

EASTLINE

DOWNTOWN REDMOND

Join Salt & Straw, Momiji, Mendocino Farms, Dave's Hot Chicken, Due Cucina, Hey Tea and Biang Biang Noodles at Redmond's most exciting new project! Construction completed and ready for delivery.

16595 REDMOND WAY, REDMOND, WA

 **Kidder
Mathews**



High-profile, transit-oriented, mixed-use development now open in the heart of downtown Redmond



Highly visible
downtown location



Across from new
light rail station



Adjacent spaces can
be combined



Double-height
retail ceilings

29,000 SF
PRIME RETAIL

613
RESIDENTIAL UNITS
INCLUDED

79
DEDICATED VISITOR
PARKING STALLS

Development Highlights

TRANSIT FRIENDLY

Located directly across from the Downtown Redmond Light Rail Station and one block from Redmond Town Center

HOUSING GROWTH

Downtown Redmond is targeted to accommodate one third of the city's housing growth through 2030

HIGH-DENSITY LOCATION

±6,700 existing and ±2,750 planned multifamily units within walking distance

STRONG DAYTIME POPULATION & HIGH INCOME DEMOGRAPHICS

6,000 employees within one mile and an additional 1,400+ Amazon employees planned within a half mile

ESTIMATED DELIVERY

East Building and West Building available now!

LEASE RATE

Call for rates

772 SF - 3,417 SF of retail
available directly below
613 residential units



Spaces can be combined






772 - 3,417 SF

RETAIL SPACE AVAILABLE

| SUITE | TENANT | SF |
|-------|---------------------|-------|
| W-1 | Comfort Nails | 1,193 |
| W-2 | Comfort Nails | 1,515 |
| W-3 | TruDental | 1,568 |
| W-5 | Dave's Hot Chicken | 2,438 |
| W-6 | Available | 772 |
| W-7 | Mendocino Farms | 2,632 |
| W-8 | Pending | 1,159 |
| W-9 | Pending | 847 |
| E-1 | Due' Cucina | 1,705 |
| E-2 | bStrong | 2,850 |
| E-5 | Sip Thai | 1,508 |
| E-6 | Momiji | 4,733 |
| E-7 | Available | 3,417 |
| E-8 | Biang Biang Noodles | 2,768 |
| E-9 | HeyTea | 1,417 |
| E-10 | Salt & Straw | 1,224 |

Located directly across from the Downtown Redmond Light Rail Station and one block from Redmond Town Center

EAST LINK EXTENSION

-  Downtown Redmond Station
-  S Bellevue to Redmond Tech
-  Judkins Park to Mercer Island (2026)

