

EASTLINE

DOWNTOWN REDMOND

Prime downtown Redmond retail available in a new mixed-use development

16595 REDMOND WAY, REDMOND, WA

 **Kidder
Mathews**



High-profile, transit-oriented, mixed-use development now open in the heart of downtown Redmond

29,000 SF
PRIME RETAIL

613
RESIDENTIAL UNITS
INCLUDED

79
DEDICATED VISITOR
PARKING STALLS



Highly visible
downtown location



Across from new
light rail station



Adjacent spaces can
be combined



Double-height
retail ceilings



772 SF - 6,177 SF of retail
available directly below
613 residential units

Development Highlights

TRANSIT FRIENDLY

Located directly across from the Downtown Redmond Light Rail Station (opens 2025) and one block from Redmond Town Center

HOUSING GROWTH

Downtown Redmond is targeted to accommodate one third of the city's housing growth through 2030

HIGH-DENSITY LOCATION

±6,700 existing and ±2,750 planned multifamily units within walking distance

STRONG DAYTIME POPULATION & HIGH INCOME DEMOGRAPHICS

6,000 employees within one mile and an additional 1,400+ Amazon employees planned within a half mile

ESTIMATED DELIVERY

East Building available now and West Building available November 2024

LEASE RATE

Call for rates

Spaces can be combined






772 - 6,177 SF

RETAIL SPACE AVAILABLE

| SUITE | TENANT | SF |
|-------|-------------|-------|
| W-1 | Pending | 1,193 |
| W-2 | Available | 1,515 |
| W-3 | TruDental | 1,568 |
| W-5 | Pending | 2,425 |
| W-6 | Available | 772 |
| W-7 | Pending | 2,632 |
| W-8 | Available | 1,159 |
| W-9 | Available | 847 |
| E-1 | Due' Cucina | 1,705 |
| E-2 | bStrong | 2,850 |
| E-5 | Sip Thai | 1,508 |
| E-6 | Momiji | 4,733 |
| E-7 | Available | 4,663 |
| E-8 | Available | 1,514 |
| E-9 | HeyTea | 1,417 |
| E-10 | Pending | 1,224 |

Located directly across from the Downtown Redmond Light Rail Station (opens 2025) and one block from Redmond Town Center

EAST LINK EXTENSION

-  Downtown Redmond Station (2025)
-  S Bellevue to Redmond Tech (Open)
-  Judkins Park to Mercer Island (2025)

EASTLINE



SEATTLE

Lake Washington

DOWNTOWN BELLEVUE

EAST BELLEVUE

REDMOND

Lake Sammamish

Mercer Island

EASTLINE

RETAIL FOR LEASE ♦ KIDDER MATHEWS



MICROSOFT
CAMPUS

NINTENDO OF
AMERICA INC

EAST LINK EXTENSION

- Downtown Redmond Station (2025)
- S Bellevue to Redmond Tech (Open)

Lake Sammamish

MARYMOOR
PARK

| | | |
|--------------|--------------------------------------|-------------------------------|
| WORLD MARKET | Red Robin GRILLERY BARBERS & MORE | MART |
| AT&T | Just POKE | IPIC |
| GAP | Orangetheory FITNESS | Marriott. HOTELS & RESORTS |

REDMOND TOWN CENTER

520

WHOLE
FOODS
MARKET

USE THE
BAGGIES

| | | |
|--------------|-----|---------|
| TRADER JOE'S | Orc | Staples |
|--------------|-----|---------|

REDMOND

EASTLINE

THE
MONEY
PRINT

Fred Meyer

COSTCO
WHOLESALE

Target

BEAR CREEK VILLAGE

| | | |
|---------|-----------------|------------------------|
| SAFeway | RITE AID | ROSS DRESS FOR LESS |
| US bank | Panera BREAD | O'Reilly |

BELLA BOTTEGA CENTER

| | | |
|-------|--------|-----------------|
| REGAL | MOD | xfinity |
| Orc | MudBay | EvergreenHealth |



EASTLINE

Nearby Attractions



RESTAURANTS & BARS

- 01 Tian Tian Noodles
- 02 Topsy Cow Redmond
- 03 Dough Zone
- 04 Woodblock
- 05 Brown's Stockyard Exchange
- 06 BJ's Restaurant & Brewhouse
- 07 Zio Sal Ristorante
- 08 Thai Ginger
- 09 Flatstick Pub - Redmond
- 10 Just Poke
- 11 Caadxi Mezcaleria
- 12 Tropea Ristorante
- 13 Agave Cocina & Cantina
- 14 Farine Bakery & Cafe
- 15 Prime Steakhouse Redmond
- 16 Racha Noodles & Thai Cuisine

