

Retail Space for Lease

# ZEPHYR

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# ON THE PARK

8020 161st Avenue NE  
Redmond, WA 98052



CBRE

# PROPERTY HIGHLIGHTS

Zephyr On The Park in downtown Redmond is a high profile residential mixed-use project with a pedestrian focus. With 193 high-end apartment units, the building is conveniently located across the street from Redmond's signature 2.2 acre Downtown Park. The park serves as a gathering place for the community and features an all-weather protected digital water wall pavilion that is used as an event and performance space.



+/- 946 RSF Available -  
Type 1 Hood Vent Shaft



+/- 1,271 RSF Available - Fully built-out juice bar, no Type 1 Hood, roll-up doors to an adjacent outdoor patio overlooking the iconic downtown Redmond Park



Please call for rate



NNN:+ \$11.00 PSF



Ideal location for medical, services, fitness, banking or food uses



Retail spaces serve 193 luxury apartments with onsite parking.



Shared common area restrooms



Easy access to Highway 520 & 202



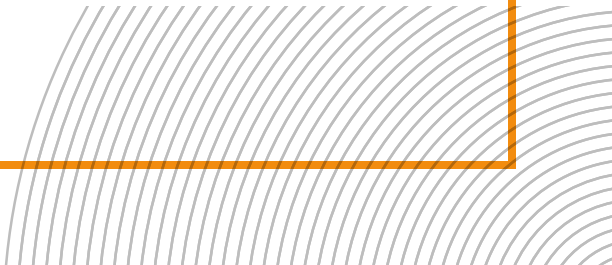
Near Redmond Town Center and the Redmond Lightrail Station which officially opened on May 10, 2025

