

Retail Space for Lease

ZEPHYR ON THE PARK

8020 161st Avenue NE
Redmond, WA 98052



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



+/- 1,397 SF 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



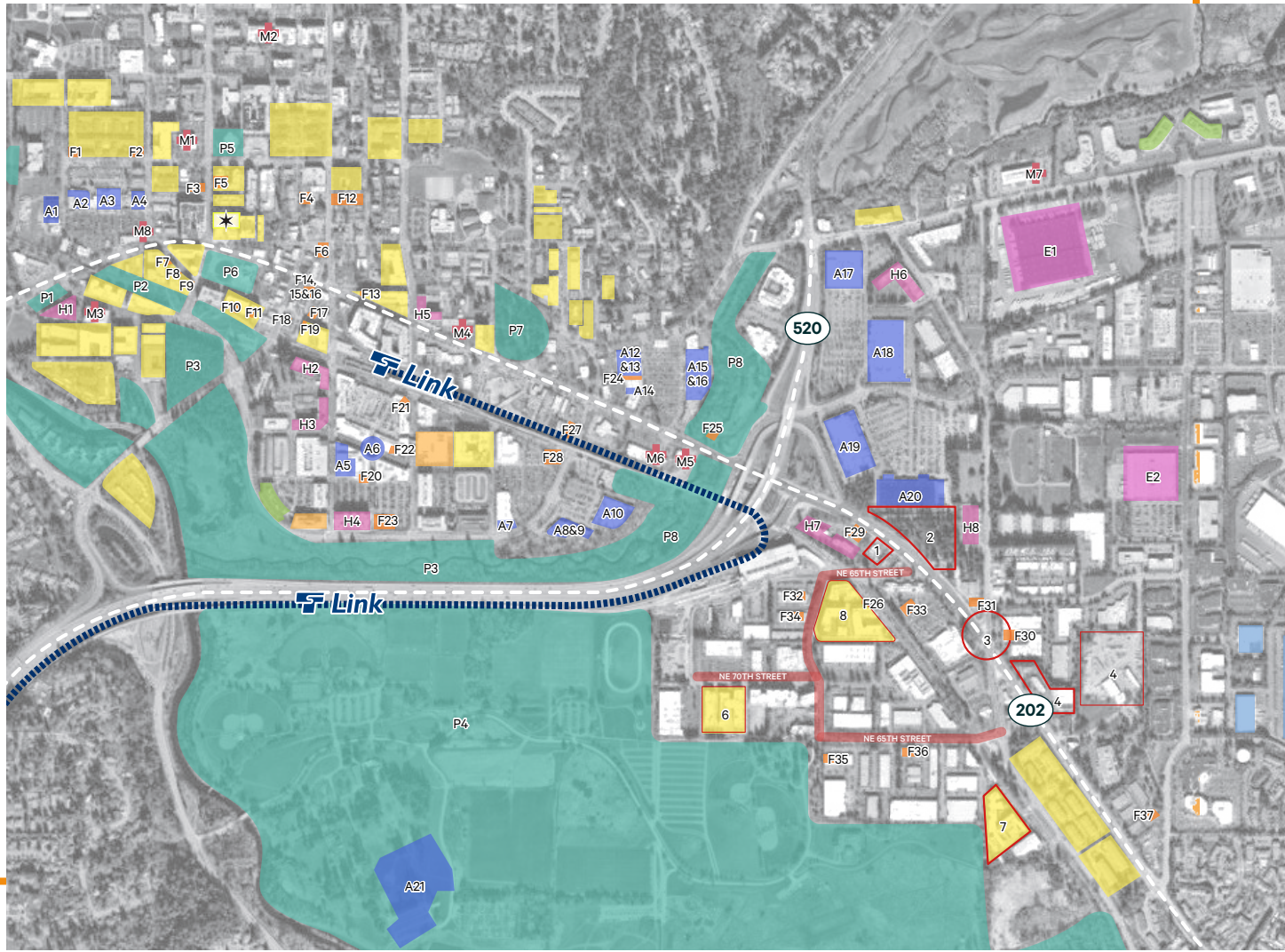
Near Redmond Town Center and the Redmond Lightrail Station which officially opened on May 10, 2025





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 IPI	A16 Salesway
A6 Redmond 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
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● 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

