Avalon Meydenbauer

10495 NE Fourth Street,
Bellevue, WA 98004

Prime Bellevue Way Retail

Avalon Meydenbauer is a Safeway-anchored mixed use development with 360 luxury residential units, located in one of the strongest retail destinations in Washington State. Avalon Meydenbauer features a coveted NE Fourth Street and Bellevue Way location, just feet from Bellevue Square and across the intersection from the $1.2 Billion - Lincoln Square South with 710,000 SF of office, 180,000 SF of retail, and 218 residences above a 245-room W hotel.

Avalon Meydenbauer has highly visible signage, dedicated off-street parking, and benefits from a very affluent customer base with average annual household incomes within a 3 mile radius in excess of $165,000. This is an excellent opportunity to be located in the heart of the Bellevue CBD, surrounded by national retailers, renowned restaurants and world class hotels.

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THE BELLEVUE COLLECTION

The Bellevue Collection: 23 Million visitors per year

Located directly across from The Bellevue Collection, which just completed a $1.2 Billion expansion

LINCOLN SQUARE SOUTH: Recently Completed. 218 Luxury residences above the 245 room W Hotel, 710,000 SF of Class A office, and 180,000 SF of retail anchored by Nordstrom Rack. Notable office tenants include WeWork, Pokemon, Bank of America, Unity, Samsung, Valve, & Epic Games.

BELLEVUE SQUARE: One of the best performing retail destinations in the country with over 23 million visitors each year. Over 180 high end stores, anchored by a top performing Nordstrom.

LINCOLN SQUARE: Two towers with over 310K sf of retail, dining and entertainment; a 148-room luxury residential tower and 337-room Westin hotel. Notable office tenants include Microsoft, Eddie Bauer (corporate offices).

BELLEVUE PLACE: Features a 733-room Hyatt Regency, 450,000 SF of upscale offices, and boutique retail.

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1 **The Bellevue Collection :**
Luxury retail and entertainment options, premier residences, Class A office. Major retailers include Nordstrom, Macy's, Crate & Barrel, the Apple Store, the Microsoft Store, Tiffini & Co., Michael Kors, Burberry, Nordstrom Rack, Pottery Barn, Lululemon, Williams-Sonoma.

2 **The Shops at the Bravern :**
High-end luxury shopping. Major retailers include Hermes, Gucci, Louis Vuitton, Jimmy Choo, Prada, Tory Burch.

3 **Meydenbauer Center and the Bellevue Arts Museum :** Performances and visual arts experiences year-round.

4 **Downtown Park :**
20 acres with a half-mile walking loop and a cascading water feature that ends in a reflecting pool.

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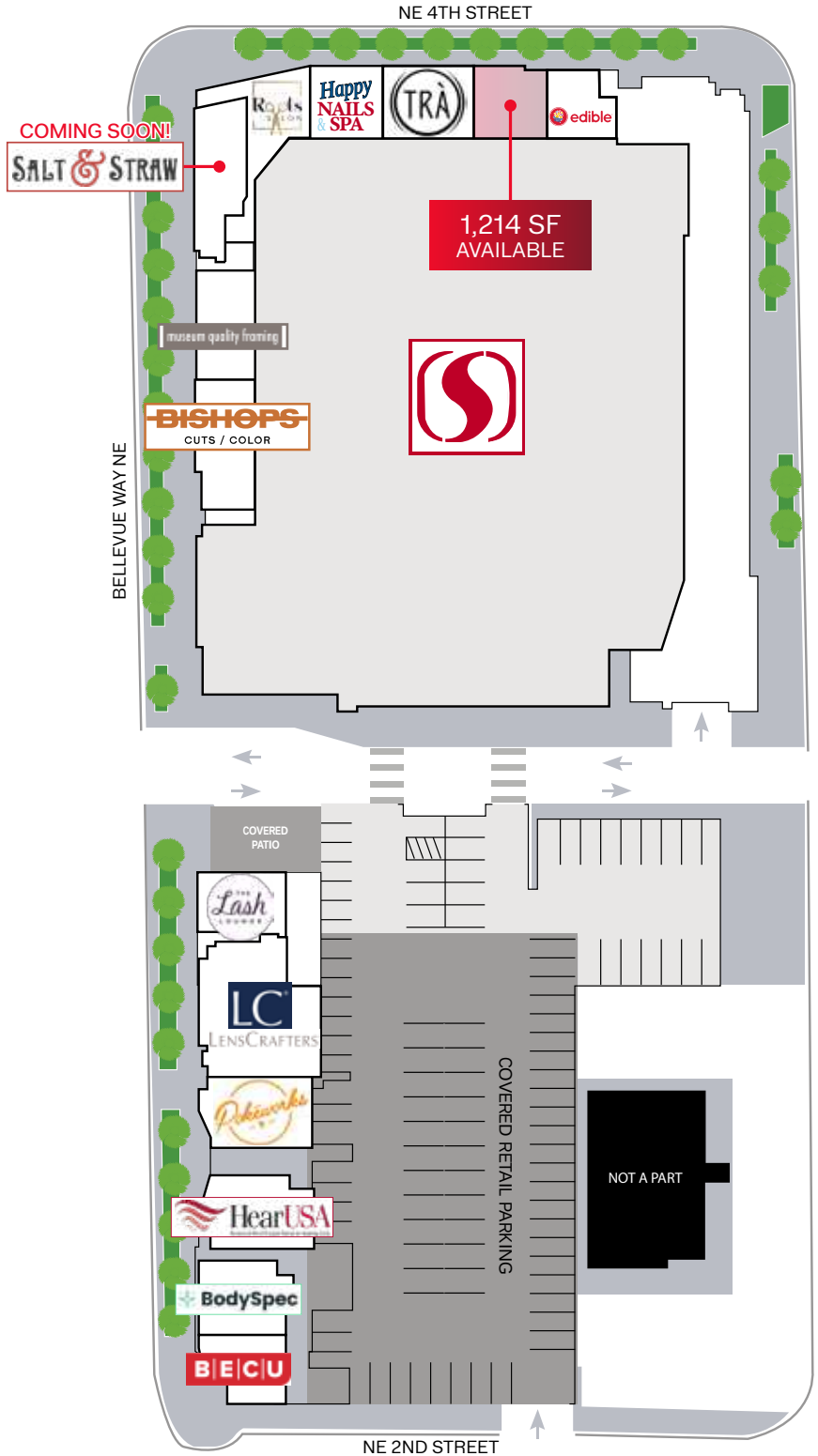
Join neighboring businesses like Safeway, TRÀ, Pokéworks, BECU and coming soon Salt & Straw in Bellevue's fabulous downtown core.

AVERAGE HOUSEHOLD INCOME:
1 mile: $177,912
2 Mile: $184,869

2024 POPULATION:
1 Mile: 20,537
2 Mile: 93,340

TRAFFIC COUNTS:
21,895
vehicles per day
at Bellevue Way NE
& NE 4th Street



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