

New Retail Opportunities

in the Heart of
Downtown Bellevue

BEST PLACE TO LIVE IN THE
WESTERN US, 2025-2026

-U.S. NEWS



NEWMARK

SILVERSTEIN
PROPERTIES

NE 8TH STREET AND BELLEVUE WAY • BELLEVUE, WASHINGTON

“ Avenue Bellevue is
the Eastside’s new
glam scene. ”

-425 MAGAZINE





Downtown with Distinction

Offering Downtown Bellevue a new perspective on luxury, Avenue Bellevue is a carefully composed blend of refined residences, world-class hospitality, specialty shopping and internationally-crafted food and beverage curated exclusively for the sensibility of a global tastemaker. It is a destination for extraordinary moments—made not just for occasions, but for every day.

At Avenue Bellevue, each detail is deliberate. And every moment considered.



By the Numbers

Avenue Bellevue offers brand new estate and luxury residences featuring state-of-the-art design, with an array of boutique shops, galleries, and restaurant space below. Avenue Bellevue, owned by Silverstein Properties, is a world-class destination for residents and visitors in a world-class city.



365

LUXURY CONDOS
ranging from
\$795k to \$1.2M+



208

GUEST ROOMS
at the onsite 4.5-star
InterContinental Hotel



80K+

SF OF RETAIL
located in The Plaza at Avenue,
inspired by a European town square
with cosmopolitan energy



95

WALK SCORE
provides steady foot traffic
between Avenue Bellevue and
nearby destinations



150K

DAYTIME WORKERS
from nearby tenants such
as Amazon, TikTok, &
Salesforce



30M

ANNUAL VISITORS
to downtown Bellevue, a
premier global retail, hotel and
dining destination



A Region of Influence

Top consumer segments grouped by shared demographic, socioeconomic, and lifestyle characteristics, offering insight into the unique composition of each potential customer located within a short driving distance of Avenue Bellevue.



\$270,250

AVG HOUSEHOLD INCOME
within a 10-minute drive



37.6

MEDIAN AGE



2.2M

ANNUAL OVERNIGHT
VISITORS TO BELLEVUE



75%

AVG OCCUPANCY
at the InterContinental Hotel



Metro Renters 28.6%

Metro Renters are highly mobile and educated market. Mostly live alone or with a roommate in the urban core of the city. One of the fastest-growing segments, Metro Renters income is above the US average, but they spend a large portion on rent, clothes and the latest tech.

- Single, highly mobile and educated
- Early adopters of new technology
- Value socializing, education and creativity
- Willing to take risks and work long hours

MEDIAN HH SIZE: 1.6
MEDIAN AGE: 32.9



Laptops + Lattes 25.5%

Laptops and Lattes consumers are predominantly single, affluent, well-educated professionals in business, finance, legal, computer and entertainment occupations. Primarily located in large metropolitan areas and many walk, bike or use public transit to get to work, or work from home.

- Single, affluent professionals
- Health conscious, active
- Care about the environment
- Partial to city living and its amenities

MEDIAN HH SIZE: 1.95
MEDIAN AGE: 36.2



Urban Chic 20.5%

Urban Chic residents are professionals that live a sophisticated lifestyle. They are busy, well-connected, well-educated consumers who are avid readers, moviegoers, environmentally active and financially stable.

- Mostly married, affluent professionals
- Live a sophisticated, exclusive lifestyle
- Busy, well-connected & well-educated
- Environmentally aware and maintain a “green” lifestyle

MEDIAN HH SIZE: 2.38
MEDIAN AGE: 41.9

Unrivaled Location

Situated prominently on NE 8th and Bellevue Way beside the iconic Bellevue Collection, this premier address stands at the heart of one of the region's most desirable destinations and top employer hubs. Surrounded by powerhouse brands, Avenue Bellevue offers unmatched visibility in a high-profile setting.



9,000+

AVERAGE CARS DAILY
ON BELLEVUE WAY



7,500+

AVERAGE CARS DAILY
ON NE 8TH STREET







Level 1

SPACE	
Retail 1	2,160 SF
Retail 2	1,168 SF
Retail 3	1,553 SF
Retail 4	1,640 SF
Retail 5	1,121 SF
Retail 6	2,591 SF
Retail 7	1,468 SF
Retail 8	10,175 SF
Retail 9-11	PENDING
Retail 14	1,391 SF
Retail 15	1,141 SF
Retail 16	3,981 SF

ASKING RATE

Call for rates

NNN ESTIMATE

\$15.00 PSF (approx.)

