

FOR SALE



FORMER FRED MEYER | REDMOND WASHINGTON

17667 NE 76th St
Redmond, WA 98052

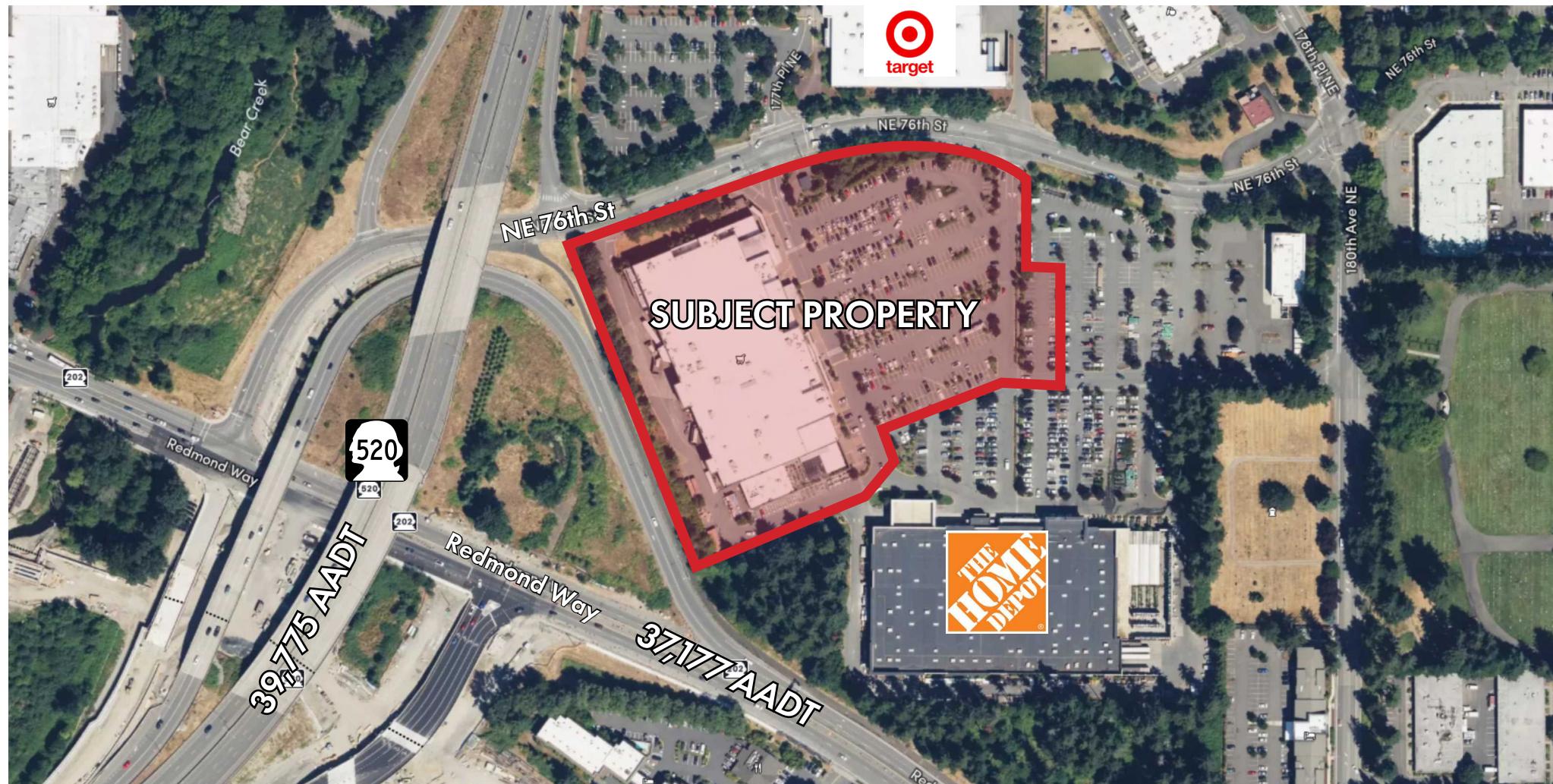
CBRE

Leibsohn & Company
Commercial Real Estate Services

EXECUTIVE SUMMARY

17667 NE 76th St
Redmond, WA 98052

Located in the heart of Redmond Washington, this exceptional property presents a great repurposing opportunity or possible redevelopment. Positioned near Redmond's thriving urban core, this former Fred Meyer Grocery Store includes 9.8 acres, a 139,532 SF building, a 9,141 SF garden center, and 433 surface parking stalls. It is just minutes from SR 520 which provides excellent regional connectivity to Bellevue, Seattle, and the greater Eastside. Neighboring Tenants include Home Depot, Costco, Target and Kohls. The current zoning is Urban Mixed Use (UMU), which supports a wide range of development options.