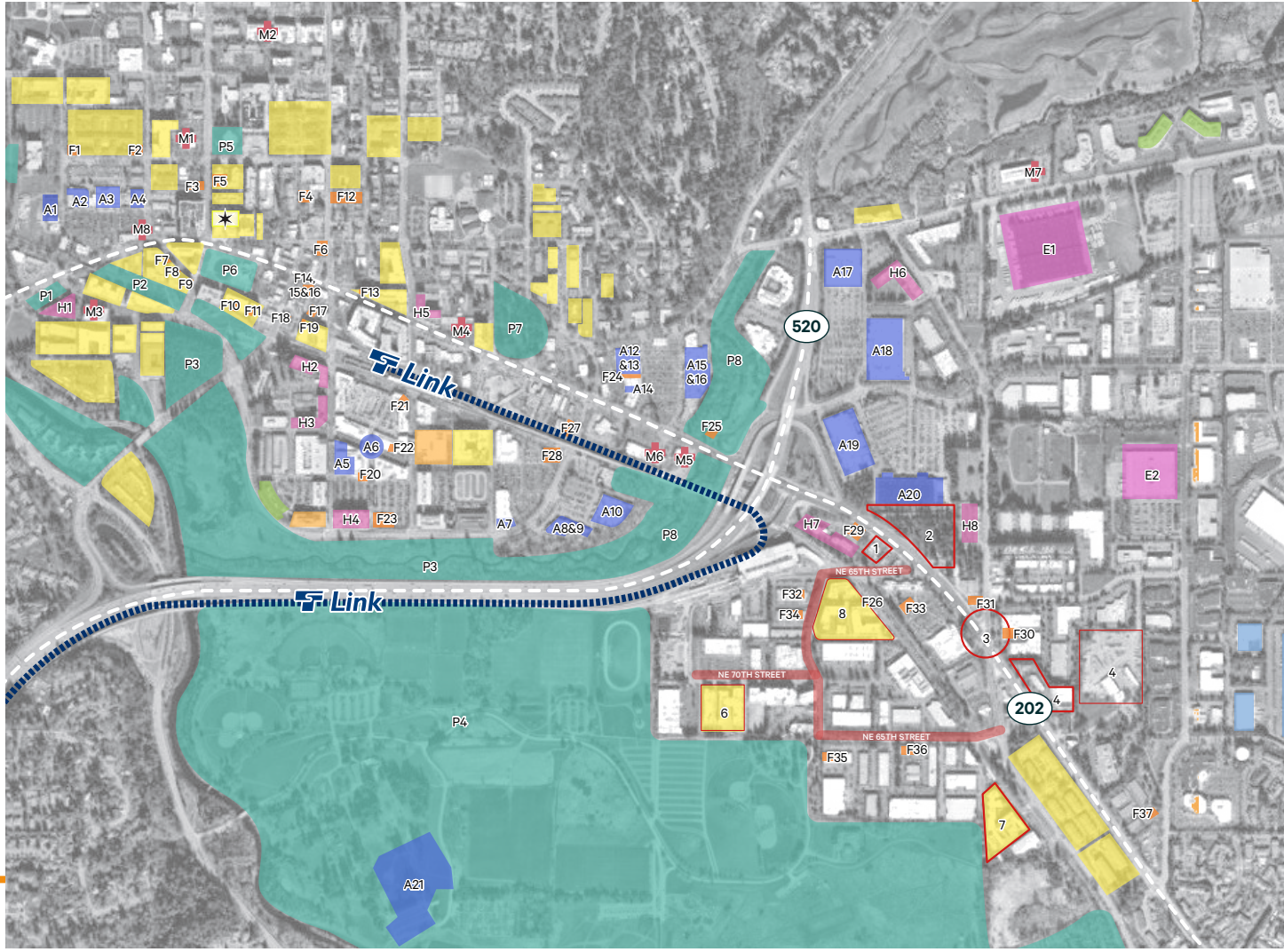




Redmond is a thriving, active and well-educated city, where new buildings blend with the refurbished, and is a pleasant place to stroll during the day and evening. Redmond boasts a flourishing cycling culture and is home to the state's only velodrome.

With the headquarters for Microsoft, Nintendo of America, and Concur Technologies located in Redmond, it is often considered Washington's equivalent of Silicon Valley.





★ SITE - Zephyr

● Apartments 8,521 Total Du

● Hotels

- |                  |                         |
|------------------|-------------------------|
| H1 Hyatt House   | H5 Hilton Garden Inn    |
| H2 Residence Inn | H6 Hampton Inn & Suites |
| H3 Marriot       | H7 Redmont Inn          |
| H4 Archer Hotel  | H8 Woodspring Suites    |

● Retailers

- |                             |                   |
|-----------------------------|-------------------|
| A1 Benjamin Franklin Crafts | A12 Ross          |
| A2 Staples                  | A13 Ulta          |
| A3 QFC                      | A14 DSW           |
| A4 Trader Joes              | A15 Rite Aid      |
| A5 IPIIC                    | A16 Salesway      |
| A6 Redmont Town Center      | A17 Kohl's        |
| A7 Petco                    | A18 Target        |
| A8 Big 5                    | A19 Fred Meyer    |
| A9 Cost Plus World Market   | A20 Home Depot    |
| A10 24 Hour Fitness         | A21 Park Concerts |
| A11 Bartell Drugs           |                   |

● Major Employer

- |               |         |
|---------------|---------|
| E1 UPS Center | E2 USPS |
|---------------|---------|

● Microsoft

● Food

- |                          |                                |
|--------------------------|--------------------------------|
| F1 Ooba Tooba            | F20 Fuji Steak House           |
| F2 Sage's                | F21 Zio Sal Ristorante         |
| F3 Oto Sushi             | F22 The Original Pancake House |
| F4 Bandido Mexican Grill | F23 BJ's                       |
| F5 5 Stones              | F24 Agave Cocina               |
| F6 Victor's Coffee       | F25 Panera Bread               |
| F7 Zeeks Pizza           | F26 Stone Korean               |
| F8 Top Pot               | F27 Dough Zone                 |
| F9 Garlic Crush          | F28 Red Robin                  |
| F10 Woodblock            | F29 Family Pancake House       |
| F11 Hoffman's            | F30 Pomegranate Bistro         |
| F12 Spark Pizza          | F31 Mercurys Coffee            |
| F13 Farine Bakery & Cafe | F32 Blazing Bagels             |
| F14 El Toreador          | F33 Peet's Coffee              |
| F15 Molly Moon's         | F34 Raining Cookies            |
| F16 Homegrown            | F35 Postdoc Brewing            |
| F17 Prime Steakhouse     | F36 Mac & Jack's Brewery       |
| F18 Matador              | F37 Rocky's Empanadas          |
| F19 Topsy Cow            |                                |

Link Light SE Redmond Rail Station - Opening 2024

○ Marymoor Village Highlights

- |                             |                   |
|-----------------------------|-------------------|
| 1 Chick-fil-A Coming Soon   | 6 Alexan - 222 DU |
| 2 CVS                       | 7 LMC S - 450 DU  |
| 3 Intersection Improvements | 8 LMC N - 239 DU  |
| 4 New Storage               |                   |
| 5 Renovated Storage         |                   |

