

11100 MAIN STREET, BELLEVUE, WA

BROADSTONE SAVOIE

RETAIL SPACE | AVAILABLE NOW

HOLDEN INDEPENDENT LIVING 155 UNITS

BROADSTONE
SAVOIE

SAVOIE 190 UNITS

HOLDEN ASSISTED LIVING 155 UNITS

MAIN STREET

112TH AVE

FOR MORE INFORMATION PLEASE CONTACT:

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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS



DOWNTOWN SEATTLE

DOWNTOWN BELLEVUE PARK

OLD BELLEVUE (MAIN STREET RETAIL CORE)

EAST MAIN LIGHT RAIL STATION AND MAIN STREET PARK

BROADSTONE SAVOIE

HOLDEN INDEPENDENT LIVING TOWER

HOLDEN OF BELLEVUE ASSISTED LIVING & MEMORY CARE

MAIN STREET

112TH AVE

NEIGHBORHOOD HIGHLIGHTS



\$149,088
AVERAGE HH
INCOME

88
WALK
SCORE

160,000
DAYTIME
POPULATION

FUTURE LIGHT RAIL COMMUTE

- **REDMOND:** 14 minutes
- **DOWNTOWN SEATTLE:** < 20 minutes
- **UNIVERSITY OF WASHINGTON:** 27 minutes
- **SEATAC:** 55 minutes

NEARBY AMENITIES:

- Directly across the street from Bellevue's East Main Light Rail Station
- Nearly 6 million SF of office space is under construction in Downtown Bellevue, with Amazon, Facebook, and Microsoft bringing an estimated 34,000 new employees by 2025
- Located on Main Street, a popular retail corridor with a neighborhood feel
- Near premiere shopping destinations including Bellevue Square, Lincoln Square, and The Bravern
- Walkable to grocery stores including PCC, Trader Joe's and Whole Foods Market and major retailers such as REI and Target
- Proximity to several parks including East Main Park, Downtown Bellevue Park, and Meydenbauer Bay Park
- Near recreation opportunities like Overlake Golf and Country Club and the Bellevue Arts Museum

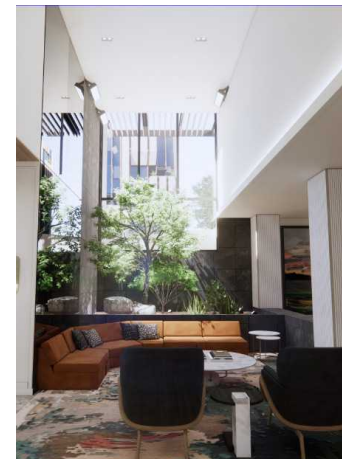
BROADSTONE SAVOIE

FEATURES

- Prime retail location positioned at the entrance to Downtown Bellevue just off of I-405
- 190 residential units
- Ready for occupancy: Fall 2023
- Rental Rate: \$45/SF/Yr
- Estimated NNNs: \$12.50/SF
- Directly across from light rail station with high visibility to both foot and car traffic
- Parking: retail parking available for customers/employees (valet only) – price TBD. Inquire for more details.

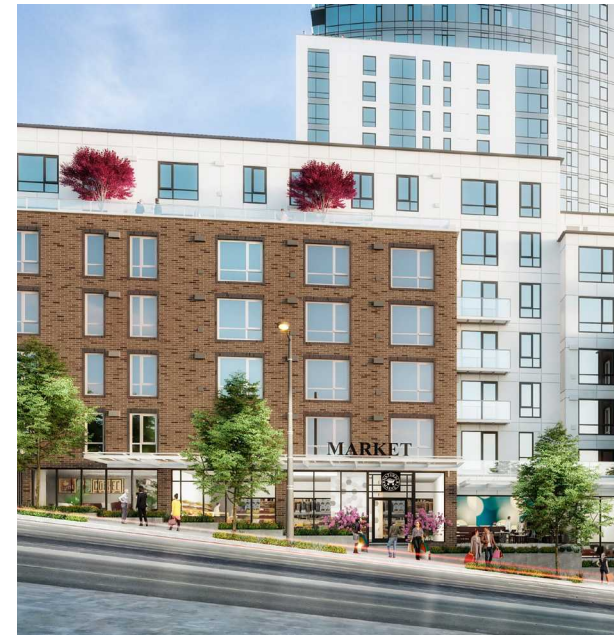
AVAILABLE

- Retail 2: 3,732 Sq Ft. Fronts Main Street. Ideal for retail, medical, boutique grocery. Can be demised:
 - Retail 2A: 1,616 Sq Ft
 - Retail 2B: 2,116 Sq Ft





