

# 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

## 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 December 15, 2024

### LEASE RATE

Call for rates

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



# 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	2,438
W-6	Available	772
W-7	Mendocino Farms	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

# EASTLINE

**EAST LINK EXTENSION**

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



SEATTLE

Lake Washington

DOWNTOWN BELLEVUE

EAST BELLEVUE

REDMOND

Lake Sammamish

Mercer Island

# EASTLINE



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  
SUN

TRADER JOE'S	Orc	Staples
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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



EASTLINE

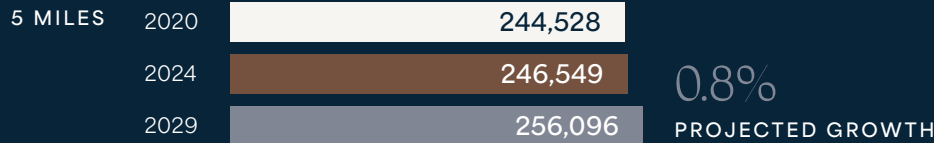
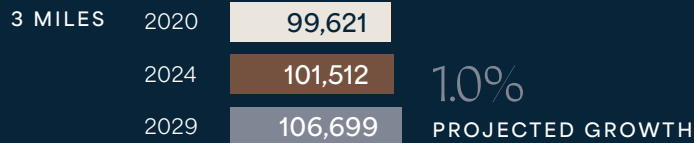
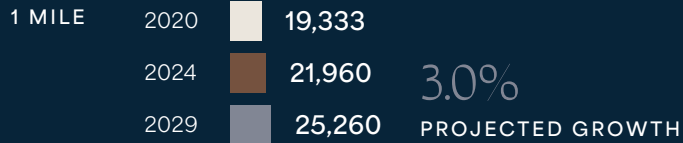
RETAIL FOR LEASE • KIDDER MATHEWS



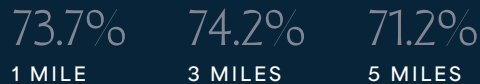
# Strong daytime population & household income

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

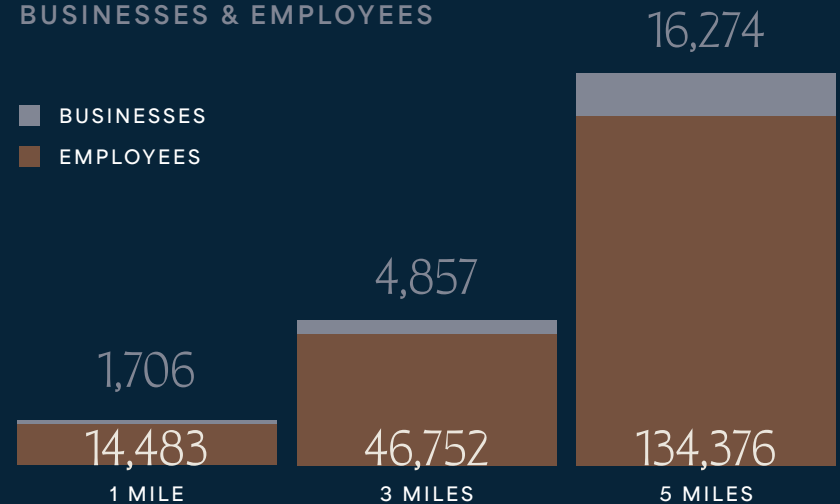
39.6%  
WITH INCOME  
OVER \$200K

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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