PROPERTY INFORMATION

17667 NE 76th St
Redmond, WA 98052

Sale Price: Contact Listing Brokers

Land SF: 427,046 SF (9.8 Acres)

Building

1st Floor: 105,273 SF

2nd Floor: 34,259 SF

Total SF: 139,532 SF

Garden Center: 9,141 SF

Dock High Doors: 3

Grade Level Doors: 1

Parking: 433 Stalls

Year Built: 2002

King County APN: 719893-0010

Zoning: Urban Mixed Use (UMU)

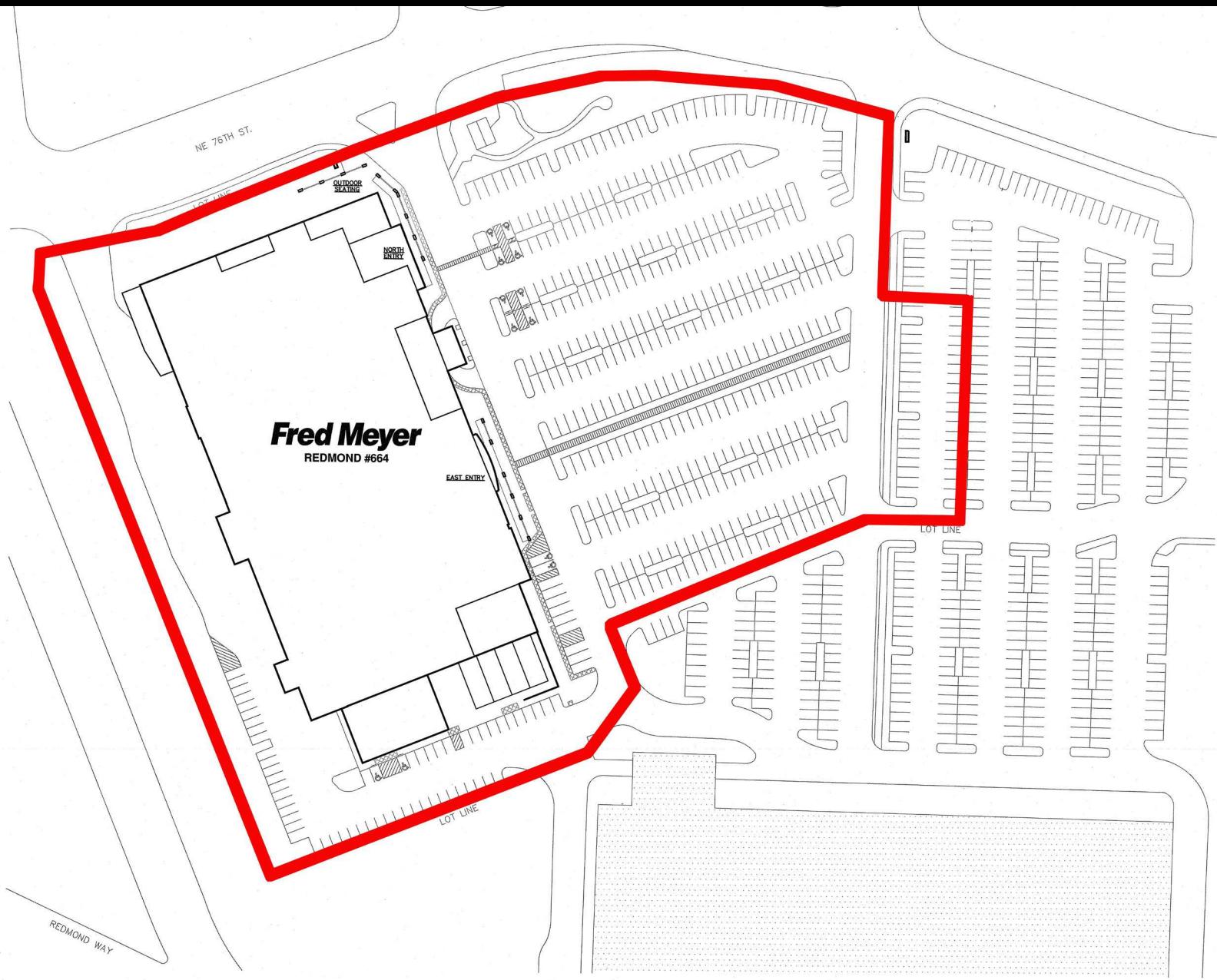
[Click To Access Redmond Zoning Code](#)