PARKS & RECREATION

- 01 Marymoor Park
- 02 Anderson Park
- 03 Dudley Carter Park
- 04 Redmond Central Park
- 05 Downtown Park

MAJOR EMPLOYERS

- 01 Amazon
- 02 Microsoft
- 03 AT&T

SHOPPING & LIFESTYLE

- 01 Redmond Town Center
- 02 Orange Theory
- 03 Town Center Plaza
- 04 Redmond Center
- 05 Safeway
- 06 Hilton Garden Inn
- 07 Regal Bella Bottega
- 08 QFC
- 09 Trader Joe's
- 10 F45 Training Redmond
- 11 Ulta Beauty
- 12 H Mart Redmond
- 13 IPIC Theaters
- 14 Archer Hotel
- 15 KeyBank
- 16 Rite Aid
- 17 Bartell Drugs
- 18 World Market



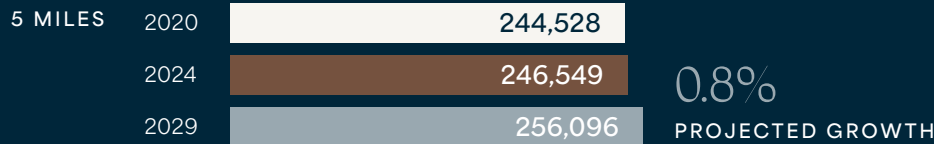
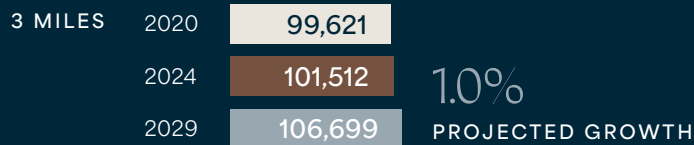
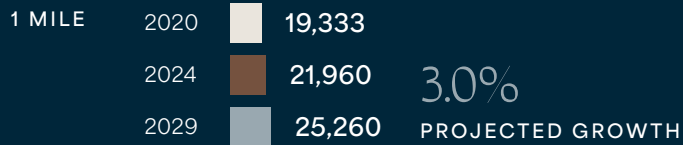
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RETAIL FOR LEASE • KIDDER MATHEWS

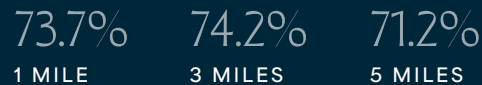
Strong daytime population & household income

Data Source:
©2024, Sites USA

POPULATION



2024
BACHELOR'S
DEGREE+



2024
MEDIAN
AGE



2024 AVERAGE HOUSEHOLD INCOME

30.2%
WITH INCOME
OVER \$200K

1 MILE
\$158,955

3 MILES
\$233,666

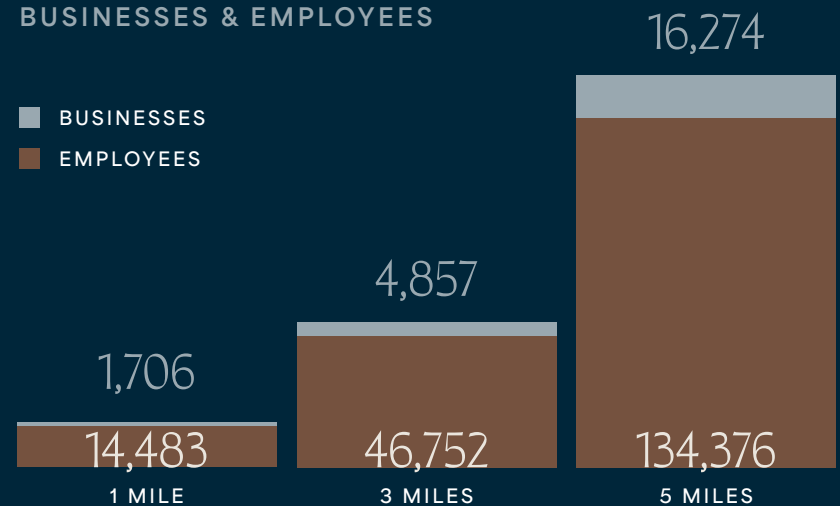
39.6%
WITH INCOME
OVER \$200K


5 MILES
\$240,971

39.9%
WITH INCOME
OVER \$200K

2024 TOTAL BUSINESSES & EMPLOYEES

■ BUSINESSES
■ EMPLOYEES





EASTLINE

DOWNTOWN REDMOND

For Retail
Leasing, Contact

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