

RETAIL FOR LEASE

# COPAL

1525 132ND AVE NE  
BELLEVUE, WA

*Prime Retail Available in the  
Spring District, Adjacent to  
BelRed Light Rail Station*



KIDDER.COM

**km** Kidder  
Mathews

*Multiple opportunities at the newly constructed Copal building, including a corner restaurant/café space with outdoor seating. Easy access from downtown Bellevue, Redmond, and freeways.*

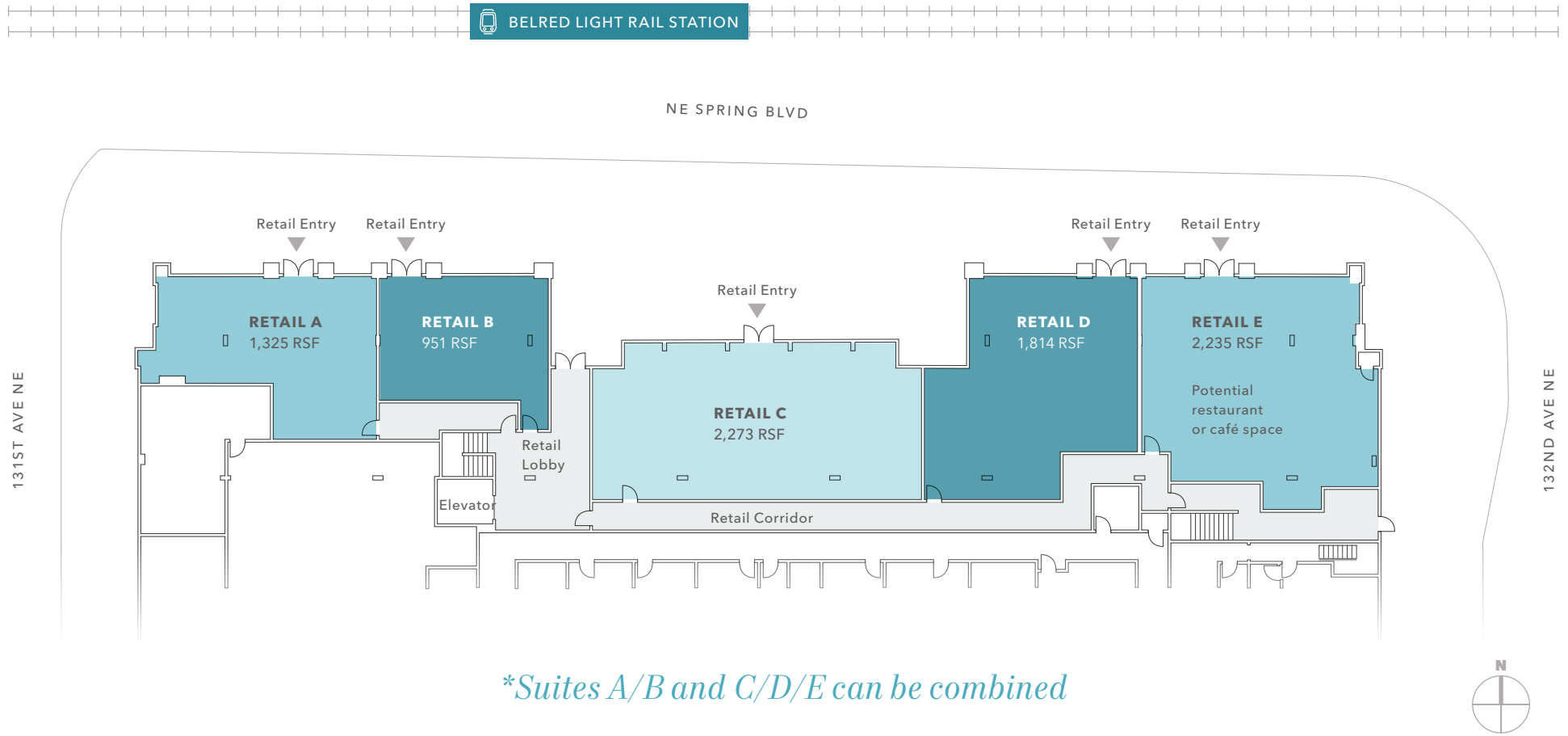
Available June 2025—  
contact brokers for rates

951 - 9,600 SF (some suites can be combined)