RETAIL 2 (ON MAIN STREET)



RETAIL 1 (ON 112TH AVE)

112TH AVE CORRIDOR DEVELOPMENT



EAST MAIN STATION
43,000-52,000 Daily
Riders by 2026

BROADSTONE GATEWAY
190 Units
Alliance Residential/
USAA

HOLDEN OF BELLEVUE
155 IL Units
Alliance Residential/
USAA

HOLDEN OF BELLEVUE
110 AL / 26 MC Units
Alliance Residential/
USAA

MAIN STREET PLACE
1,200,000 SF Office
400 units
Hines/USAA
Delivery 2025

**BELLEVUE
DOWNTOWN STATION**
7,000 Daily
Boardings by 2030

RED LION HOTEL
Upzone to 300'
Potential Mixed Use
Redevelopment
Wig Properties

BELLEVISTA PLACE
1,085,000 SF
145 units
Tishman Speyer
Delivery 2025

200 112TH
343,000 SF
Columbia Pacific
Delivery 2025

222 112TH
760,000 SF
Wallace Properties
Delivery TBD

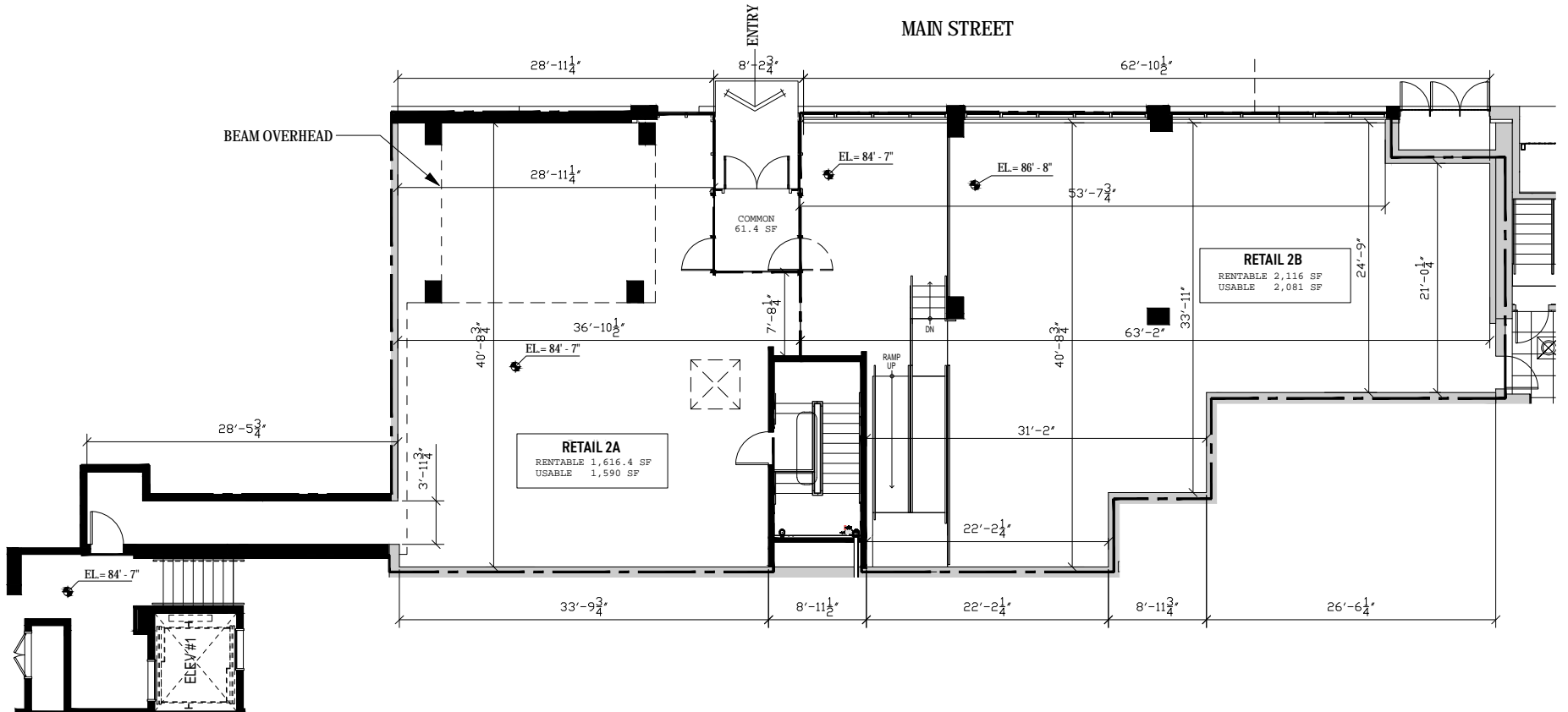
BELLEVUE STRAITS
1,150,000 SF
Legacy Companies
Delivery TBD

