

FOR MORE INFORMATION PLEASE CONTACT:

LAURA MILLER laura@gibraltarusa.com 206.351.3573 TRACY CORNELL

tracyc@gibraltarusa.com 206.948.0630





# **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
- 18 commercial stalls on level one of the parking garage available for retail customers
- Venting for Type I hood available at suites A/B and D/E
- High ceilings
- Large, dedicated patio areas
- Rental Rate \$45/SF plus estimated 2026 NNN (\$9.00/SF)



## 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

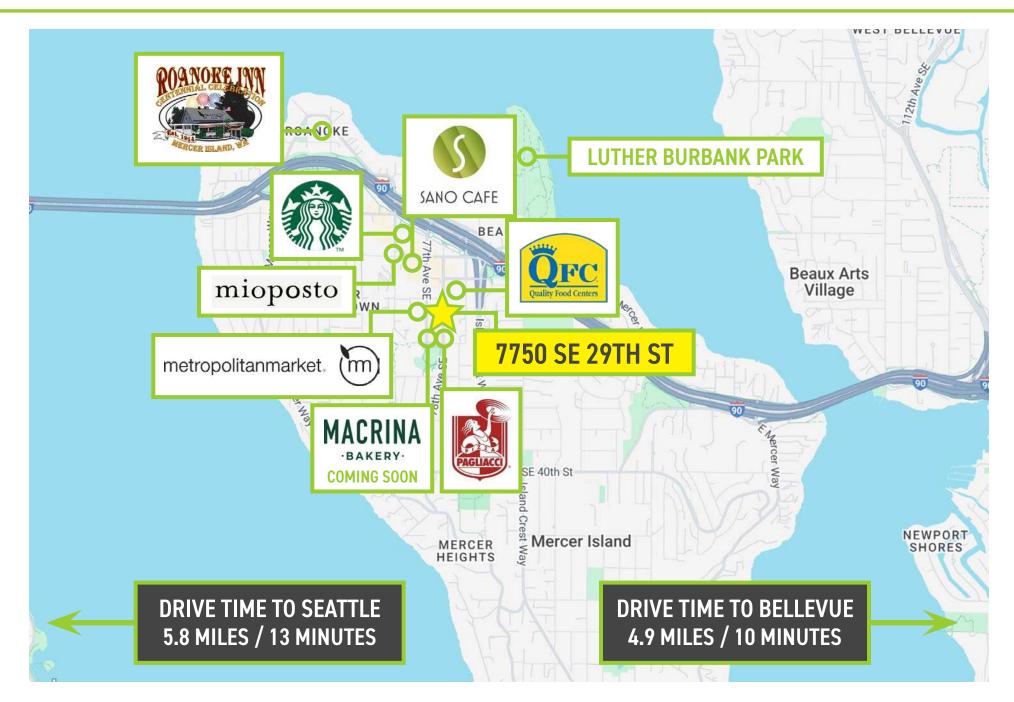
# **AVAILABLE RETAIL**

SUITE	SIZE	CEILING HEIGHT	DESCRIPTION
A+B	2,800 SF	21'3"-21'5"	Corner restaurant space with type 1 hood shaft, large NW facing dedicated patio.
Α	1,544 SF	21'5"	Corner restaurant space with type 1 hood shaft, large NW facing dedicated patio.
В	1,256 SF	21'3"	Ideal for restaurant, wine bar, ice cream, fitness or coffee.
С	1,367 SF	16'0"	Ideal for boutique retail, nail salon, chiropractor, dental, dog retail/grooming, salon/med-spa
D	1,416 SF	14'0"	SE corner restaurant space with type 1 hood shaft and large SE facing dedicated patio.
E	807 SF	14'0"	Ideal for urban market, pet boutique, gift shop.
F	682 SF	14'0"	Ideal for barbershop, specialty retail, artisanal shop.
G	1,170 SF	14'0"	Ideal for dessert café, nail/hair salon, plant/flower shop.
Н	1,043 SF	14'0"	Ideal for wine/bottle shop, skincare boutique retail.
I	1,043 SF	14'0"	Ideal for boutique retail, apparel, gift shop, plant/flower shop.
J	1,043 SF	14'0"	Corner space ideal for café or coffee/juice bar.

<sup>\*</sup>Flexible sizes, ability to combine adjoining suites.







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