



MARBELLA CENTER

*Retail Spaces Available
for Lease in Downtown Redmond*

16138-16140 NE 87TH ST, REDMOND, WA

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Mathews**

MARBELLA CENTER



Marbella Center offers a great opportunity for retailers seeking a growing downtown Redmond location, with multiple opportunities for retail and signage potential.

Can combine suites

Excellent pull-up parking

Estimated NNN rate: \$14.64 PSF/YR

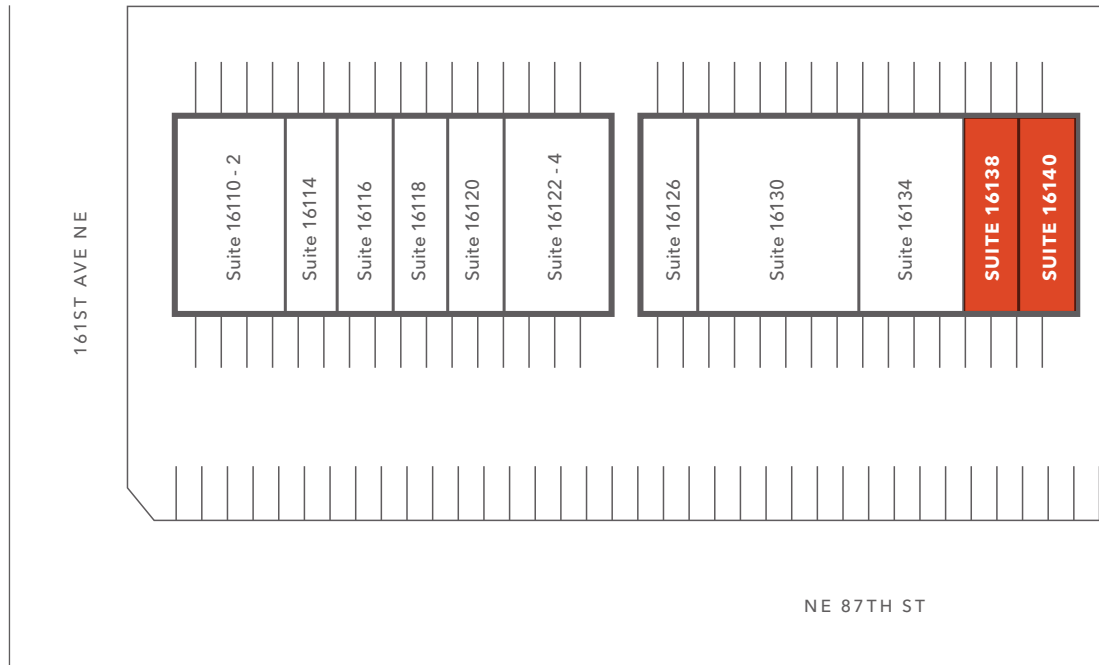
Adjacent to QFC, Regal Cinemas, Bartell Drugs, Starbucks and other landmark retailers

Contact brokers for lease rates

1,105 SF
AVAILABLE

1,110 SF
AVAILABLE

SITE PLAN



AVAILABLE FOR LEASE

AVAILABILITIES

Unit	Tenant	SF
16110 - 2	H & R Block	
16114	Taqueria Los Chilangos	
16116	Brat Pack	
16118	Boiling Point	
16120	Lilly's Nail	
16122 - 4	L'étoile Parisienne	
16126	Ada	
16130	Ocean Eye Care	
16134	H & R Block	
16138	AVAILABLE	1,105
16140	AVAILABLE	1,110

Virtual Tours Available

 TOUR SUITE 16138

 TOUR SUITE 16140

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	27,113	99,778	245,808
2029 PROJECTION	30,753	104,491	255,891
PROJECTED GROWTH 2024 - 2029	2.7%	0.9%	0.8%
MEDIAN AGE	32.9	35.2	37

