



# MARBELLA CENTER

*Retail Spaces Available  
for Lease in Downtown Redmond*

16138-16140 NE 87TH ST, REDMOND, WA

**JOHN BOOTH**  
Senior Vice President  
425.450.1113  
john.booth@kidder.com

**MONICA WALLACE**  
Executive Vice President  
425.753.4121  
monica.wallace@kidder.com

[KIDDER.COM](http://KIDDER.COM)

 **Kidder  
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

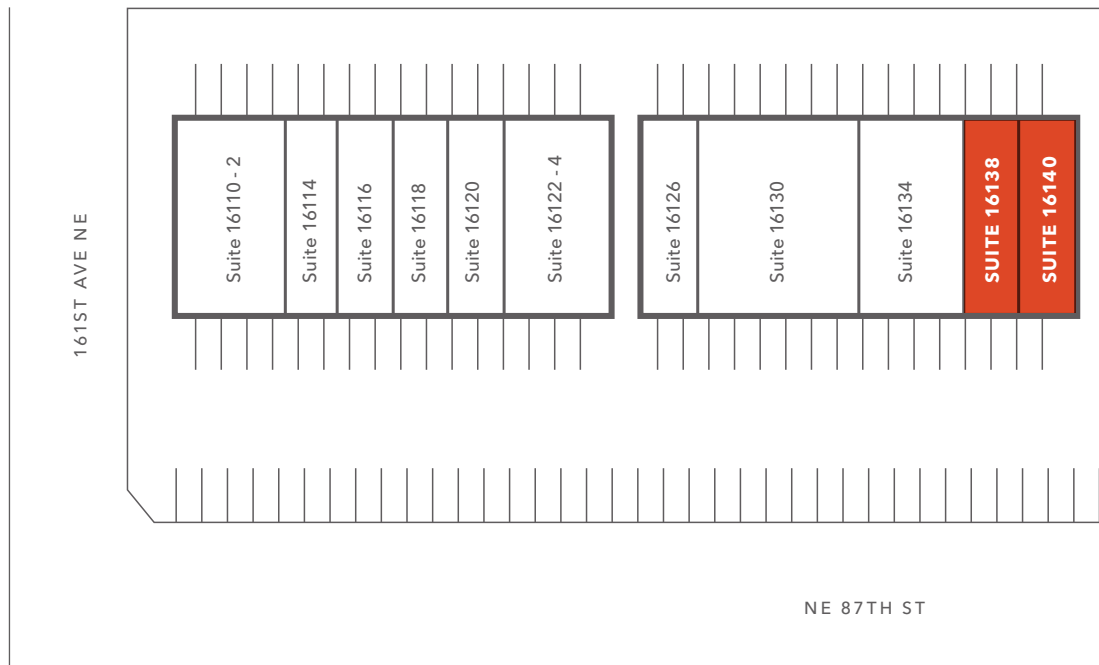
Adjacent to QFC, Regal Cinemas, Bartell Drugs, Starbucks and other landmark retailers

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	
<b>16138</b>	<b>AVAILABLE</b>	<b>1,105</b>
<b>16140</b>	<b>AVAILABLE</b>	<b>1,110</b>

*Virtual Tours Available*

 TOUR SUITE 16138

 TOUR SUITE 16140

# CENTRAL RETAIL LOCATION IN REDMOND

Close to Redmond's top-producing tech employers, Marymoor Park, and the schools located in Education Hill neighborhood

