



Crossroads
BELLEVUE
 RETAIL FOR LEASE | 15600 NE 8TH STREET, BELLEVUE



Owned & Operated by
Perform Properties

Represented By
1 FIRST WESTERN PROPERTIES

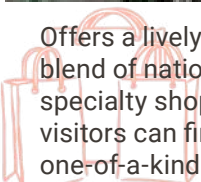
First Western Properties—Tacoma Inc. | 253.472.0404
 6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com
 First Western Properties, Inc. | 425.822.5522
 11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

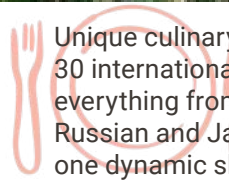


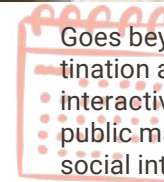
More than just a shopping center,

Crossroads BELLEVUE

is a one-of-a-kind shopping, dining,
and entertainment destination.

 Offers a lively shopping experience with a blend of national retailers, local boutiques, and specialty shops, creating a destination where visitors can find everyday essentials alongside one-of-a-kind treasures.

 Unique culinary experience with more than 30 international restaurants, presenting everything from Vietnamese and Indian to Russian and Japanese cuisines—all within one dynamic shopping environment.

 Goes beyond typical shopping, offering destination attractions like a night at the movies, interactive family activities, and a welcoming public market-style environment that fosters social interaction