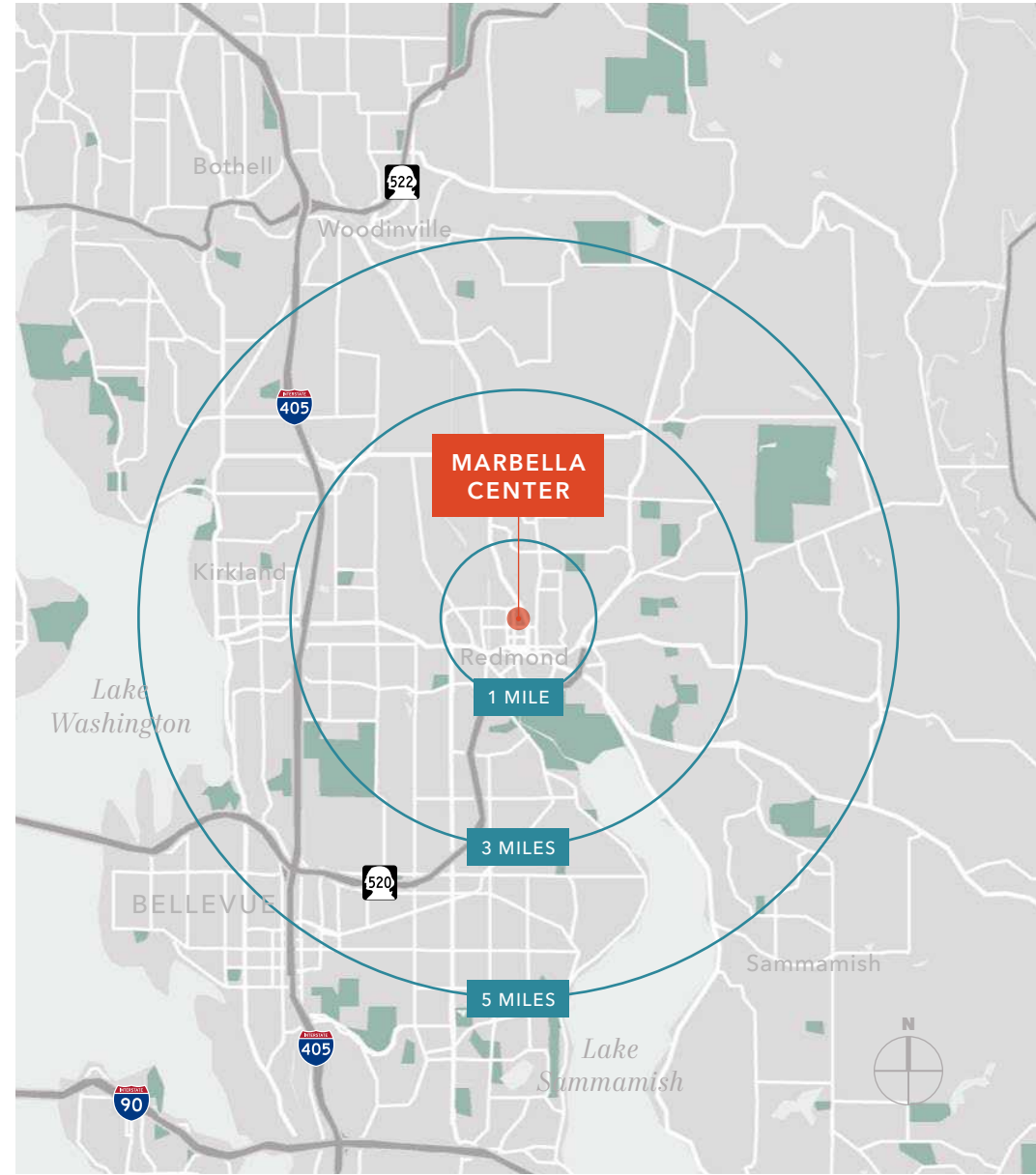
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL HOUSEHOLDS	13,438	41,518	101,916
HH GROWTH 2024 - 2029	1.9%	1.1%	1.3%
MEDIAN HOUSEHOLD INCOME	\$154,267	\$176,696	\$172,319
AVG HOUSEHOLD SIZE	2.0	2.4	2.4

2024 HOUSEHOLDS BY HH INCOME

	1 Mile	3 Miles	5 Miles
INCOME \$50,000 - \$74,999	7.6%	7.1%	7.5%
INCOME \$75,000 - \$99,999	9.4%	8.2%	8.8%
INCOME \$100,000 - \$124,999	9.6%	8.1%	8.0%
INCOME \$125,000 - \$149,999	10.8%	9.8%	8.4%
INCOME \$150,000 - \$199,999	15.7%	14.2%	13.9%
INCOME \$200,000 +	31.6%	40.3%	39.5%

Avg Household Income **188,409** **239,326** **240,248**



Data Source: ©2024, Sites USA



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*For more information on
this property, please contact*

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