Conveniently located near major confluences SR 520, I-405, Hwy 202, and I-90

Easy for shoppers to locate

*1 MI*

DOWNTOWN REDMOND  
LIGHT RAIL STATION

*12 MIN*

DRIVE TO SR 520 AND  
I-405 INTERCHANGE



# 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

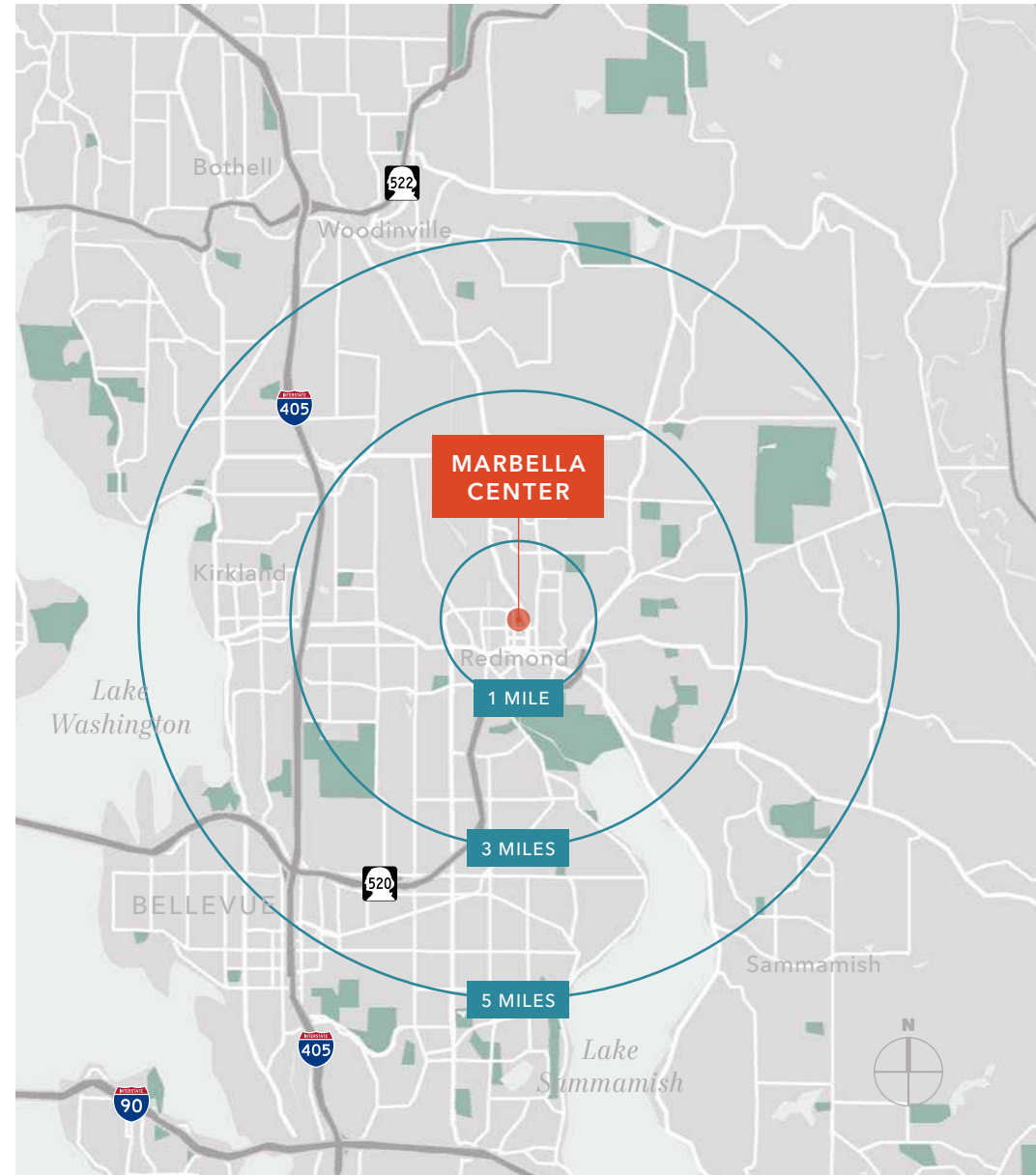
## HOUSEHOLDS

	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



## MARBELLA CENTER

*For more information on  
this property, please contact*

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