



16421 CLEVELAND ST

REDMOND, WA 98052

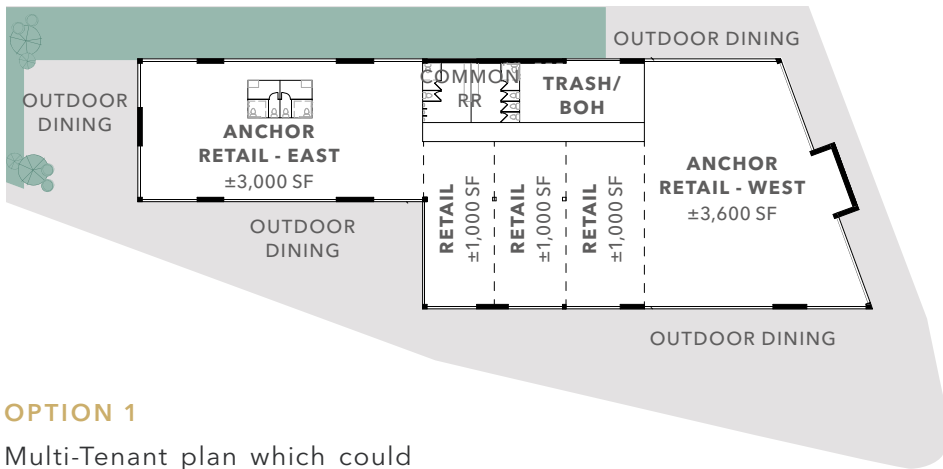
*Prime Retail Space Available for Lease
in the Heart of Redmond*



An exciting opportunity located at the center of growing Redmond, with direct access to the upcoming Redmond Light Rail Station and Redmond Town Center.

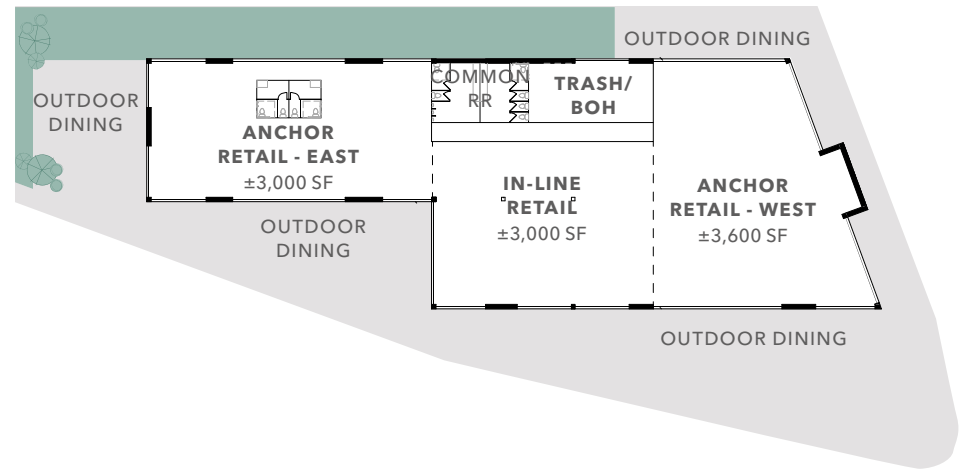
- 1,000 SF to 5,600 SF available
- Lease Rate: \$50/sf to \$60/sf
- NNN: TBD
- Various size configurations available
- Outdoor patio available to all suites
- High visibility corner property
- Direct access to light rail station
- Landlord Warm Shell Delivery:
 - Install shared restrooms and common corridor
 - Install shared grease interceptor sized to the correct capacity for all tenant's use within the project
 - Create a common trash room
 - Provide HVAC with 1 ton per 300/sf
 - Fire sprinkler system installed with coverage to meet shell occupancy requirements
 - Electrical panel in place

