



MARBELLA CENTER

*Retail Spaces Available
for Lease in Downtown Redmond*

16138-16140 NE 87TH ST, REDMOND, WA

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MARBELLA CENTER



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

Can combine suites

Excellent pull-up parking

Estimated NNN rate: \$14.64 PSF/YR

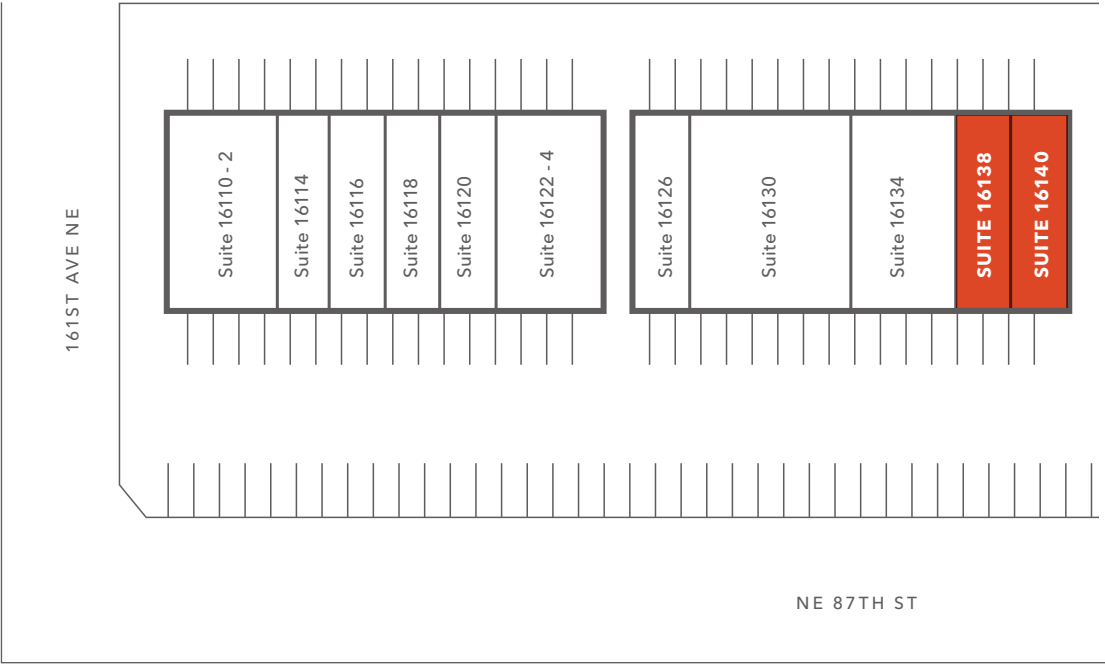
Adjacent to QFC, Regal Cinemas, Bartell Drugs, Starbucks and other landmark retailers

Contact brokers for lease rates

1,105 SF
SUITE 16138

1,010 SF
SUITE 16140

SITE PLAN



AVAILABILITIES

Unit	Tenant	SF
16110 - 2	Papa Johns Pizza	
16114	Taqueria Los Chilangos	
16116	Brat Pack	
16118	Boiling Point	
16120	Lilly's Nails	
16122 - 4	L'Étoile Parisienne	
16126	Ada	
16130	Ocean Eye Care	
16134	H & R Block	
16138	AVAILABLE	1,105
16140	AVAILABLE	1,010

