

EASTSIDE DEVELOPMENT OPPORTUNITY

**SALE PRICE \$4,198,000**

**16440**

NE 85TH ST | REDMOND, WA





# 16440

NE 85TH ST | REDMOND, WA

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**16440**

NE 85TH ST | REDMOND, WA

**01.**

## EXECUTIVE SUMMARY

### THE OFFERING

Lee & Associates Commercial Real Estate Services, LLC (“Lee & Associates”), is pleased to present the opportunity to acquire 16440 NE 85th Street, a 21,750-square-foot property situated in the heart of Redmond. The property currently has a +/-2,200 sqft medical office and two storage buildings totaling +/-1,800 sqft and is supported by ample parking. A recent upzone has designated the property within Downtown

### DOWNTOWN EDGE

#### Zoning

Edge (DE) zoning, allowing for a range of commercial and residential uses with a base maximum height of 45 feet before incentive increases. 16440 NE 85th Street provides buyers with a prime opportunity to repurpose a centrally located & flat property in Downtown Redmond.

The location benefits from exceptional connectivity, including its proximity to the Redmond Transit Center (0.2 miles) and the Sound Transit East Link Light Rail station. These features, coupled with flexible development options, position the site as a unique value proposition in one of the Eastside’s fastest growing markets.

This property is ideally situated near Redmond’s key amenities, offering immediate access to shopping, dining, and recreational opportunities. Its walkable and bikeable location, in close proximity to Lake Sammamish and Marymoor Park, enhances the appeal to future residents.

# HIGHLIGHTS

## GREATER METRO ACCESSIBILITY

**9 MILES** Downtown Bellevue

**15 MILES** Downtown Seattle

**15 MILES** University of Washington

**23 MILES** SeaTac Airport



## NEARBY AMENITIES



**180+** Restaurants



**180+** Retailers



**25+** Parks



**17+** Miles Developed Trails

## EXCELLENT MARKET FUNDAMENTALS

- » **Strong Rental Market:** Downtown Redmond's average monthly rent is \$2,461, with a rent growth of 4.6% over the past year, significantly outpacing the local and national averages.
- » **Rental Advantage:** With a 79% cost advantage, renting in Redmond is significantly more affordable than homeownership.
- » **Transit-Oriented Development Potential:** Located just 0.2 miles from the Redmond Transit Center offers unparalleled connectivity.
- » **Favorable Zoning:** Downtown Edge zoning allows up to 45 feet before incentive adjustments, enabling dense multifamily development.

## PREFERRED EASTSIDE LOCATION

- » **Prime Redmond Location:** Downtown Redmond offers a vibrant and unique energy on the Eastside, blending its dynamic retail scene—including over 120 shops, restaurants, and entertainment options at Redmond Town Center and Bella Bottega—with high-density multifamily developments and close proximity to the Sammamish River and extensive trail system.
- » **Immediate Connectivity:** The site is situated near SR-520 and major transit hubs, ensuring quick commutes to Bellevue (9 miles), Seattle (15 miles), and SeaTac Airport (23 miles).
- » **Lifestyle Amenities:** Close to Marymoor Park, Lake Sammamish, and a network of trails, offering unparalleled recreation and outdoor access.

## TOP-TIER DEMOGRAPHICS

- » **Affluent Community:** The average household income within a 1-mile radius is \$154,924.
- » **Growing Population:** The population within a 1-mile radius has grown by 12.05% between 2020 and 2024, outpacing regional trends.
- » **Educated Workforce:** Over 71% of residents within a 1-mile radius hold a bachelor's degree or higher, reflecting a highly skilled labor pool.
- » **Expanding Multifamily Density:** Over the past 10 years, Downtown Redmond has added more than 3,500 multifamily units while maintaining a vacancy rate of under 6% over the same period.



**FOR MORE ON ZONING**

# NEIGHBORHOOD AERIAL



### RESTAURANTS

- 1 Firecreek Grill
- 2 Pomegranate Bistro
- 3 Family Pancake House
- 4 Agave Cantina
- 5 BJ's Brewhouse
- 6 ZioSal Ristorante
- 7 Tippy Cow Redmond
- 8 Matador Redmond
- 9 El Topreador
- 10 Woodblock
- 11 Garlic Crush
- 12 Sage's Restaurant
- 13 Doba Tooba
- 14 Jack in the Box
- 15 Fatburger & Buffalo Express
- 16 Taco Time
- 17 Five Guys
- 18 KFC
- 19 Wendy's
- 20 Kanishka Cuisine