EASTLINE



SEATTLE

Lake Washington

DOWNTOWN
BELLEVUE

EAST
BELLEVUE

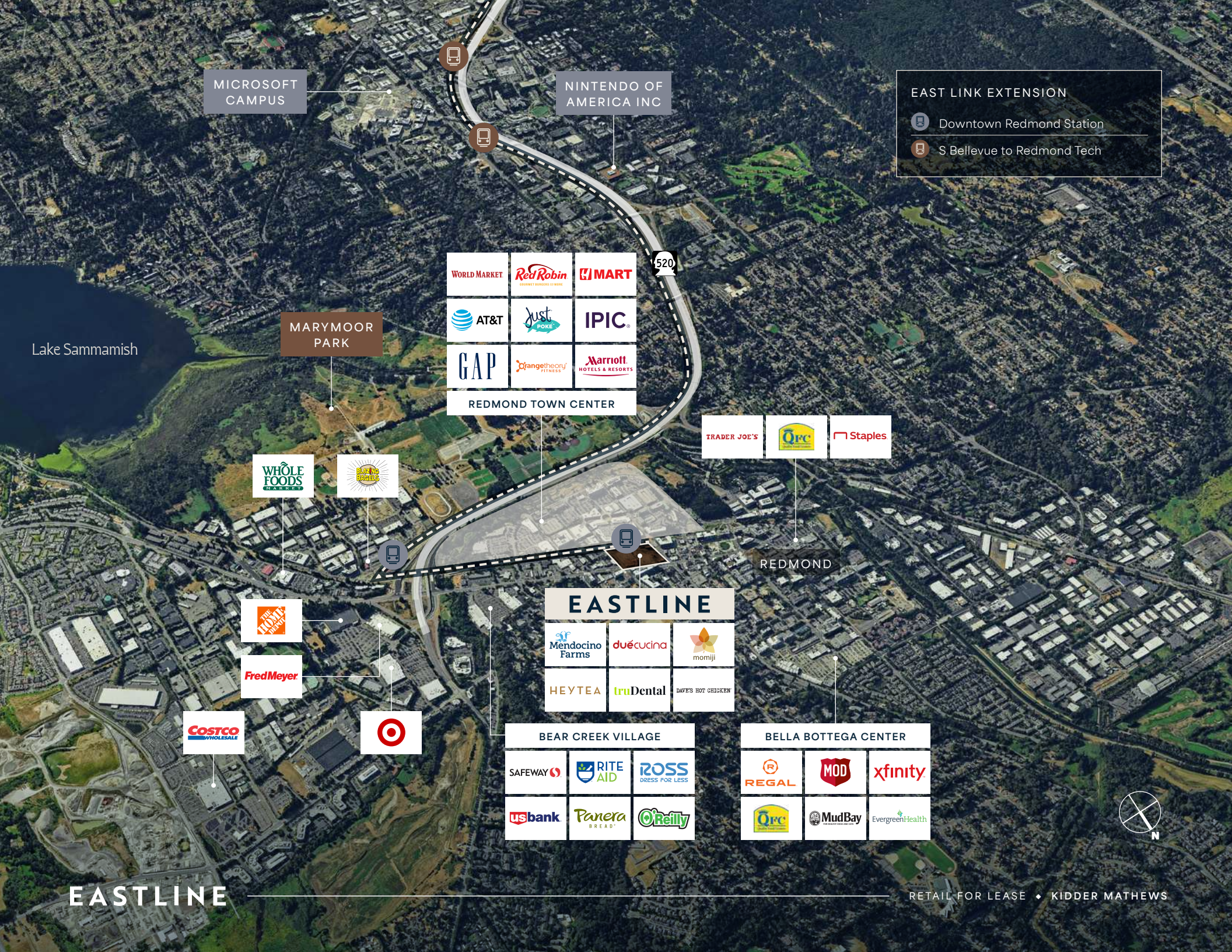
REDMOND

Lake Sammamish

Mercer
Island

EASTLINE


RETAIL FOR LEASE ♦ KIDDER MATHEWS




MICROSOFT
CAMPUS

NINTENDO OF
AMERICA INC

EAST LINK EXTENSION

 Downtown Redmond Station

 S Bellevue to Redmond Tech

Lake Sammamish

MARYMOOR
PARK

| | | |
|---------------------|---------------------------------------|-------------------------------|
| WORLD MARKET | Red Robin GRILLERY BARBERS COBBERS | MART |
| AT&T | Just POKE | IPIC |
| GAP | Orangetheory FITNESS | Marriott. HOTELS & RESORTS |
| REDMOND TOWN CENTER | | |

520

WHOLE
FOODS
MARKET

JOE'S
PASTA

| | | |
|--------------|-----|---------|
| TRADER JOE'S | Qrc | Staples |
|--------------|-----|---------|

REDMOND

EASTLINE

| | | |
|--------------------|-----------|--------------------|
| Mendocino Farms | duécucina | momiji |
| HEYTEA | truDental | DAVE'S HOT CHICKEN |

THE
MOUNTAIN
PRINT

Fred Meyer

COSTCO
WHOLESALE

Target

BEAR CREEK VILLAGE

| | | |
|---------|-----------------|------------------------|
| SAFeway | RITE AID | ROSS DRESS FOR LESS |
| usbank | Panera BREAD | O'Reilly |

BELLA BOTTEGA CENTER

| | | |
|-------|--------|-----------------|
| REGAL | MOD | xfinity |
| Qrc | MudBay | EvergreenHealth |

EASTLINE

Nearby Attractions



RESTAURANTS & BARS

- 01 Mendocino Farms
- 02 Hey Tea
- 03 Momiji
- 04 Dave's Hot Chicken
- 05 Tian Tian Noodles
- 06 Tipsy Cow Redmond
- 07 Dough Zone
- 08 Woodblock
- 09 Brown's Stockyard Exchange
- 10 BJ's Restaurant & Brewhouse
- 11 Zio Sal Ristorante
- 12 Thai Ginger
- 13 Flatstick Pub - Redmond
- 14 Just Poke
- 15 Caadxi Mezcaleria
- 16 Agave Cocina & Cantina
- 17 Farine Bakery & Cafe
- 18 Prime Steakhouse Redmond
- 19 Racha Noodles & Thai Cuisine

MAJOR EMPLOYERS

- 01 Amazon
- 02 Microsoft
- 03 AT&T

PARKS & RECREATION

- 01 Marymoor Park
- 02 Anderson Park
- 03 Dudley Carter Park
- 04 Redmond Central Park
- 05 Downtown Park

SHOPPING & LIFESTYLE

- 01 Redmond Town Center
- 02 Orange Theory
- 03 Town Center Plaza
- 04 Redmond Center
- 05 Safeway
- 06 Hilton Garden Inn
- 07 Regal Bella Bottega
- 08 QFC
- 09 Trader Joe's
- 10 Ulta Beauty
- 11 H Mart Redmond
- 12 IPIC Theaters
- 13 Archer Hotel
- 14 KeyBank
- 15 Rite Aid
- 16 Bartell Drugs



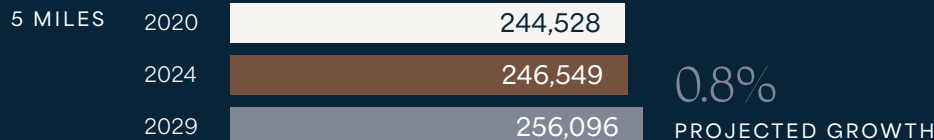
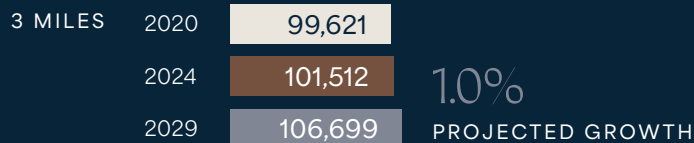
EASTLINE

RETAIL FOR LEASE • KIDDER MATHEWS

Strong daytime population & household income

Data Source:
©2024, Sites USA

POPULATION



2024 AVERAGE HOUSEHOLD INCOME

30.2%
WITH INCOME
OVER \$200K

1 MILE
\$158,955

\$233,666
3 MILES

39.6%
WITH INCOME
OVER \$200K

\$240,971
5 MILES

39.9%
WITH
INCOME
OVER \$200K

2024 TOTAL BUSINESSES & EMPLOYEES

BUSINESSES
EMPLOYEES



2024
BACHELOR'S
DEGREE+

73.7%
1 MILE

74.2%
3 MILES

71.2%
5 MILES



2024
MEDIAN
AGE

32.6
1 MILE

36.1
3 MILES

37.2
5 MILES



EASTLINE

DOWNTOWN REDMOND

For Retail
Leasing, Contact

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