700 112TH
200,000+ SF
Alex Smith
Delivery TBD



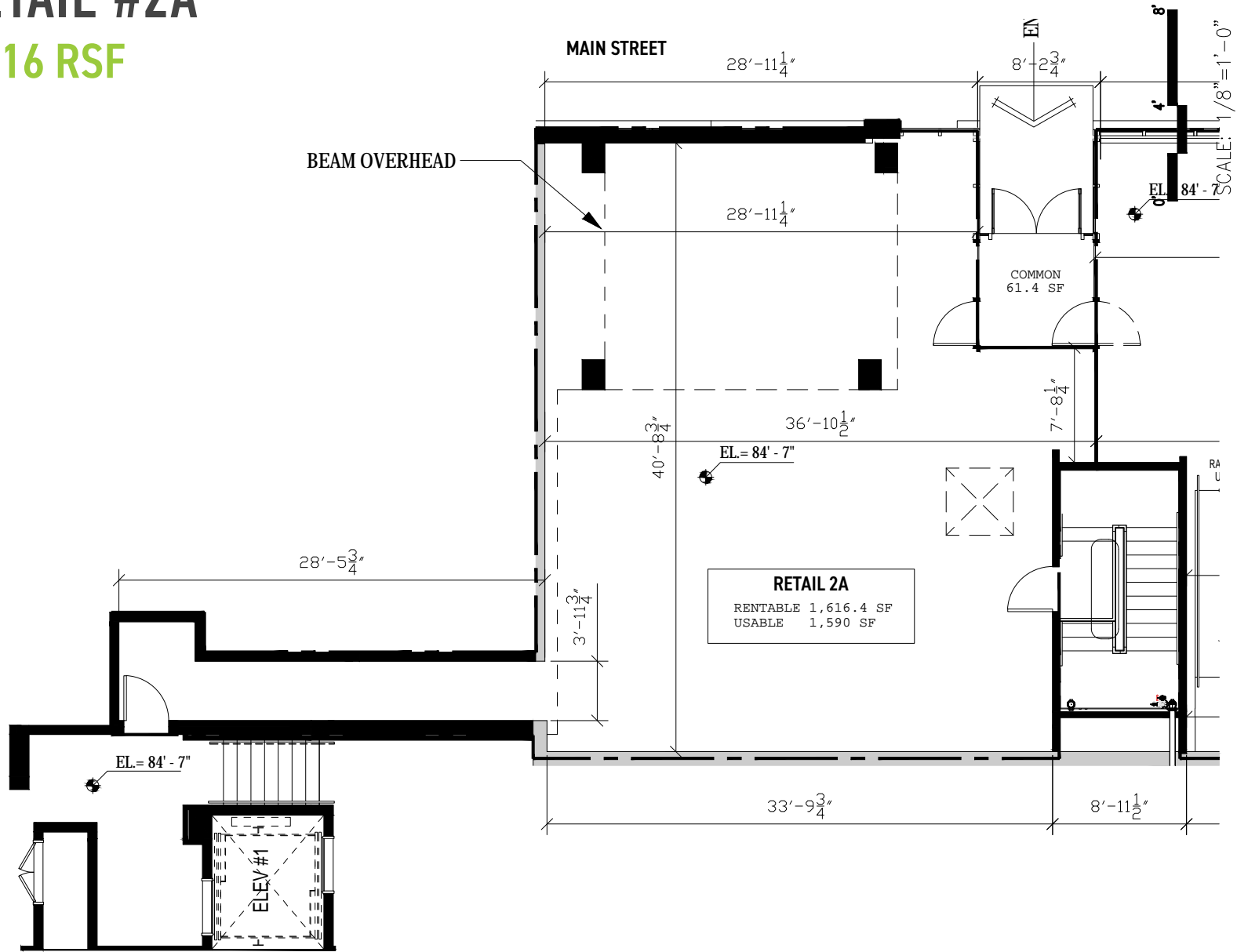
RETAIL #2

3,732 RSF