### FITNESS

- 1 Pure Barre
- 2 Acuo Cross Fit
- 3 M2 Fitness
- 4 Serious About Fitness
- 5 Eastside Gym
- 6 Cutting Edge Fitness

### LODGING

- 1 Hilton Garden Inn
- 2 Seattle Marriott
- 3 Residence Inn
- 4 Hyatt House

### HEALTH

- 1 Bartell Drugs
- 2 Rite Aid
- 3 CVS Pharmacy
- 4 Bartell Drugs
- 5 Consonus WA Pharmacy

### BANKS

- 1 Chase
- 2 Banner
- 3 HomeStreet
- 4 Wells Fargo
- 5 First Tech Federal

# 02.

# 16440

NE 85TH ST | REDMOND, WA

## PROJECT DESCRIPTION

### PARCEL MAP

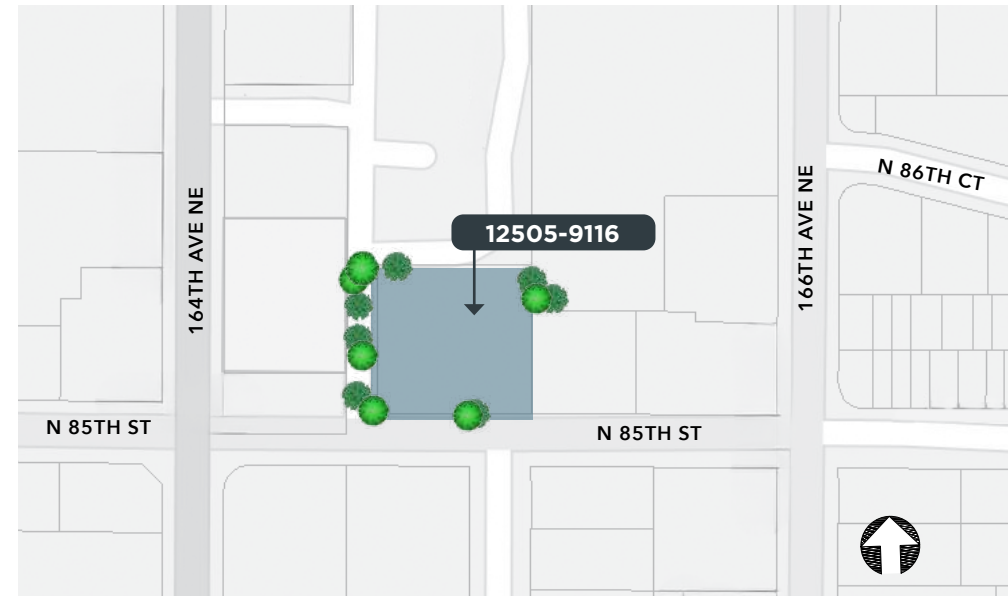
*The 16440 NE 85th Street offering provides an ideal live, work, play environment with seamless access to major tech employers and the extensive amenities of Downtown Redmond and the greater Eastside.*

ONLY BLOCKS FROM  
LIGHT RAIL STATION

LESS THAN 1 MILE FROM  
DOWNTOWN REDMOND

### PROPERTY DETAIL

|                     |   |
|---------------------|---|
| ADDRESS             | 16440 NE 85th St<br>Redmond, WA 98052                                       |
| LAND AREA           | 21,750 SF / 0.5 AC  |
| PARCEL              | 012505-9116   |
| CURRENT ZONING      | Downtown Edge   |
| EXISTING STRUCTURES | Medical Office (± 2,200 SF)<br>Two Storage Buildings:<br>(± 1,100, ±900 SF) |



# PROPERTY AERIAL



# PHOTOS



# ZONING

## PURPOSE

Downtown Edge Purpose. Downtown Edge is the part of Downtown that transitions to adjacent neighborhoods. While still allowing goods and services, it is intended to retain a quieter and mainly residential character. Downtown Edge will provide a variety of housing types in developments that include more typical residential features, such as front yards, landscaping, and ground-related patios and porches. These areas are all located within walking distance to the various retail and service areas and transit options in the rest of Downtown

## BUILDING TYPES

- » Low to mid-rise residential, office and mixed-use buildings

## HEIGHT

- » Baseline Maximum without incentives - 45'
- » Maximum with incentives - 60'
- » Ground Floor - 16'