TI ALLOWANCE

Negotiable

AVAILABILITY

Available Now

* able to be demised

lease pending



Located in a high-end shopping district, Avenue Bellevue is surrounded by first-class retail brands, drawing style-conscious consumers with strong purchasing power. Thoughtfully designed ground-floor spaces feature high ceilings, expansive storefronts, and premium finishes, all perfect for boutique or flagship retail. Each storefront offers the opportunity to establish a distinctive brand presence within a beautifully landscaped, pedestrian-friendly mixed-use environment.

- Retail spaces are available in a variety of sizes and configurations, adaptable for flagship retail, boutique services, or dynamic food and beverage concepts. This allows greater flexibility in combining or demising suites for larger or smaller spaces, pending the use.
- The majority of the spaces have been improved to a "vanilla shell" condition, allowing for a faster and more cost-effective tenant build-out.
- The onsite InterContinental Hotel provides built-in visitor traffic from 208 guest rooms and 365 Residences and Estates located above, providing opportunities for a steady and loyal customer base.
- Join retailers Jo Malone London, Fleur, MR. Studio, Refine Beauty and Nobu (coming 2027) at Avenue Bellevue. Other retailers in the market include: Nordstrom, Tiffany & Co, Reformation, Vuori, Canada Goose, Max Mara, etc.

Level 2

SPACE

Retail 17	3,698 SF
Retail 20	PENDING
Retail 21	PENDING
Retail 25	12,426 SF*
Retail 26	2,655 SF
Retail 27	9,765 SF*

ASKING RATE

Call for rates

NNN ESTIMATE

\$15.00 PSF (approx.)

TI ALLOWANCE

Negotiable

AVAILABILITY

Available Now

* able to be demised

lease pending



BELLEVUE WAY



Avenue Bellevue offers unparalleled exposure to one of the region's most affluent, fashion-forward consumer bases, surrounded by national luxury brands and shoppers with a strong appetite for premium, curated experiences. Join Nobu (coming 2027), the Pacific Northwest's exclusive Jo Malone London location and other retailers including, Fleur, MR. Studio, and Refine Beauty at Avenue Bellevue.

- Bellevue continues to experience robust population growth, major tech employment expansion (Amazon, Pokémon, OpenAI, Meta), and a booming residential pipeline, all fueling long-term retail demand.
- The downtown Bellevue core hosts an average of 90K visitors per day at world-class retail, hotel, and dining destinations, totaling over 30 million out-of-market visitors per year.
- On-site valet parking at the ground level enhances convenience, offering a seamless and elevated experience for customers.
- Second floor retail is ideal for furniture showrooms, health & wellness uses, and /or retail services.
- Retail suites may be combined and/or demised based on the tenant's use and square footage needs. Suite 27 is able to be demised or combined with Suite 26 to provide up to 14,033 SF. Suite 25 is also able to be demised.



Home for Global Tastemakers

Bellevue elites are making Avenue Bellevue home.

CONDOMINIUM
SALES AT AVENUE
BELLEVUE CONTINUE
TO SET RECORDS:



50%

OF ALL NEW
CONSTRUCTION
CONDOMINIUM SALES
IN BELLEVUE
occur at Avenue Bellevue



\$3,000

PER SQUARE FOOT
A Pacific Northwest record
for new construction condo
closed sale price



\$1.7M

AVG SALES PRICE
Nearly half of all sales are cash

Hosting International Denizens

The world-class InterContinental
Seattle Bellevue brings a new era
of luxury travel and hospitality to
Avenue Bellevue:



INTERCONTINENTAL®
SEATTLE BELLEVUE



15K

ANNUAL CONFERENCE
CENTER ATTENDEES HOSTED



45K

ANNUAL ROOM
NIGHTS OCCUPIED

LES CLEFS D'OR
CERTIFIED CONCIERGE
(one of only three in the Pacific Northwest)

AAA FOUR DIAMOND AWARD

STELLA GOLD MEDAL
(Best Hotel Décor)

2026 TRAVEL + LEISURE
WORLD'S BEST NOMINEE



Crafted for Indulgence



ART ON THE AVENUE

Artwork from world-renowned and emerging artists curated by Silver Art Projects, a non-profit artist residency program at the World Trade Center in New York City.