LOCATION DETAILS

Crossroads
BELLEVUE

CHIPOTLE
MEXICAN GRILL

usbank

QFC
Quality Food Concepts

OLD NAVY

BARNES & NOBLE

BANK OF AMERICA

DICK'S
SPORTING GOODS

COST PLUS
WORLD MARKET

Dick's
DRIVE-IN

REGAL

planet
fitness

EDGEWORKS
BELLEVUE

DAISO
JAPAN

Michaels

CROSSROADS PARK &
COMMUNITY CENTER

SALLY BEAUTY

The UPS Store

NE 8TH ST - 12,775 CPD

GROCERY OUTLET
Doragon Market

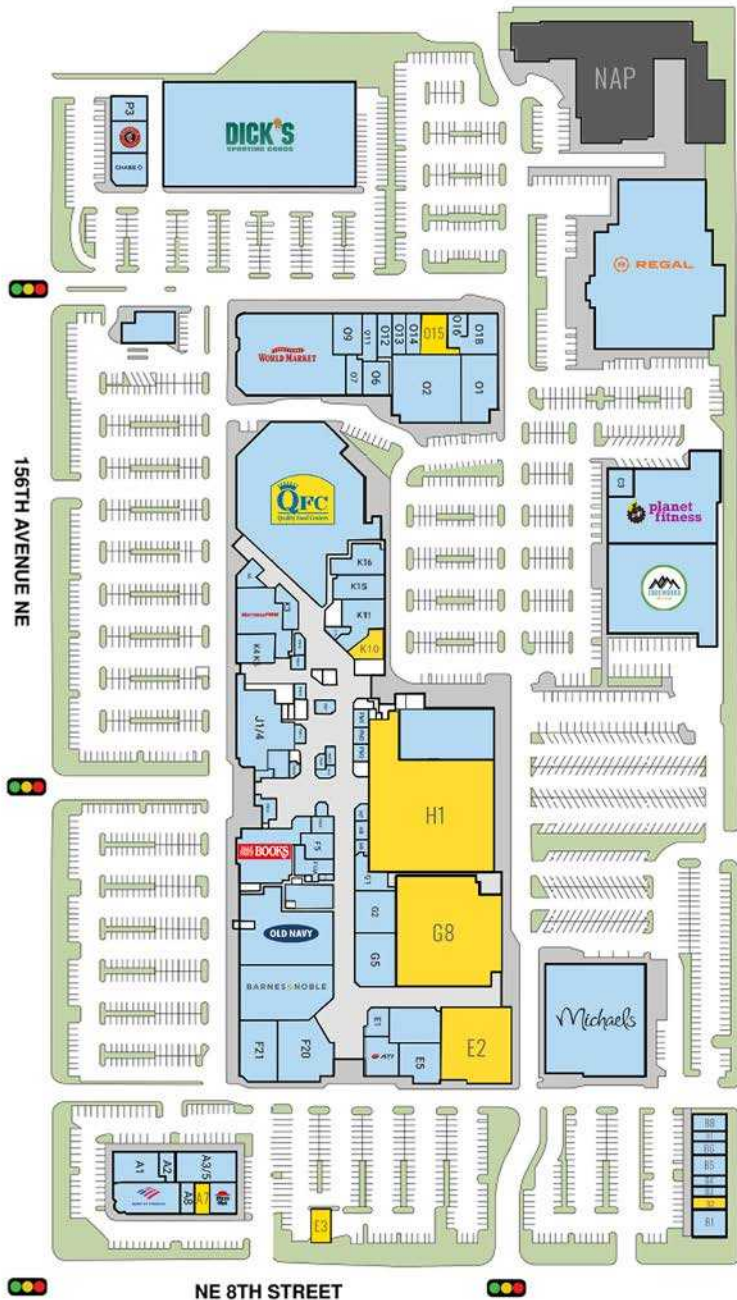
ATI
Peterson Jewelry

HAND & STONE
HAIR CARE AND FACIAL SPA



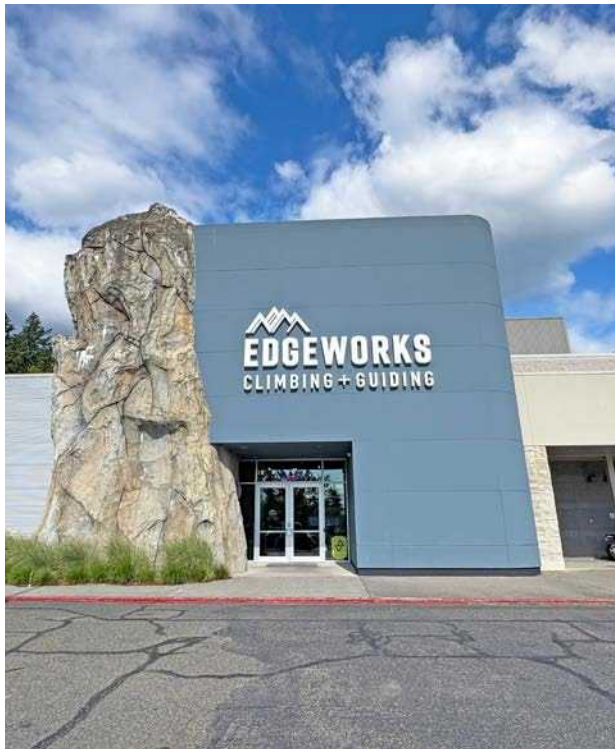
176 NEW TOWNHOMES

SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1386	GREENLINE ORGANIC HEALTH	1,600	G2	WIGGLEWORKS	3,587	O13	THE STUDIO	1,326
A1	BRIGHT NOW DENTAL	3,082	G5	US ARMY RECRUITING	4,720	O14	NEW YORK CUPCAKES	1,343
A2	MIRACLE-EAR	968	G8	AVAILABLE	24,385	O15	AVAILABLE	2,232
A3/5	INDIGO URGENT CARE	3,969	GL1	CROSSROADS SENIOR LIVING	NAP	O16	JAE'S LUNCHBOX	1,291
A6	PIZZA HUT	1,800	H1	AVAILABLE	35,090	O18	NAN HOTPOT	2,926
A8	SUN MED-SPA LLC	1,086	H2	DAISO JAPAN	8,990	P1	JP MORGAN CHASE BANK	2,522
A9	BANK OF AMERICA	4,267	H7	BAKERY JUNE	478	P2	CHIPOTLE	2,385
B1	THE UPS STORE	2,000	H8	SILVER PALMS	471	P3	MR. HUANG CLAY POT CHICKEN	895
B2	AVAILABLE	1,050	H9	CANVAS MILL	366	PM0	O'CHAR RESTAURANT	352
B3	BELLEVUE CROSSROADS FLOR	750	J1/4	TUTTA BELLA NEAPOLITAN PIZZERIA	7,221	PM1	ISLAND GRILL & BBQ	430
B4	CROSSROADS BARBER SHOP	750	J2	COLD STONE CREAMERY	1,330	PM2	RICE & NOODLES CHINESE	431
