

1,636 SF Retail Space For Lease



# CITY SQUARE

938 110TH AVE NE, BELLEVUE WA

**CBRE**

# BRING YOUR CONCEPT. THE OPPORTUNITIES ARE ENDLESS.

Bellevue stands out as a premier destination in the Puget Sound region, known for its affluent, diverse, and highly educated population. It also serves as a hub for major tech giants such as Microsoft, Amazon, TikTok, and OpenAI.

City Square is situated in a vibrant residential neighborhood offering unparalleled access to premier shopping, dining, and a vibrant nightlife. With the Shops at the Bravern, Overlake Hospital, and Bellevue Library just a short walk away, this location provides unmatched convenience and connectivity.



## Property Highlights



Size: ±1,636 SF



Highly diverse population, with 43% of residents being foreign-born



Ideal for food uses that do not require a Type 1 hood



Well situated below 191 luxury residential units



Easily accessible via I-405, I-90, and SR-520



High barriers to entry in a thriving retail trade area

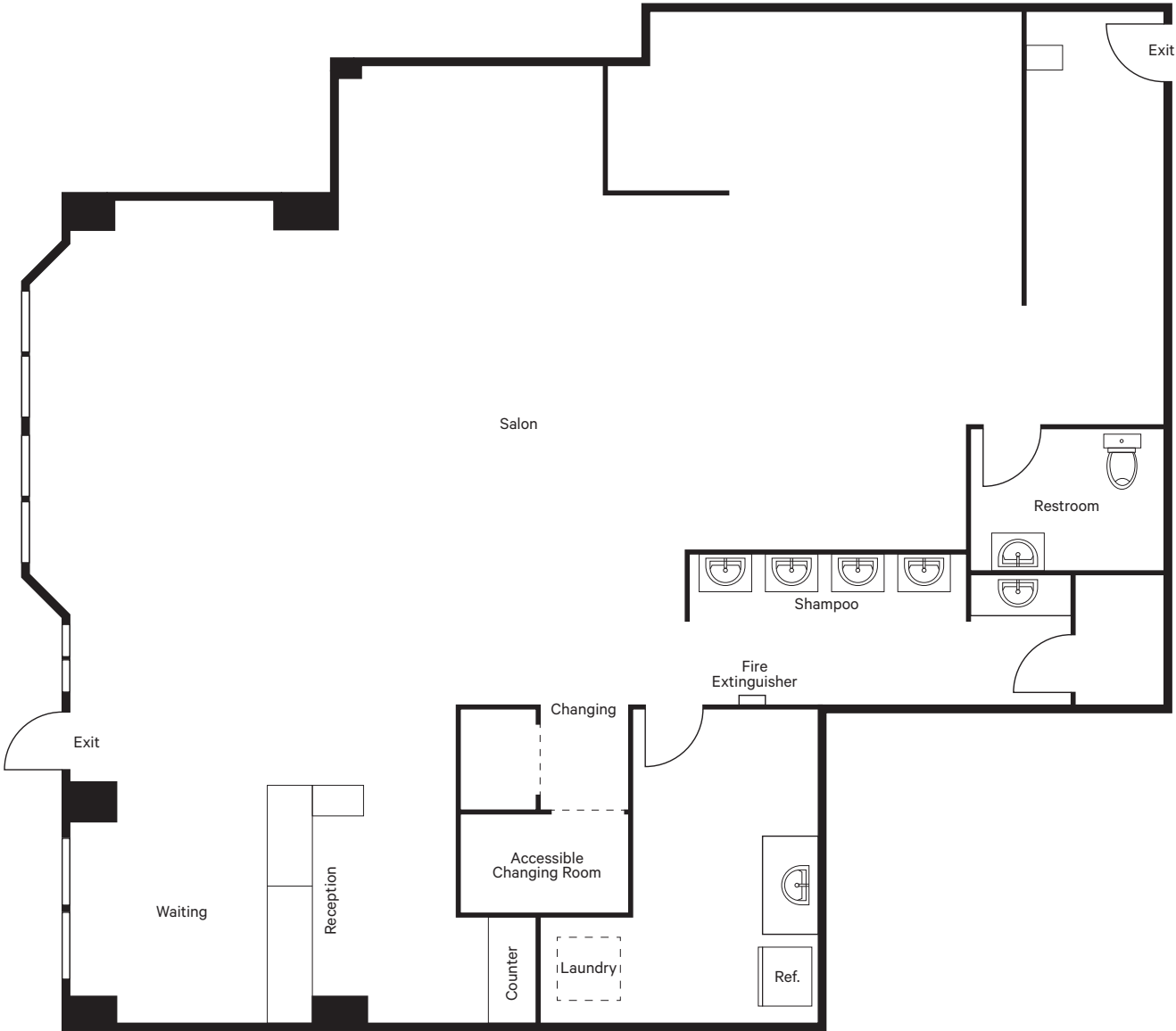


Ample onsite retail parking



Please call broker for rates  
NNN \$10.25 SF

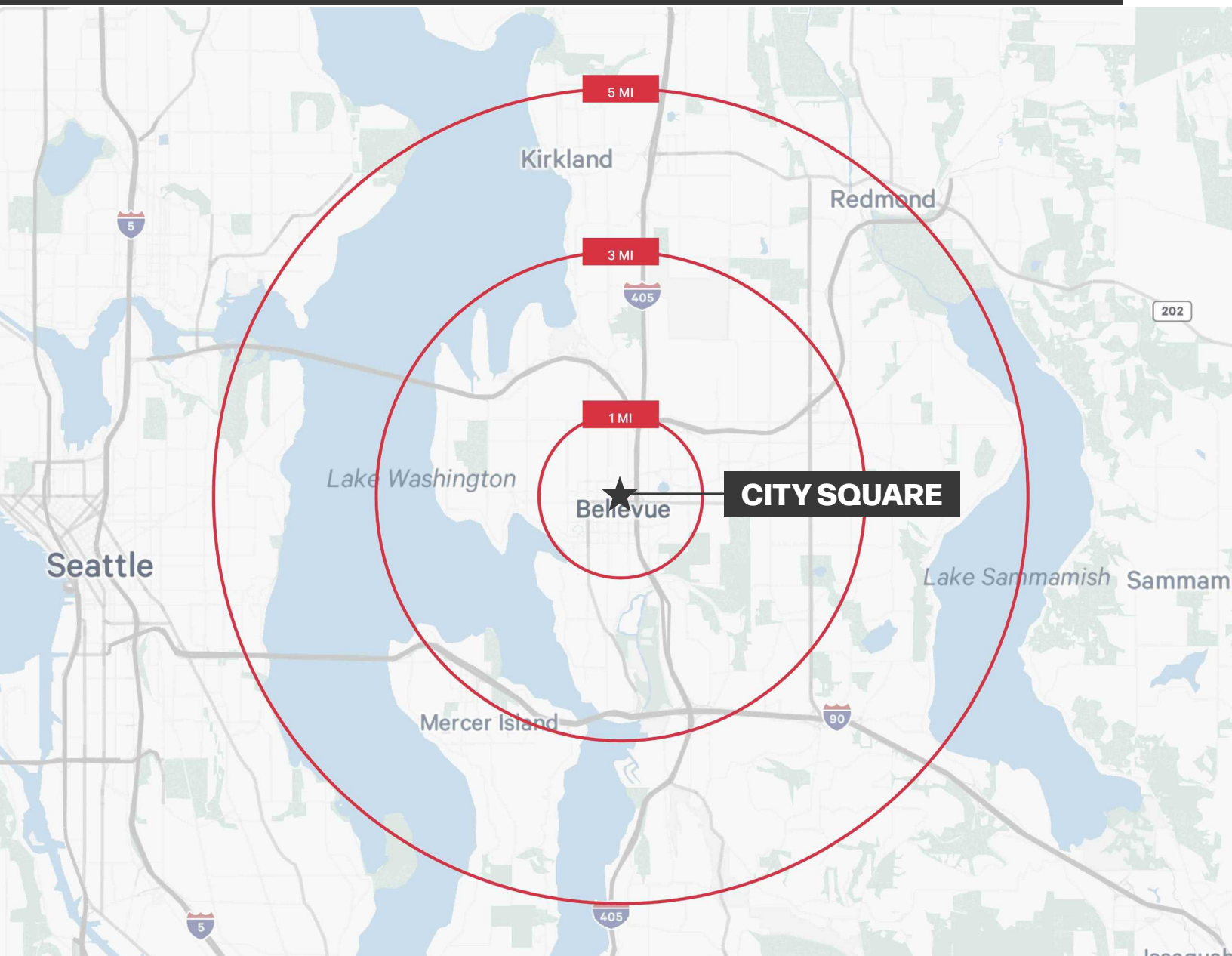
# FLOOR PLAN



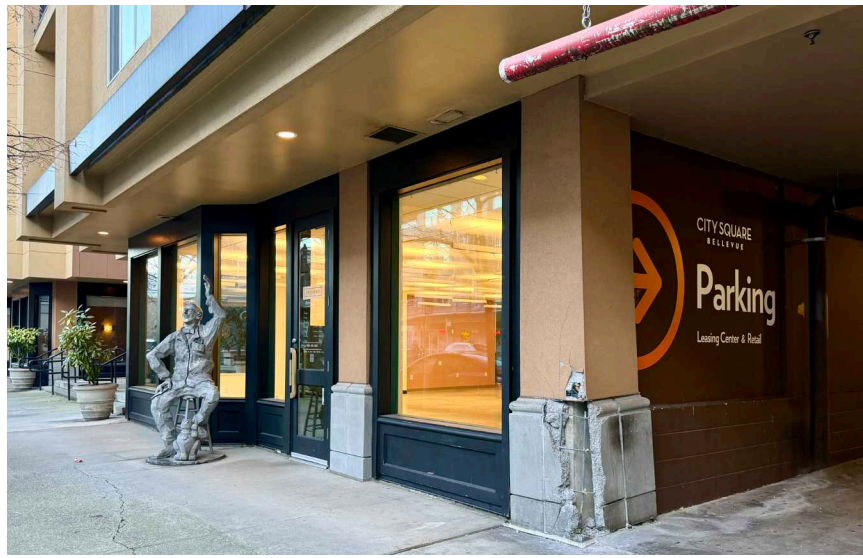
# AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>	28,760	108,037	261,358
<b>DAYTIME POPULATION</b>	77,366	170,357	345,241
<b>AVERAGE HHI</b>	\$242,097	\$252,223	\$260,201
<b>AVERAGE VALUE OF OWNER OCCUPIED HOUSING UNITS</b>	\$1,514,579	\$1,563,793	\$1,512,838

Source: CBRE Research 2025







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## CONTACTS

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