CC&R's



SITE PLAN

17667 NE 76th St
Redmond, WA 98052



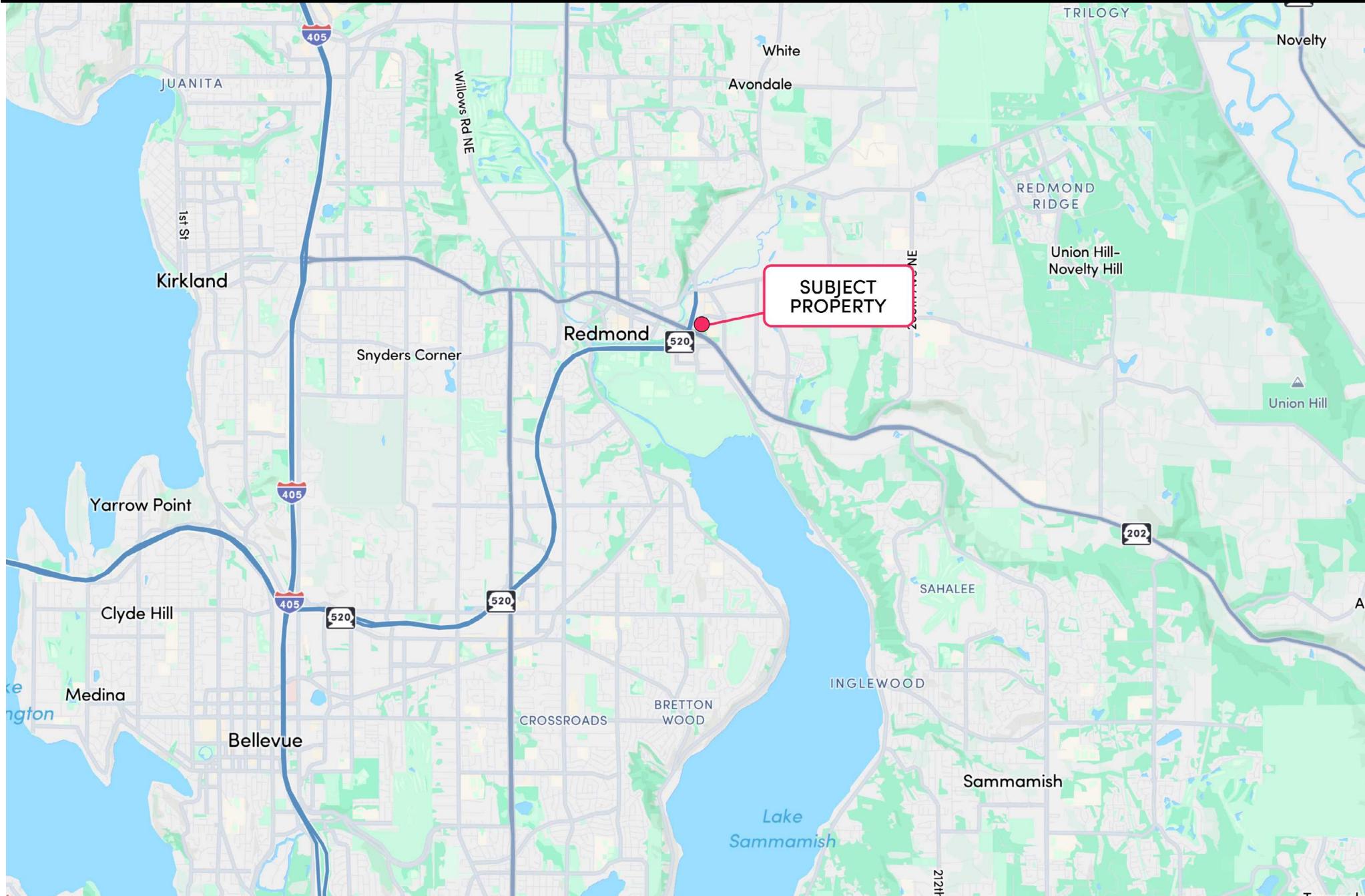


DEMOGRAPHICS

	Population	Daytime Population	Avg. HH Income	Median Age
1 Mile	11,992	19,559	\$ 190,600	34
3 Miles	96,884	110,733	\$ 228,400	37
5 Miles	228,438	275,950	\$ 234,000	39
10 Miles	830,845	805,060	\$ 217,300	39

AREA MAP

17667 NE 76th St
Redmond, WA 98052





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