B5	SALLY BEAUTY SUPPLY	1,500	K1	QFC	37,461	PM3	BOBA EXPRESS	470
B6	Z'S PIZZA	1,000	K3	PINK ME UP NAIL SALON & SPA	1,449	PM6	MONSERRATE COLOMBIAN	440
B7	EDWARD JONES	750	K4/5	THE FRENCH BAKERY	2,291	PM7	CROSSROADS PIZZERIA	486
B8	PURIFIED WATER TO GO	1,163	K7	MATTRESS FIRM	4,910	PM9	CHAKRA RESTAURANT	544
C1	EDGEWORKS CLIMBING, INC	21,658	K8	FIRST FINANCIAL NORTHWEST	1,468	K10	AVAILABLE	1,883
C2	PLANET FITNESS	17,240	K11	THE LIBRARY CONNECTION	3,750	K12	OTA WORLD	993
C3	BELLEVUE POLICE CROSSROADS	1,361	K14	BROW ARC	345	K15	-	2,255
D1	MICHAELS STORES	25,889	K16	BEL-RED AUTO LICENSE	3,115	K17	-	545
E1	MINI CITY HALL	1,424	O1	DICK'S DRIVE-IN	5,268	O2	ARMADA DESIGN & BUILD	8,978
E2	AVAILABLE	12,548	O6	CROSSROADS VET	2,052	O7	CENTER MAINTENANCE STORAGE	1,342
E3	AVAILABLE	192	O8	WORLD MARKET	17,406	O8	WORLD MARKET	17,406
E4	HALLMARK	3,254	O9	BANARAS	2,770	O11	JINYA RAMEN BAR	1,612
E5	HAND AND STONE MASSAGE	3,424	O12	GAME OVER VIDEOGAMES	1,427	T1	CROSSROADS REGAL CINEMAS	38,000
E6	ATI PHYSICAL THERAPY	2,433						
F1	OLD NAVY	12,870						
F2	HALF PRICE BOOKS	6,830						
F4	SNIP-ITS	714						
F5	SAKKHI STYLE	1,714						
F11	CROSSROAD ESCAPE	1,874						
F13	CONFERENCE RM/SECURITY	625						
F13A	PARIS MIKI OPTICAL	1,300						
F17	BARNES & NOBLE	10,888						
F20	PHENIX SALON SUITE	6,817						
F21	CYCLE GEAR	5,004						
G1	CREATIVELY YOURS	1,781						