RETAIL A	1,325 RSF
RETAIL B	951 RSF
RETAIL C	2,273 RSF
RETAIL D	1,814 RSF
RETAIL E	2,235 RSF



# RETAIL SITE PLAN



Virtual Tours  
Available

 TOUR RETAIL A

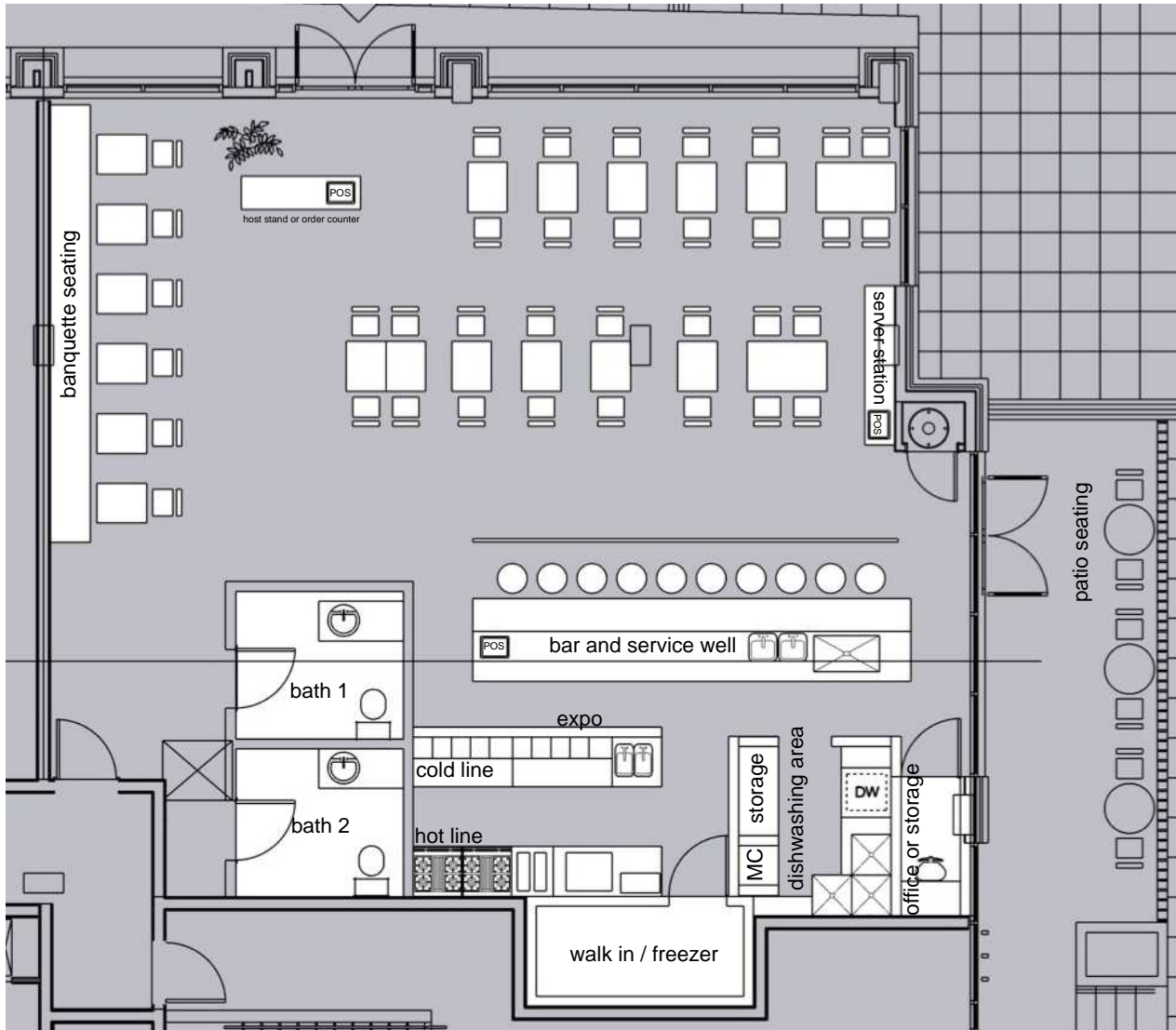
 TOUR RETAIL B

 TOUR RETAIL C

 TOUR RETAIL D

 TOUR RETAIL E

# CONCEPTUAL RESTAURANT LAYOUT - SUITE E



## POTENTIAL RESTAURANT FIT PLAN

### Dining Options

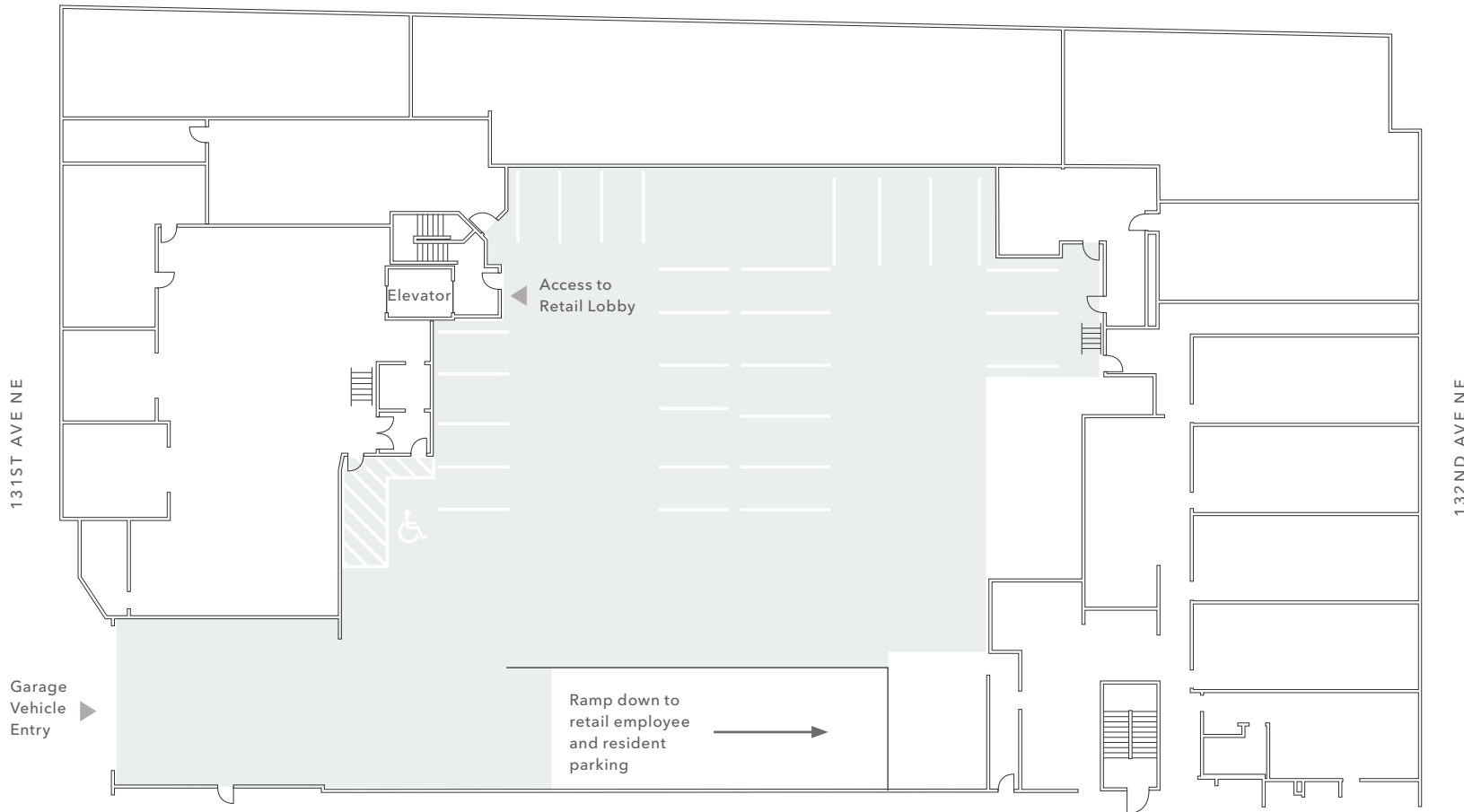
This conceptual dining plan features a variety of seating arrangements, including a 12-seat banquette, 30 seats at two-tops and four-tops, and a 10-seat bar. The layout accommodates 42 seats overall, with 10 bar seats and 6 patio seats. This plan can be tailored to support either full-service dining or counter service.

### Kitchen

The kitchen layout can accommodate various cuisines and equipment needs. It includes a bar/service area, cold line, hot line, a combination walk-in refrigerator and freezer, dishwashing area, storage space, and a modest office.