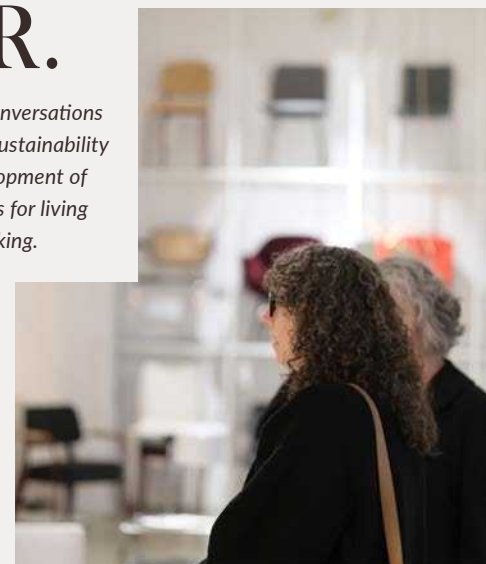
JO MALONE LONDON

The only standalone Jo Malone London location in the Pacific Northwest.



MR.

Inspires new conversations around design, sustainability and the development of healthy spaces for living and working.



Fleur

Regularly hosts sold-out flower bouquet workshops.

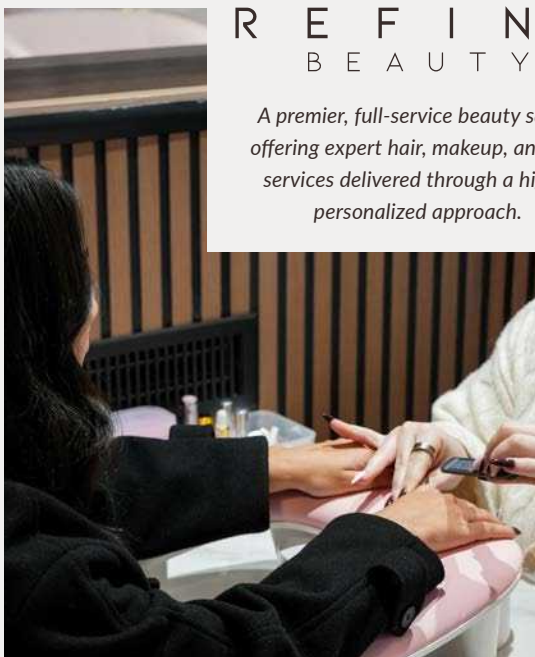


Crafted for Indulgence



REFINE BEAUTY

A premier, full-service beauty salon, offering expert hair, makeup, and nail services delivered through a highly personalized approach.



Saks Fifth Avenue

Top-performing Fifth Avenue Club location in the United States.



VIYA CONTEMPORARY

Collections reflect Vinaya Rao's intuitive curatorial approach – refined, expressive, and unafraid of contrast.



