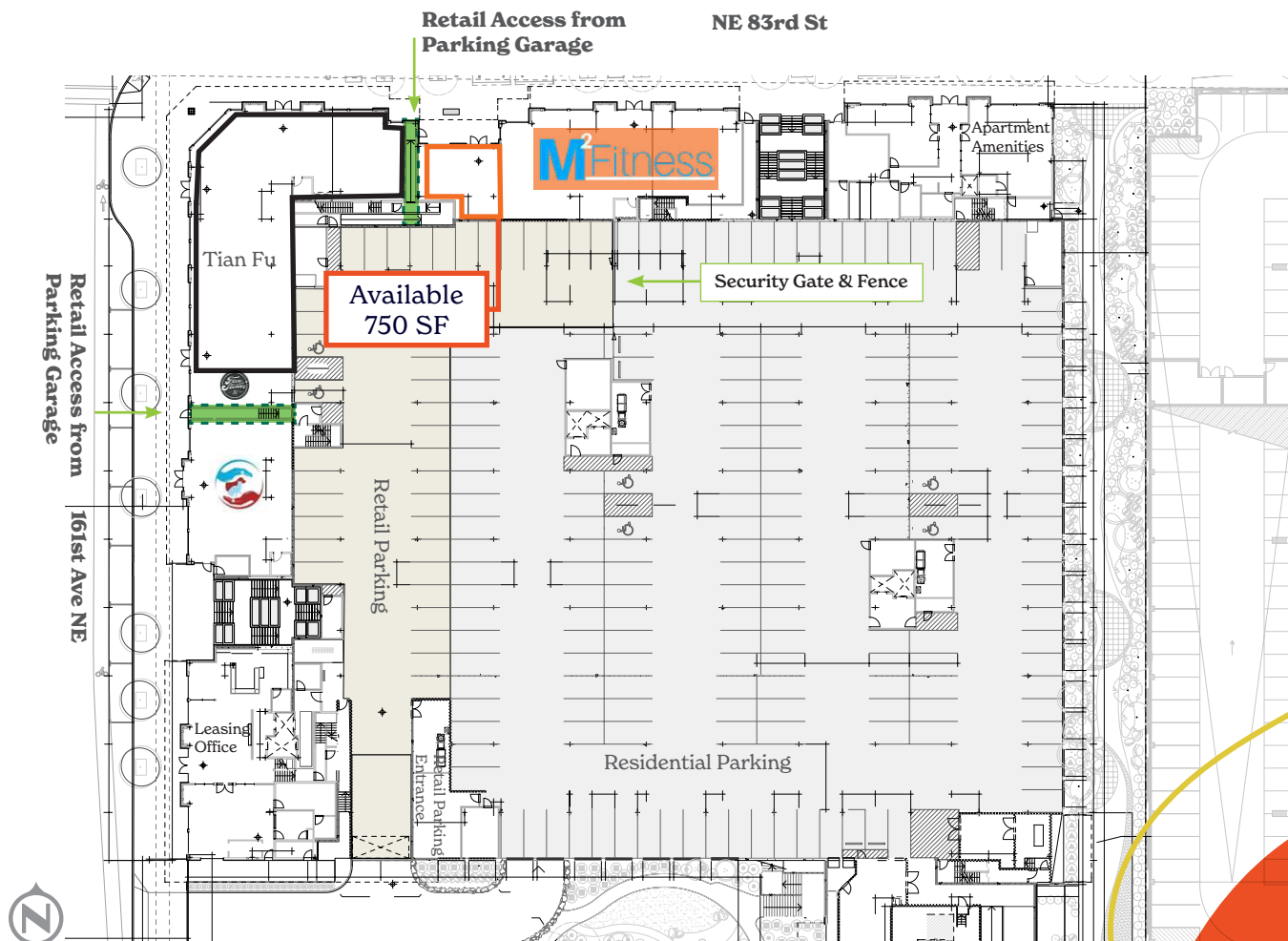
- Available: 750
- NNN: \$8.83/SF
- Rate: Please call for rates
- Ample retail parking
- Available Now

## The Project

Veloce in downtown Redmond is a high profile residential 322-unit upscale mixed-use project in the heart of a pedestrian focused community. It is conveniently located directly adjacent to the transit station, The Edge Skate Park, and 1 block from the iconic signature 2.2-acre Downtown Park. The park serves as a gathering place for the community and features an all-weather protected digital water wall pavilion that can be used as a stage.

## Trade Area

Redmond is a thriving, active, and well-educated city. As the home for major tech companies, it is often considered Washington's equivalent of Silicon Valley. Redmond is also home to the state's only velodrome and boasts a thriving cycling culture.







## DEMOGRAPHIC PROFILE

DOWNTOWN REDMOND	1-MILE	3-MILES	5-MILES
2024 Population	24,723	106,772	257,822
2024 Median Age	33.00	35.10	36.90
2024 Daytime Population	32,192	130,526	311,106
2024 Average Household	\$191,867	\$215,665	\$216,107



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## CONTACTS

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