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HIGHLIGHTS

- New mixed use development, designed by Johnston Architects, located in the heart of Mercer Island Town Center
- 146 residential units
- 14,000+ SF of retail/restaurant space
- Retail storefronts located along 78th Avenue and 77th Avenue, with a unique through-block park-like pedestrian corridor, and three public plazas, expanding outdoor amenity space for the community
- Underground parking available for retail customers
- (2) Two type 1 hood shafts for restaurant tenant use
- High ceilings
- · Large dedicated patio areas





THE NEIGHBORHOOD

Mercer Island is connected to both the Seattle and Bellevue markets by I-90 with Seattle to the West and Bellevue to the east. It is considered one of the 100 wealthiest zip codes in the U.S. The City of Mercer Island is closer to Bellevue than Seattle and this makes the perfect "sub-market" to the Bellevue consumer base. Join tenants such as Metropolitan Market, QFC, Starbucks Coffee, Mioposto Pizza, Orangetheory Fitness, and Sano Cafe.

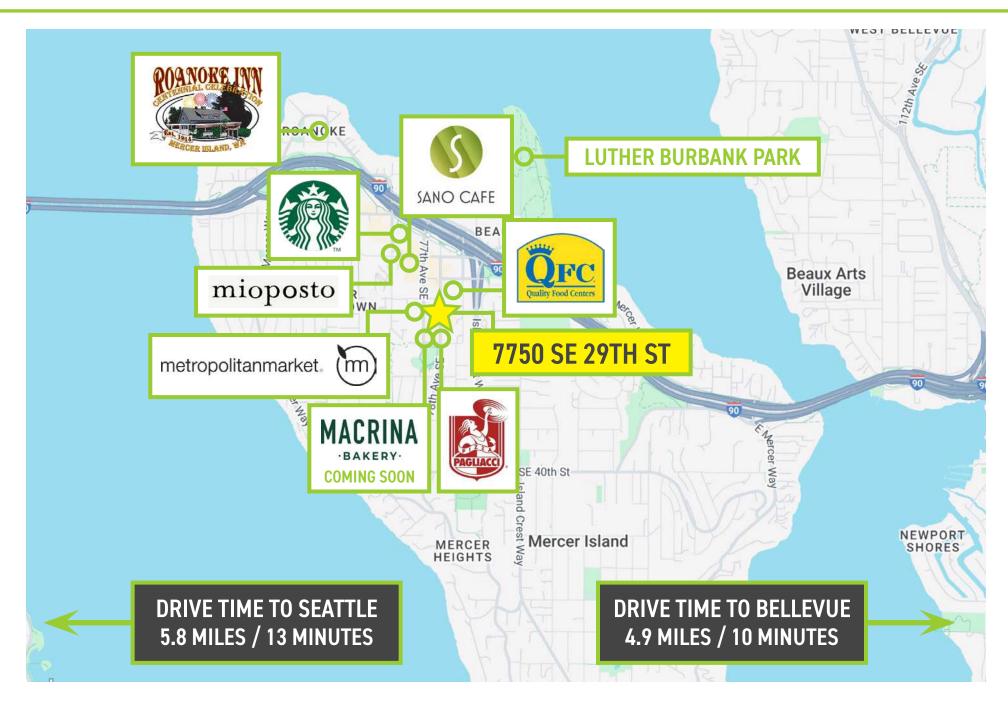
DEMOGRAPHICS (2024)

	1 MILE	3 MILE
POPULATION	11,957	81,496
TOTAL HOUSEHOLDS	5,255	35,893
AVERAGE HH INCOME	\$131,389	\$163,450
DAYTIME POPULATION	4,007	53,955

83 BIKE SCORE

81 WALK SCORE

PLANS / LEVEL 1 (GROUND FLOOR) MERCHANDISING PLAN 1006 Full Service Restaurant 1005 (potentially take entire space) Coffee or Bakery 1004 Dessert/cafe Ice Cream Nail Salon 1007 Flower Shop Wine Bar Ice Cream Fitness Coffee 1003/1002A Optometrist/Eye Glass Retail Urban Market Fitness Retail 77TH AVE SE ADJACENT COMMERCIAL PARCEL UNDER SEPARATE OWNERSHIP 1001 Restaurant (potentially combine w/ adj. space) Sports Bar 1008/1009 Nail Salon Stretch Chiropractor Dental Dog Retail/Groom vehicle entry SE 29TH ST Health/Beauty/Salon/Medispa



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