SITE PLAN - POTENTIAL NEW RECONFIGURATIONS



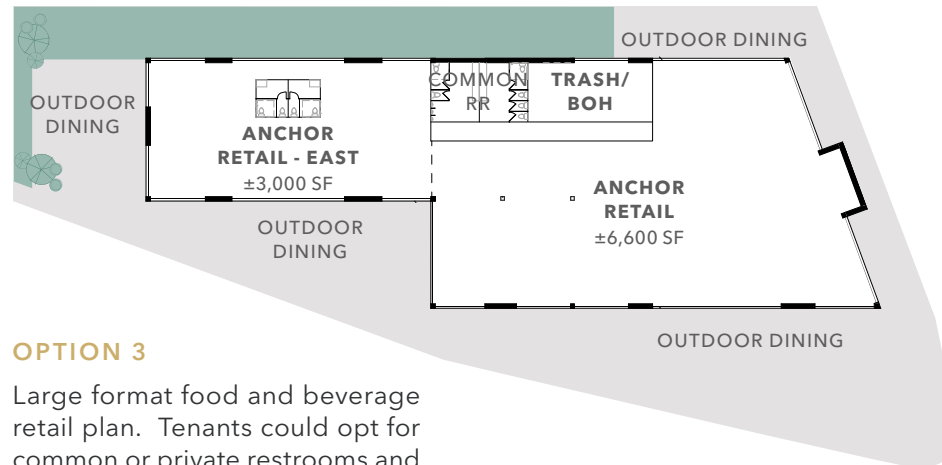
OPTION 1

Multi-Tenant plan which could feature small tasting rooms, coffee shops, cafes, and small format restaurants. Common restrooms and trash enclosure included.



OPTION 2

3-tenant flex plan could feature a mix of food and beverage, health and fitness, and creative retail. Tenants could opt for common or private restrooms and utilize the common trash enclosure.



OPTION 3

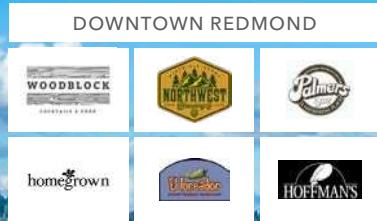
Large format food and beverage retail plan. Tenants could opt for common or private restrooms and utilize the common trash enclosure.

16421 CLEVELAND ST

REDMOND TOWN CENTER



DOWNTOWN REDMOND



DOWNTOWN REDMOND



Marriott
HOTELS & RESORTS

Residence Inn

APARTMENTS
6,000+ Units Combined

DOWNTOWN
REDMOND PARK

EASTLINE (GRAND AND CENTRAL)
623 Units

SUBJECT
PROPERTY



REDMOND LIGHT RAIL STATION
Opening 2025 | Est. 50K Daily Riders



SOUND TRANSIT LINK LIGHT RAIL

Opening in 2025

Sound Transit builds and operates regional transit service throughout the urban areas of Pierce, King and Snohomish Counties. Transit services include Link light rail, Sounder trains, ST Express Bus, Tacoma Link light rail, and coming soon, Bus Rapid Transit.

With voter approval, Sound Transit is in the process of planning and building the most ambitious transit expansion in the country.

The Downtown Redmond Link Extension adds two new light rail stations in 2025 in southeast Redmond, serving Marymoor Village near Marymoor Park, and in the downtown residential and retail core.

The Downtown Redmond station is estimated to get 50,000 riders daily upon opening.



EAST LINK LIGHT RAIL EXTENSION

Fourteen miles long, the entire East Link Extension includes 10 stations from Seattle's International District to Judkins Park, across I-90 to Mercer Island and South Bellevue, and through downtown Bellevue and the Bel-Red area to Redmond Technology Station.

The 2 Line, between South Bellevue to Redmond Technology Station, is opening April 27, 2024.

The remainder of East Link that connects the Eastside to the 1 Line in Seattle, is scheduled to open in 2025.

MAP LEGEND

- East Link Light Rail
2024/2025 Projected Completion
- Downtown Redmond Light Rail
2024 Projected Completion
- P** New Parking
- P** Existing Parking



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2023)	19,660	97,993	243,078
PROJECTED POPULATION (2028)	21,790	104,621	259,514
PROJECTED ANNUAL GROWTH (2023-2028)	2,130 (2.2%)	6,628 (1.4%)	16,436 (1.4%)