● Medical

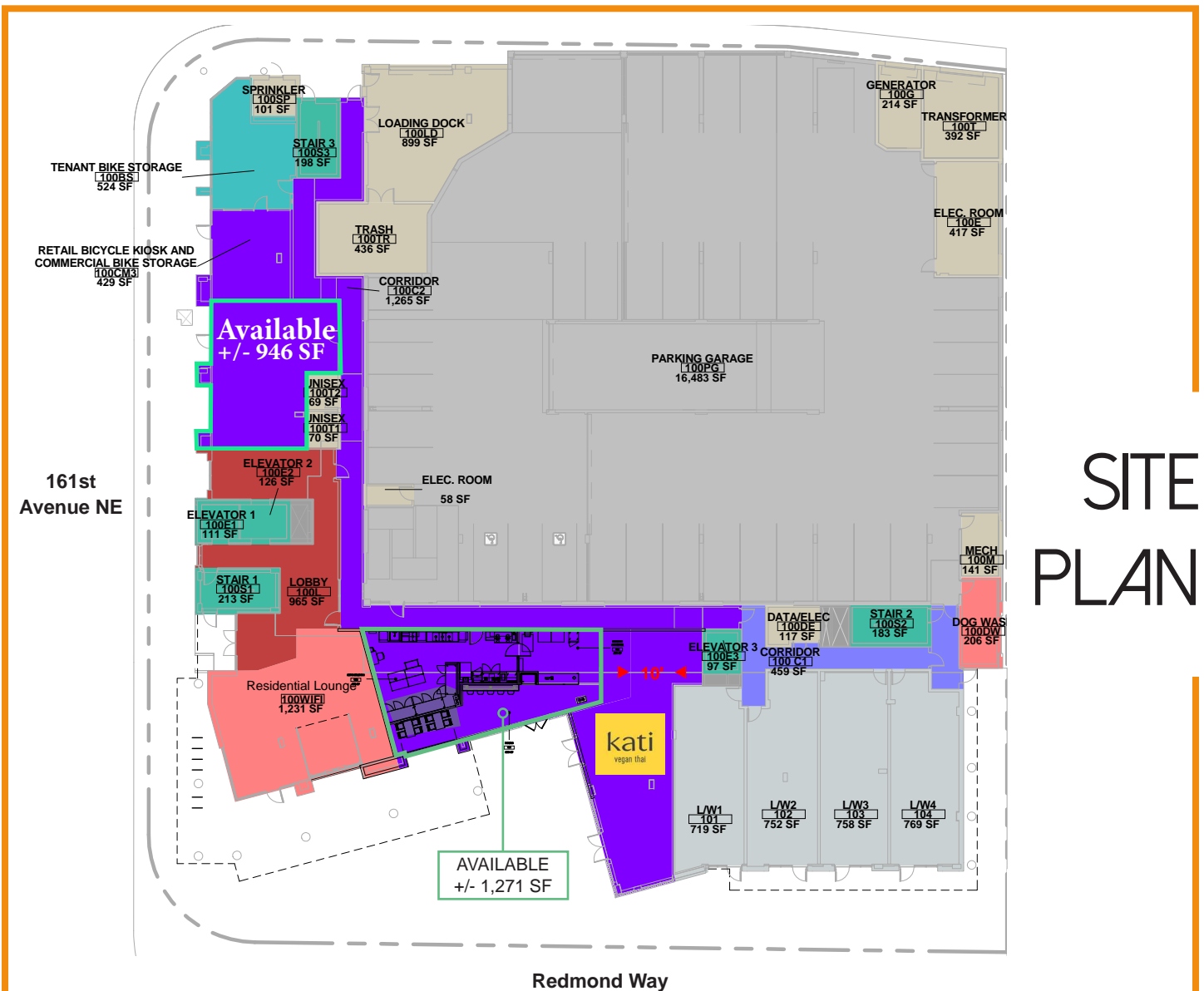
- |                           |                                 |
|---------------------------|---------------------------------|
| M1 Redmont Medical Center | M5 Overlake Urgent Care Center  |
| M2 HealthPoint Redmont    | M6 Overlake Primary Care        |
| M3 Kaiser Permanente      | M7 Swedish Primary Care         |
| M4 Concentra Urgent Care  | M8 MultiCare Indigo Urgent Care |

● Parks

- |                      |               |
|----------------------|---------------|
| P1 Luke McRedmond    | P5 Edge Skate |
| P2 Central Connector | P6 Downtown   |
| P3 Heron Rookery     | P7 Anderson   |
| P4 Marymoor          | P8 Bear Creek |

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population - Current Year Estimate	25,346	110,380	260,212
2025 Daytime Population	32,429	136,163	317,719
2025 Median Age	34.0	35.8	37.5
2025 Average Household Income	\$194,017	\$228,507	\$233,760



## SITE PLAN

# ZEPHYR

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# ON THE PARK

## CONTACT US

LOURDES VALDESUSO  
+1 206 618 7003  
[lourdes.valdesuso@cbre.com](mailto:lourdes.valdesuso@cbre.com)

CBRE INC.  
1420 5th Avenue  
Suite 3800  
Seattle, WA 98101

8020 161st Avenue NE  
Redmond, WA 98052

AVAILABLE  
+/- 1,271 SF

kati  
vagan thai

CBRE

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