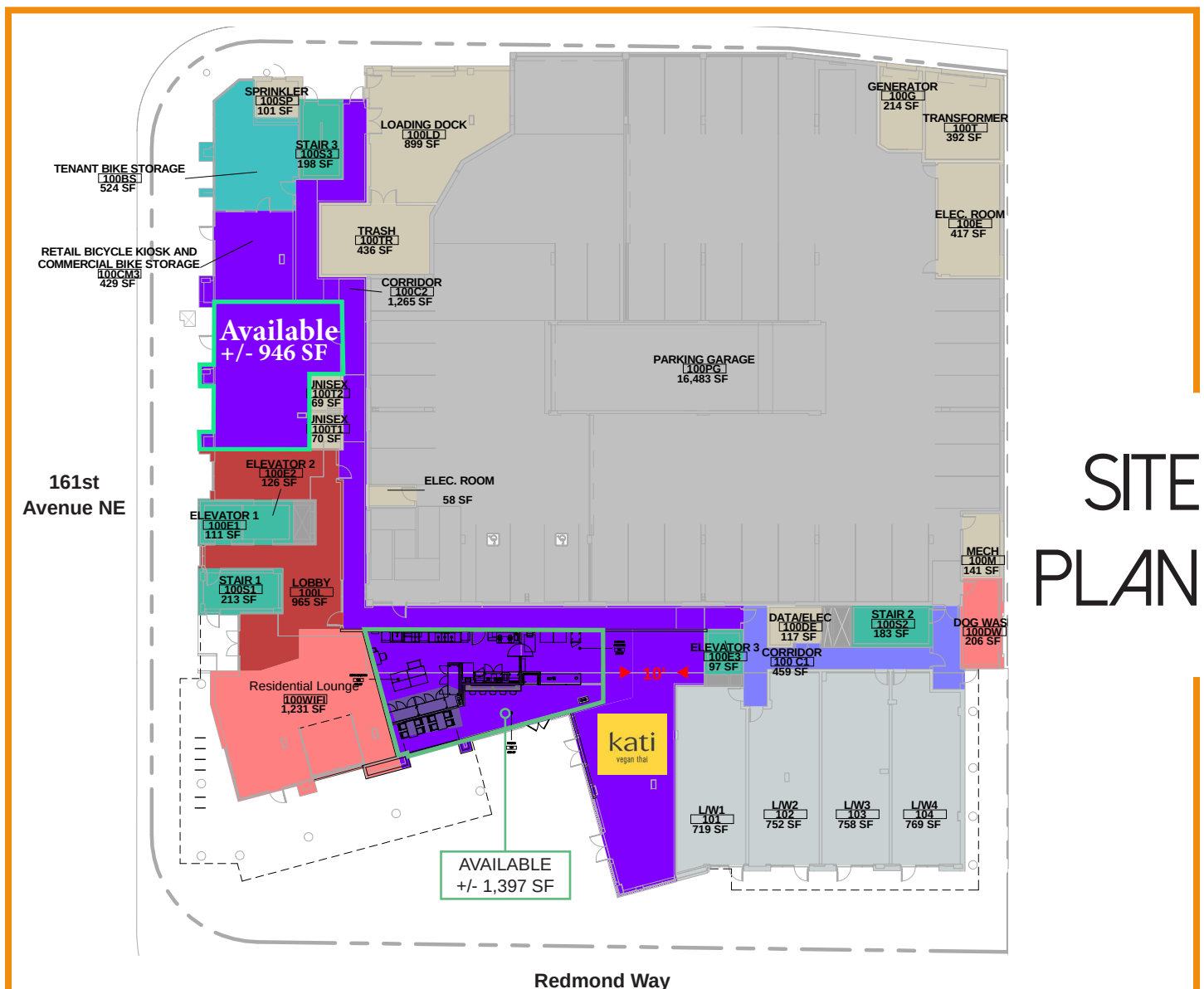
M1 Redmond Medical Center	M5 Overlake Urgent Care
M2 HealthPoint Redmond	M6 Overlake Primary Care
M3 Kaiser Permanente	M7 Swedish Primary Care
M4 Concentra Urgent Care	M8 MultiCare Indigo Urgent Care

● 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



ZEPHYR

ON THE PARK

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AVAILABLE
+/- 1,397 SF

kati
vegan thai

CBRE

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