

**HILLSIDE  
OFF  
MAIN**

**NEW TO THE  
MARKET**

# 2-PARCEL DEVELOPMENT OPPORTUNITY DOWNTOWN BELLEVUE

119 107th Ave SE

126 107th Ave SE

10713 Main St

125 108th Ave SE

**ALSO AVAILABLE**

**107<sup>TH</sup>  
108<sup>TH</sup> &  
MAIN**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**CUSHMAN &  
WAKEFIELD**

## DEVELOPMENT OPPORTUNITY

**CAN BE COMBINED WITH 107TH/108TH & MAIN OFFERING**

## THE OFFERING

Lee & Associates Commercial Real Estate Services, LLC, is pleased to present **Hillside Off Main**, a prime two-parcel development site in the heart of Downtown Bellevue. This rare opportunity features two contiguous parcels and the ability to assemble with the current [107/108th & Main Street](#) listing offering investors flexible acquisition strategies and multiple high-value development pathways in one of the nation's most dynamic urban markets.

Situated off 107th in the Bellevue CBD, the site is directly across from the R-30 zoned land featured in our 107th / 108th & Main Offering, which is also owned by the same seller. This prime location places investors in the center of Bellevue's ongoing transformation, with access to some of the region's most valuable commercial and residential real estate opportunities.

The combined land area of the two parcels totals 23,100 SF, with the potential to expand to approximately 37,000 SF by incorporating city-owned property, which seller has already coordinated.

*When assembled with the 69,091 SF available through the 107th / 108th & Main Offering, this brings the land total to up to 106,091 SF.*



119 107th Ave SE



EXCELLENT  
FREEWAY ACCESS



VIBRANT  
ENTERTAINMENT



ABUNDANT  
AMENITIES



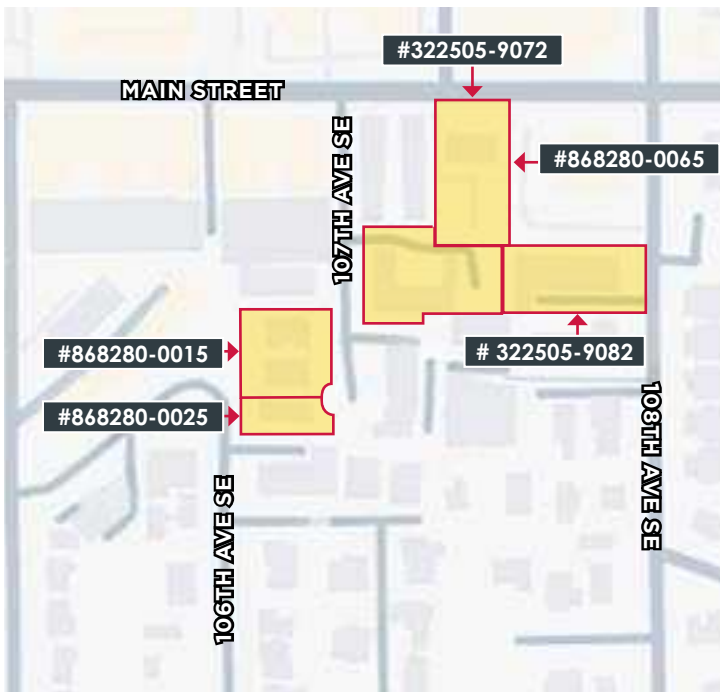
PARKS AND  
GREEN SPACE

## PROPERTY



HILLSIDE  
OFF  
MAIN

|                     |   |
|---------------------|---|
| LOCATION            | 119 107th Ave SE Bellevue, WA 98004         |
| LAND SIZE           | 15,300 SF + land 7,800 SF / Total 23,100 SF |
| BUILDING / YR BUILT | 6,036 GSF   5,276 NSF   1954                |
| PARCEL NUMBERS      | 868280-0015 / 868280-0025                   |
| ZONING              | R-30  |
| EXISTING RENTS      | \$170,220 / Yr                              |
| NO. OF UNITS        | 8 Units                                     |



### TOTAL PARCELS AVAILABLE

#### HILLSIDE OFF MAIN

|                  |             |      |        |
|------------------|-------------|------|--------|
| 119 107th Ave SE | 868280-0015 | R-30 | 15,300 |
| Land Parcel      | 86828-0025  | R-30 | 7,800  |
| TOTAL            |             |      | 23,100 |

#### 107TH/108TH & MAIN

|                   |              |      |        |
|-------------------|--------------|------|--------|
| 126 107th Ave SE  | 868280-0065  | R-30 | 26,882 |
| 125 108th Ave SE  | 322505-9082  | R-30 | 20,000 |
| 10713 Main Street | 322505-9072- | DTMU | 22,209 |
| TOTAL             |              |      | 69,091 |

#### CITY LAND

|              |   |   |        |
|--------------|---|---|--------|
| 106th Street | - | - | 14,700 |
|--------------|---|---|--------|



TOTAL COMBINED POTENTIAL ASSEMBLAGE 106,091



# MARKET HIGHLIGHTS

## STRONG REAL ESTATE MARKET

- ▶ Bellevue’s residential market continues to outpace supply, driven by job growth, lifestyle appeal, and limited land availability. The average apartment rent in greater Bellevue is approximately \$3,000 a month while the median housing price is \$1,687,500 reflecting strong buyer demand.
- ▶ Bellevue’s office market remains resilient relative to Seattle and the national office market, with Class A properties experiencing low vacancy rates and premium rents. The influx of tech tenants further reinforces the city’s status as a prime business location.

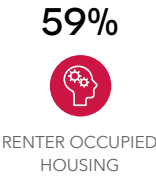
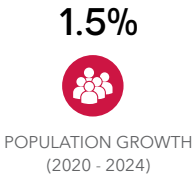
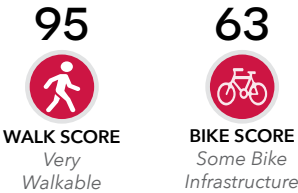
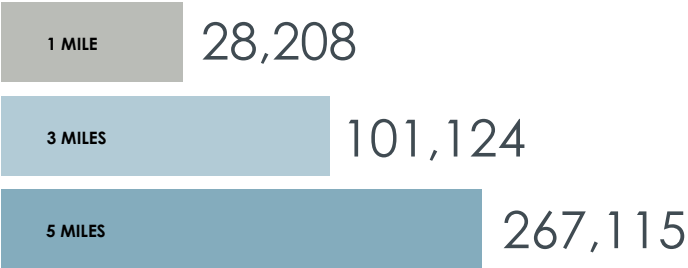
## LIFESTYLE AND QUALITY OF LIFE

- ▶ Bellevue offers a perfect blend of urban convenience and natural beauty, with an abundance of parks, trails, and waterfront access. Downtown Bellevue Park, located just two to three blocks from the Hillside off Main site, serves as a central gathering place for the community.

## FUTURE GROWTH AND INVESTMENT OUTLOOK

- ▶ Bellevue continues to attract large-scale developments, including residential towers, office campuses, and mixed-use projects. The city’s growth trajectory ensures sustained demand for both residential and commercial properties.
- ▶ Bellevue’s diversified economy, anchored by technology, healthcare, and professional services, provides a stable foundation for continued investment success.

## ESTIMATED 2024 POPULATION | HILLSIDE OFF MAIN



## INVESTMENT CONTACTS

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