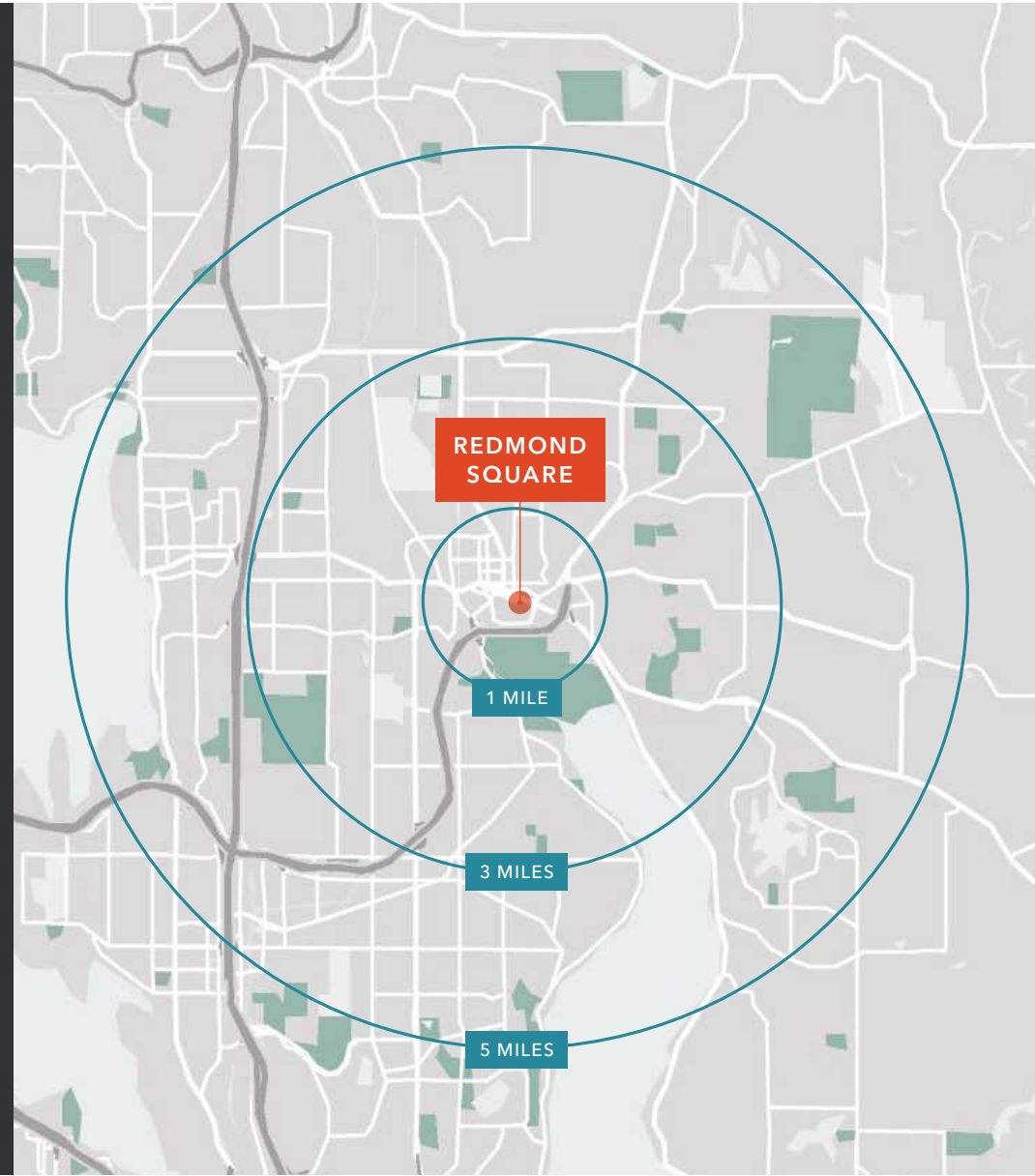
HOUSEHOLDS

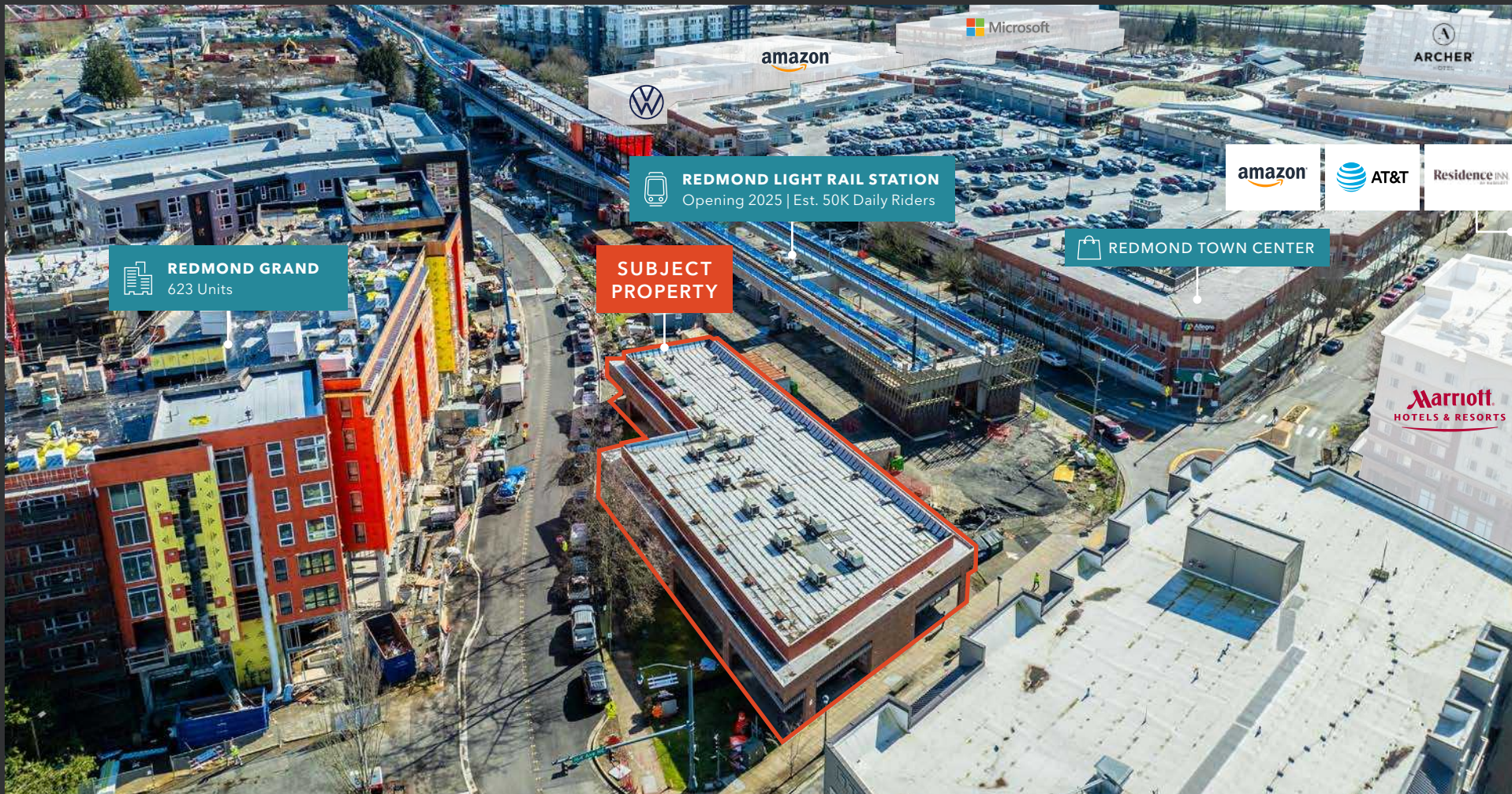
	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2023)	10,235	40,899	99,623
PROJECTED HOUSEHOLDS (2028)	11,343	43,335	106,001
PROJECTED ANNUAL GROWTH (2023-2028)	1,007 (2.2%)	2,425 (1.2%)	6,379 (1.3%)
ESTIMATED AVERAGE HOUSEHOLD INCOME (2023)	\$168,212	\$232,264	\$238,259
PROJECTED AVERAGE HOUSEHOLD INCOME (2028)	\$165,646	\$240,752	\$246,097

DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,704	4,965	16,280
TOTAL EMPLOYEES	14,448	48,271	134,408

Data Source: ©2024, Sites USA





For more information, contact

JASON MILLER

First Vice President

206.296.9649

jason.miller@kidder.com

KELLY GADDIS

Senior Vice President

425.450.1136

kelly.gaddis@kidder.com

MIA PONCE

Senior Associate

425.450.1137

mia.ponce@kidder.com

KIDDER.COM

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