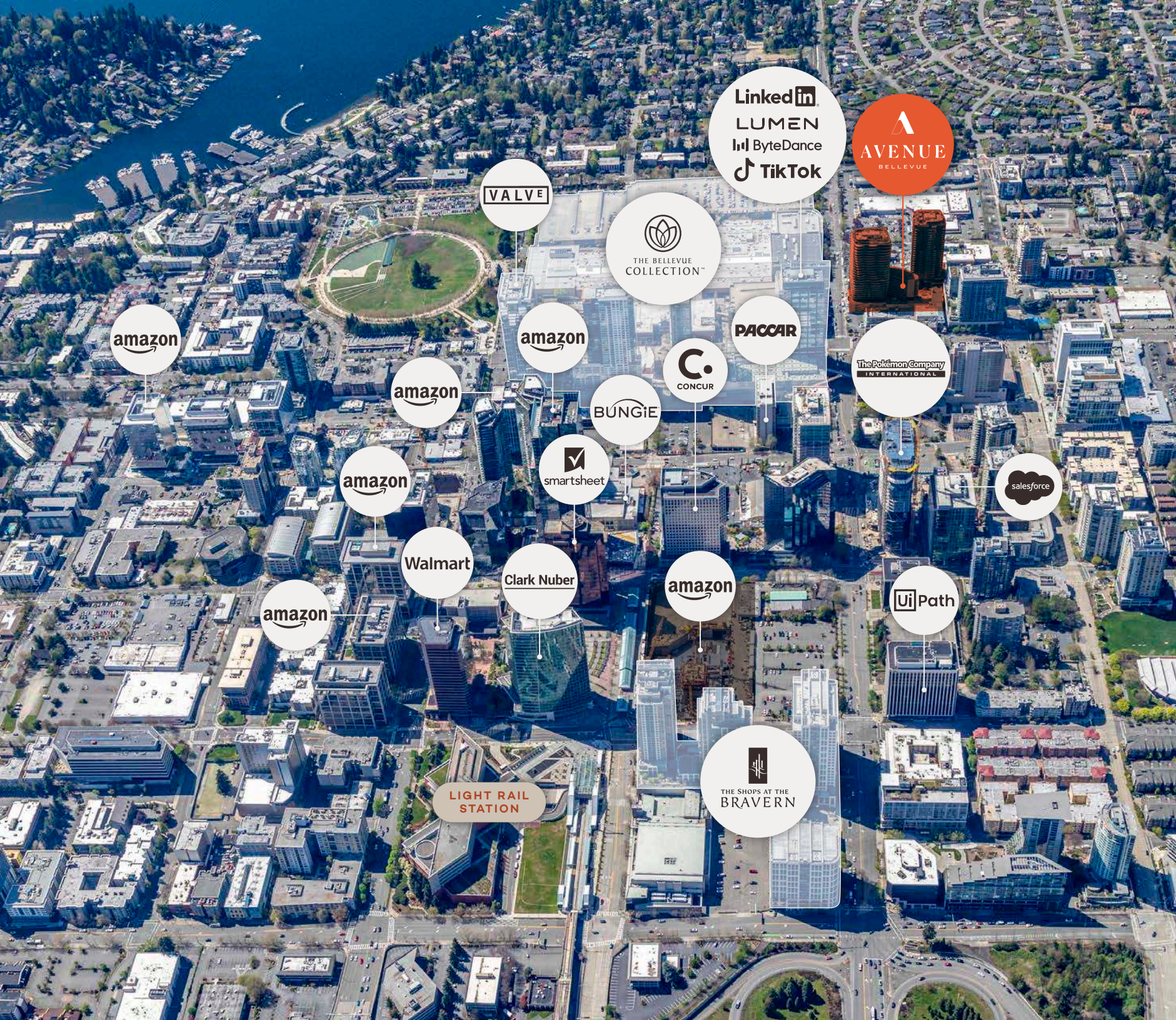
THE Holiday COLLECTIVE

Successful seasonal pop-up that drove high appointment volume.



Premier Shopping Destination





At the Top of Talent

Avenue Bellevue is poised to capture the attention of over 150K+ daytime workers from the region's top employers, including Amazon, TikTok, Concur, Pokémon, Salesforce, and more.



Powered by

SILVERSTEIN PROPERTIES

Silverstein Properties has developed, owned and managed more than 45 million square feet of office, residential, hotel, retail and mixed-use properties. A visionary real estate entrepreneur from a humble upbringing, Larry Silverstein's values guide the firm's culture: integrity, energy, excellence, loyalty, grit and boundless optimism. Silverstein Properties' steady, unwavering approach to real estate gives Owners and Tenants confidence to pursue retail excellence.

Portfolio Highlights

US Bank Tower

DOWNTOWN LOS ANGELES



World Trade Center Campus

FIDI MANHATTAN, NEW YORK



Silver Towers

MIDTOWN MANHATTAN, NEW YORK



1735 Market Street

DOWNTOWN PHILADELPHIA





Avenue Bellevue
DOWNTOWN BELLEVUE



AVENUE

BELLEVUE

FOR RETAIL LEASING

ANNE MARIE KOEHLER
206.487.5167
annemarie.koehler@nmrk.com

ERIKA KOEHLER
206.487.5168
erika.koehler@nmrk.com

© 2026 NEWMARK The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

SILVERSTEIN
PROPERTIES