# RETAIL PARKING

NE SPRING BLVD



23

RETAIL STALLS

9

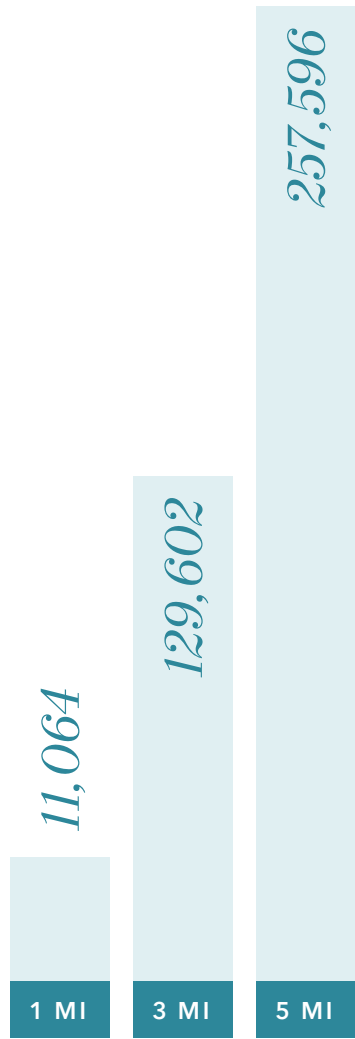
RETAIL EMPLOYEE STALLS



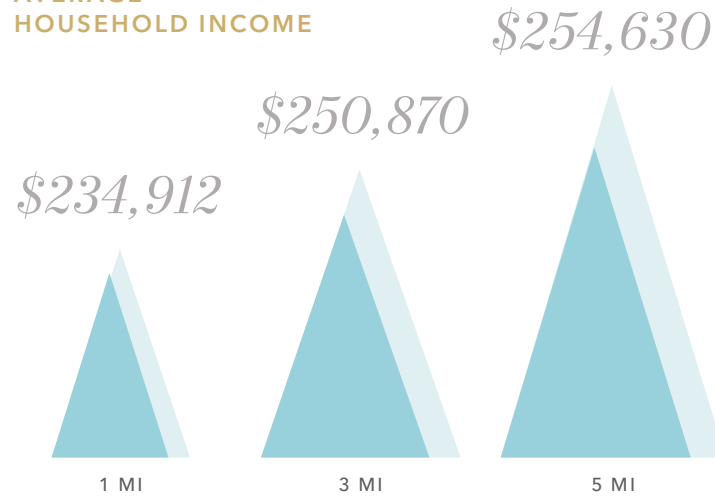


# DEMOGRAPHICS

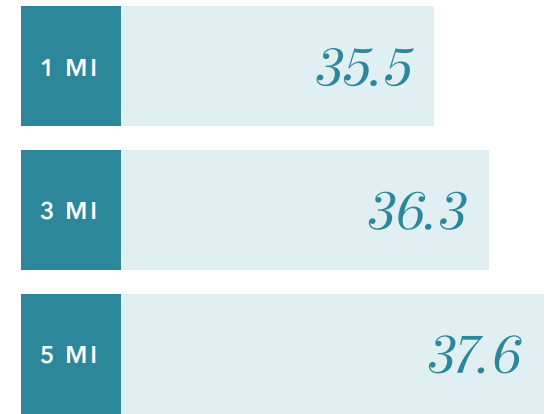
## POPULATION



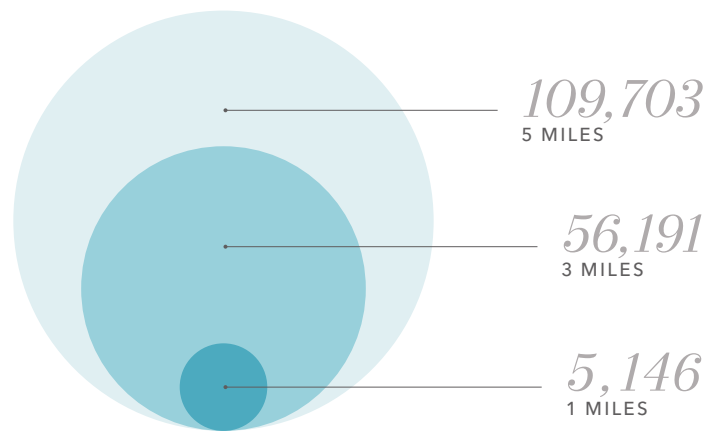
## AVERAGE HOUSEHOLD INCOME



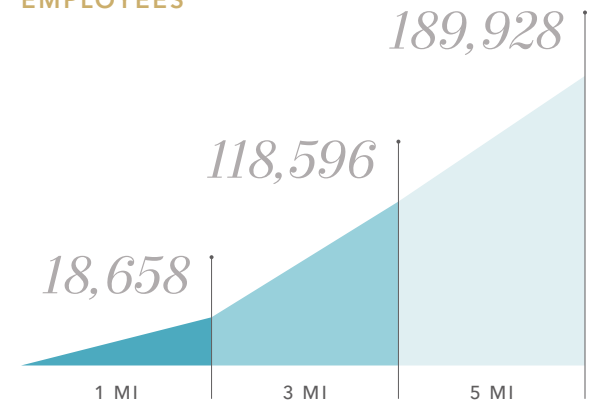
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2024, Sites USA

# COPAL RETAIL

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