



126 107th Ave SE

10713 Main St

125 108th Ave SE



3-PARCEL DEVELOPMENT OPPORTUNITY

DOWNTOWN BELLEVUE

THE OFFERING

CAN BE COMBINED WITH HILLSIDE OFF MAIN OFFERING

Lee & Associates Commercial Real Estate Services, LLC, is pleased to present the unique opportunity to acquire **107th/108th & Main**, a prime three parcel development site totaling 69,091 SF and located in the heart of the Downtown Bellevue. This unique offering has one owner and includes three contiguous parcels that can be sold separately, providing investors with flexible acquisition strategies and multiple development pathways in one of the nation's most vibrant urban hubs.

Situated on Main Street, 107th and 108th in the Bellevue CBD, the sites are just a short walk from Downtown Bellevue Park, the nationally renowned Bellevue and Lincoln Square shops and restaurants, and a block from Vulcan's new Amazon Towers, and four blocks from Vulcan's new Amazon 41-story tower as well as all other major office buildings along 108th Avenue. The properties are also located 0.25 miles from the East Main/112th Avenue Sound Transit Light Rail Station and 0.5 miles from the downtown Bellevue Sound Transit Light Rail station, ensuring seamless connectivity to downtown Redmond, Seatac Airport, Federal Way, Seattle and all the way up to Everett. This dynamic location is surrounded by high-end amenities, employment centers, and transit offering the perfect blend of business, culture, and urban living.

The combined land area of the three parcels totals 69,091 SF, with the potential to be acquired individually or as a cohesive assemblage allowing for tailored investment strategies.



PROPERTY

The combined land area of the three parcels totals **69,091 SF**, with the potential to be acquired individually or as a cohesive assemblage allowing for tailored investment strategies.



LOCATION	125 108th Ave SE Bellevue, WA 98004
LAND SIZE	20,000 SF / 0.46 AC
BUILDING / YR BUILT	13,890 RSF 20,441 GSF / 1960
PARCEL NUMBER	322505-9082
ZONING	R-30
EXISTING RENTS	\$357,240 / year
NO. OF UNITS	15 Units

LOCATION	126 107th Ave SE Bellevue WA 98004
LAND SIZE	26,882 SF / 0.61 AC
BUILDING / YR BUILT	13,100 SF / 1955
PARCEL NUMBER	868280-0065
ZONING	R-30
EXISTING RENTS	\$320,240 / year
NO. OF UNITS	20 Units

LOCATION	10713 Main Street Bellevue WA 98004
LAND SIZE	22,209 SF / 0.50 AC
BUILDING / YR BUILT	3,000 RSF / 1969
PARCEL NUMBER	322505-9072
ZONING	DT-MU / Perimeter Overlay A-2
EXISTING RENTS	\$15,450 base month rent 3% annual increases

With Bellevue's rapid growth, limited land availability, and strong market fundamentals, 107th/108th & Main represents a rare opportunity to secure a premier development site in one of the Puget Sound region's most desirable submarkets.



MARKET HIGHLIGHTS

POPULATION & INCOME GROWTH

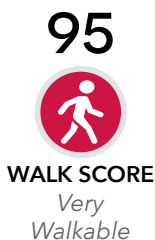
- ▶ Within a 5-mile radius of the site, the population is 267,115 as of 2024, with a projected increase to 270,033 by 2029, reflecting stable growth in the urban core.
- ▶ Within a 2-mile radius, the CBD average household income stands at \$183,225, the highest among Eastside suburbs, underscoring the area's strong spending power.

HOUSING MARKET STRENGTH

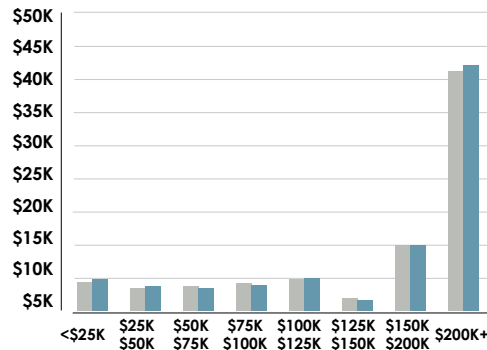
- ▶ According to Redfin, the median sale price for homes in Bellevue has reached \$1,687,500, reflecting reflecting strong buyer demand driven by limited housing supply.
- ▶ Downtown Bellevue commands average rents of \$3.43 per square foot, with the median monthly rent for apartments reaching \$3,028, reflecting a 9% year-over-year increase.

EMPLOYMENT HUB

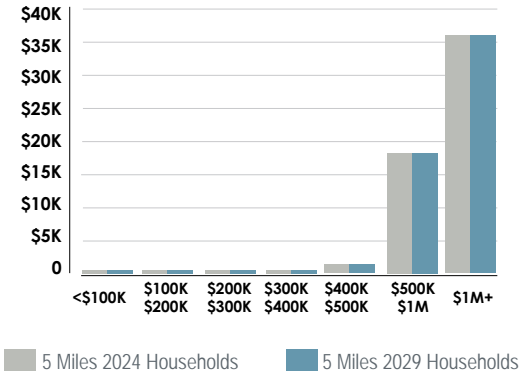
- ▶ The site is within walking distance of over 45,000 employees, contributing to daily foot traffic and consumer activity.
- ▶ Nearly 100,000 employees work within a 3-mile radius, highlighting Bellevue's status as a major employment hub.
- ▶ Bellevue's urban core continues to grow, with over 14,000 residents now calling downtown home, further driving retail and service demand.



HOUSEHOLD INCOME



HOME VALUES



INVESTMENT CONTACTS

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