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

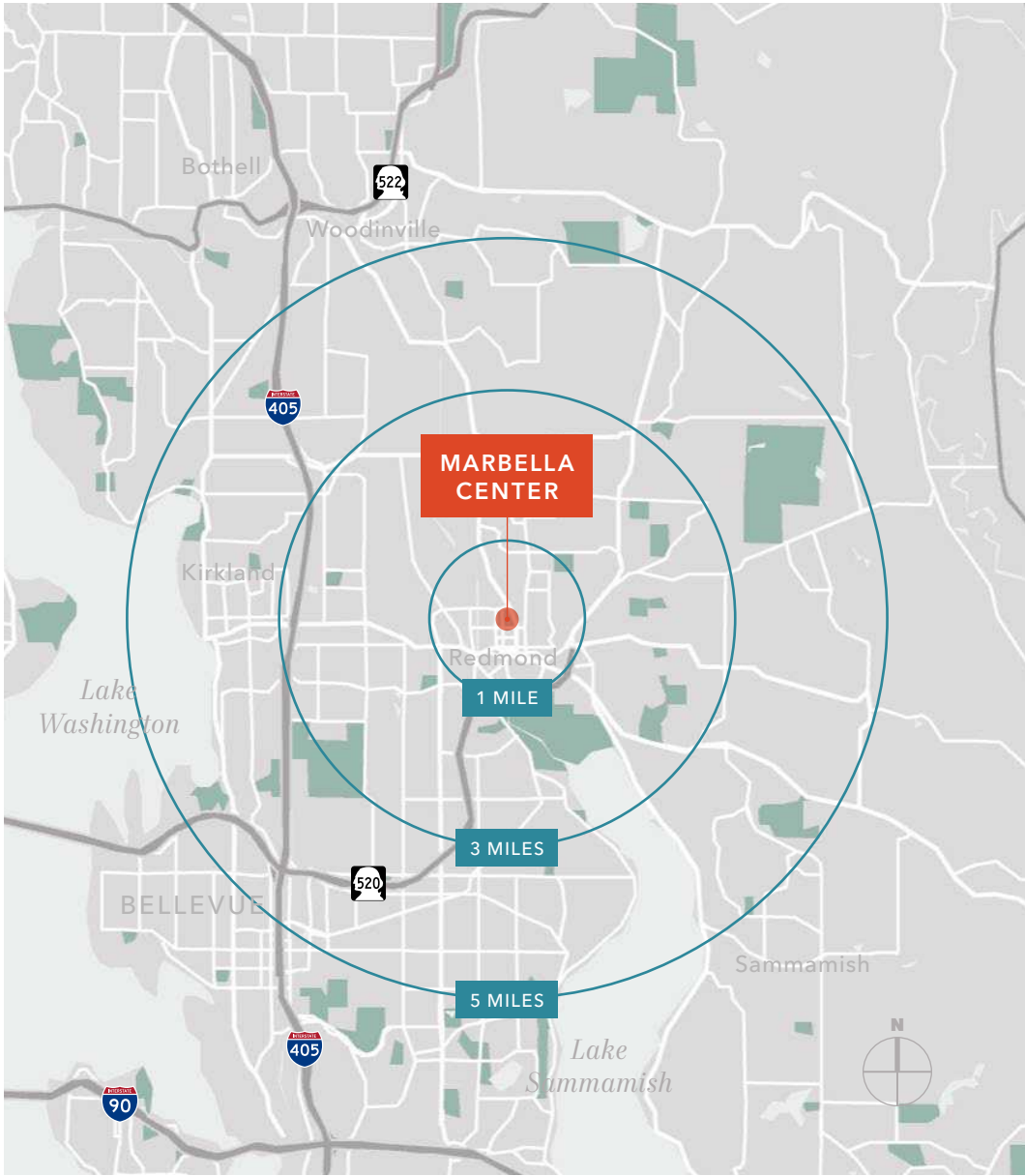
	1 Mile	3 Miles	5 Miles
2024 TOTAL HOUSEHOLDS	13,438	41,518	101,916
HH GROWTH 2024 - 2029	1.9%	1.1%	1.3%
MEDIAN HOUSEHOLD INCOME	\$154,267	\$176,696	\$172,319
AVG HOUSEHOLD SIZE	2.0	2.4	2.4

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
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Data Source: ©2024, Sites USA





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*For more information about
this property, please contact*

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