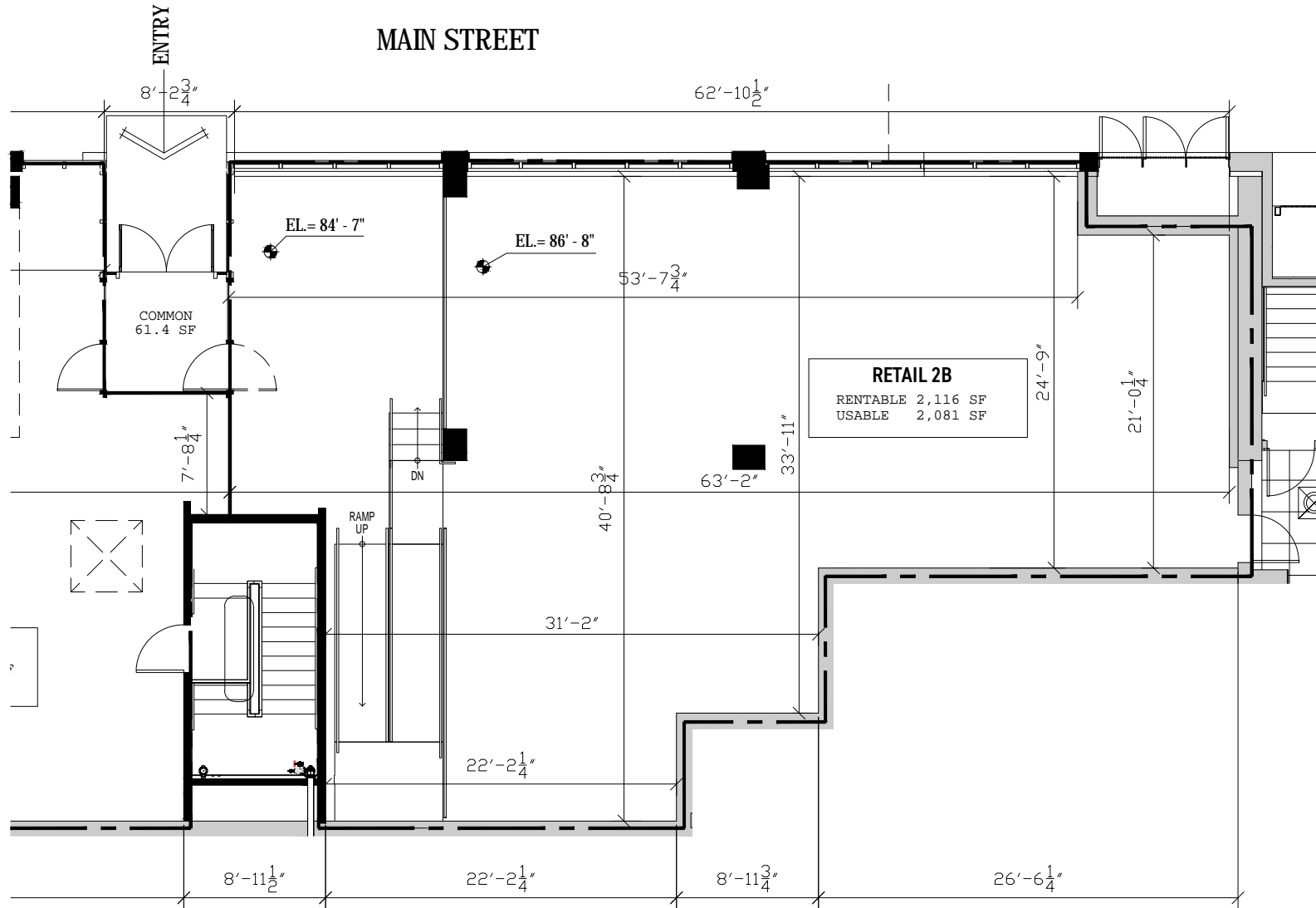
RETAIL #2A

1,616 RSF



RETAIL #2B

2,116 RSF



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