TENANTS



MORE THAN A SHOPPING CENTER



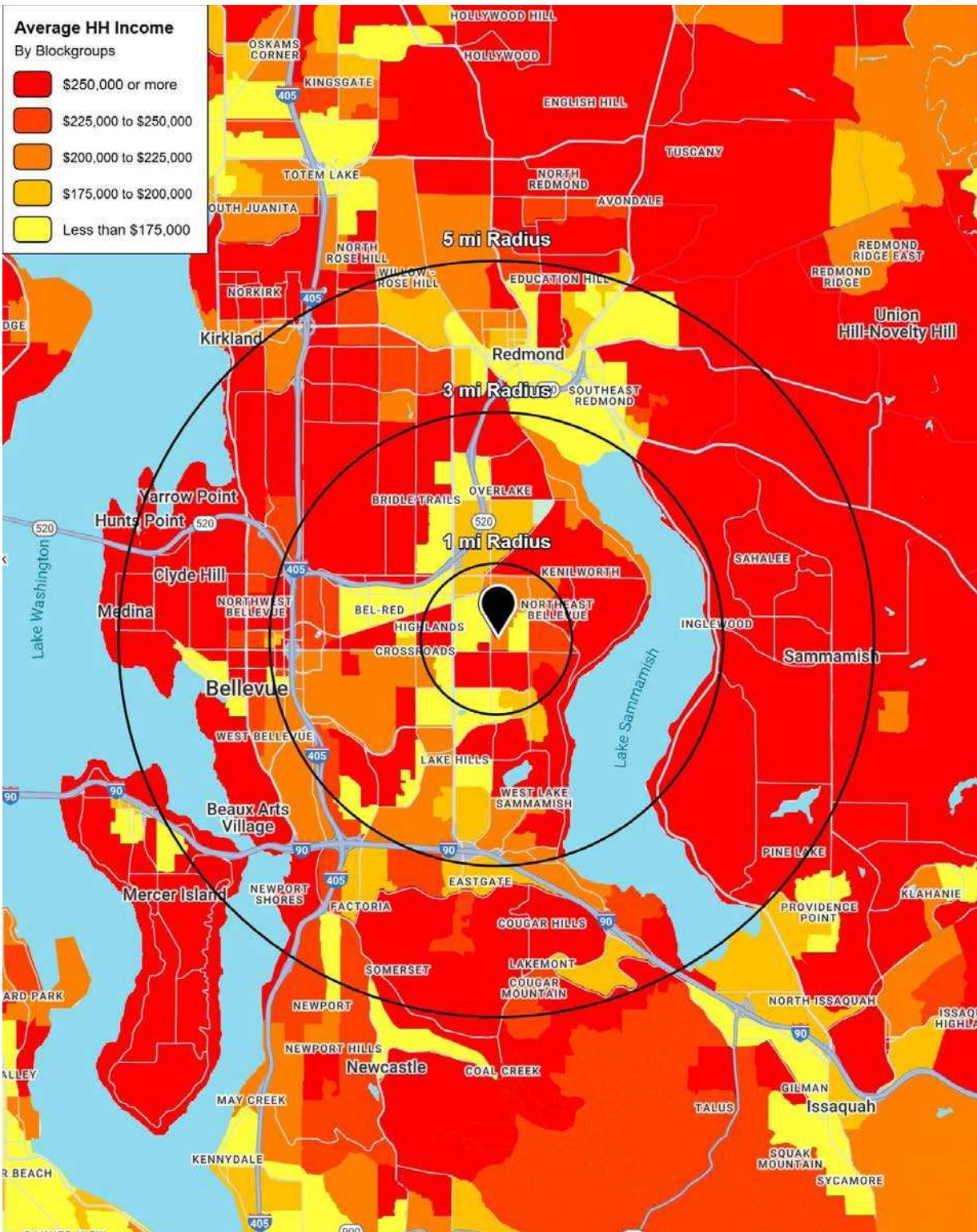
Crossroads Bellevue has established itself as a year-round gathering place, offering more than just shopping and dining. The center hosts a **weekly farmers market**, **cultural festivals**, and **live performances** that draw visitors from across the Eastside. These events, combined with consistently strong foot traffic from surrounding neighborhoods, create an energetic atmosphere that keeps the community engaged and returning week after week.



LOCATION DETAILS



DEMOGRAPHICS



POPULATION

Mile 1	Mile 3	Mile 5
24,713	99,851	277,911

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$203,380	\$234,292	\$257,547

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
21,030	108,399	259,738


COLLEGE DEGREE+


Mile 1	Mile 3	Mile 5
12,465 (68.5%)	53,496 (72.9%)	147,885 (73.6%)

TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


JUSTIN HOLMES

 253.447.2282


 justin@firstwesternproperties.com


JOSH PARNELL

 253.230.8715


 josh@firstwesternproperties.com


JAKE THURBER

 425.822.5522

 jthurber@fwp-inc.com

CHANDLER WILLIAMS

 425.250.3274

 chandler@fwp-inc.com

CrossRoads
BELLEVUE



Perform
Properties

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.