## FAR

- » Baseline Max without incentives - 3.0
- » Maximum with incentives - 3.75

## USES

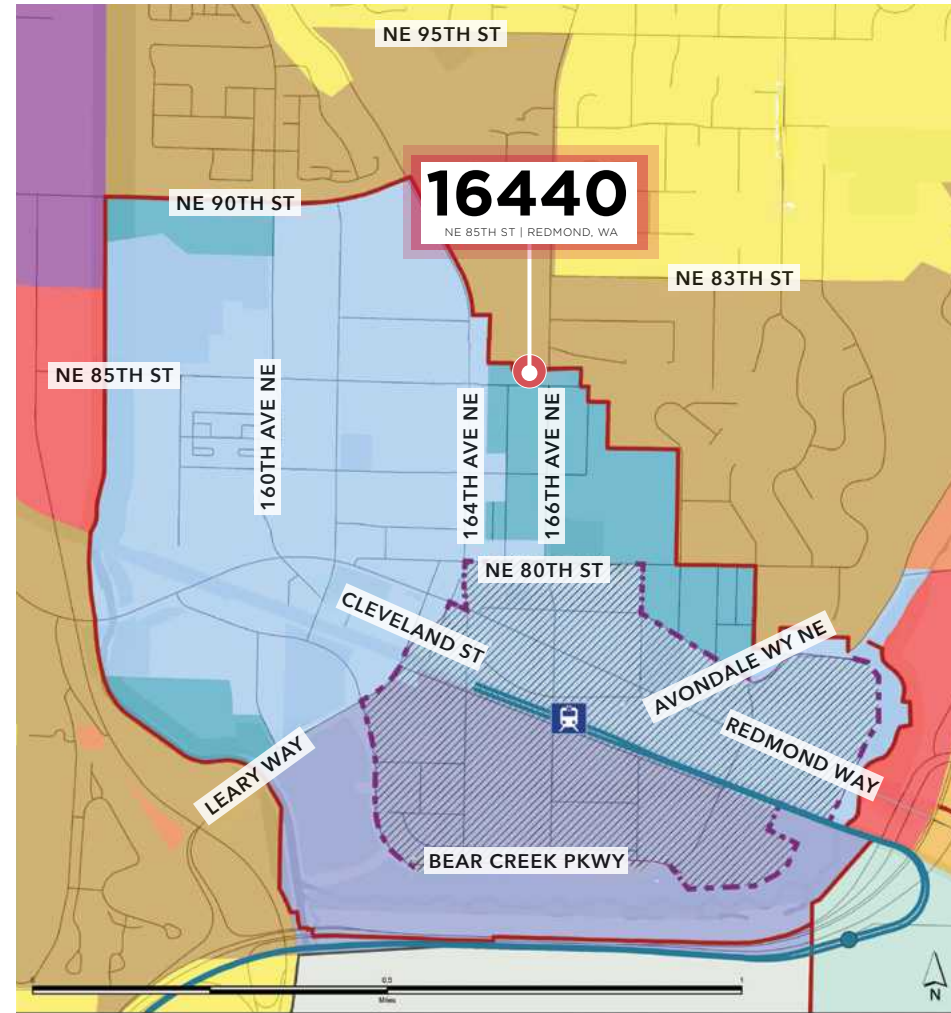
- » A mix of cultural, entertainment, educational, retail, restaurants, professional offices, services that meet the needs of residents and employees, enliven the area in the evening.

## KEY CHANGES

- » Simplify the code and consolidating zones
- » Up-zoning to increase capacity near light rail station
- » Expand office opportunities

## COVERAGE

- » 100% of Lot

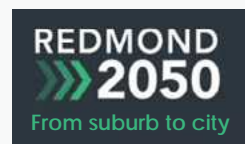


REDMOND 2050  
From suburb to city

City of Redmond, Washington  
2/8/2024

### Proposed Downtown Zoning Districts and TOD Focus Area

- Light Rail Station
- Light Rail
- Center
- Downtown Core
- Downtown Edge
- Town Center
- Proposed TOD Focus Area



[CLICK HERE TO READ MORE](#)

16440

NE 85TH ST | REDMOND, WA

03.

## LOCATION

Located in the heart of Downtown Redmond, 16440 NE 85th Street is just 15 miles east of downtown Seattle and 7 miles east of downtown Bellevue, offering unparalleled access to major urban hubs. Bordering the shores of Lake Sammamish, Redmond is one of the Eastside's most dynamic cities, renowned for its excellent transportation options, abundant amenities, and thriving economic ecosystem.

Anchored by Microsoft's 14-million-square-foot corporate headquarters and supported by a range of other tech giants, including Meta, Amazon, Nintendo, AT&T, and SpaceX, Redmond continues to attract highly skilled professionals. Recognized as a global hub for cloud computing and satellite companies, Redmond has been officially designated as a "Space District" by the Mayor, underscoring its pivotal role in innovation and advanced technologies. With nearly 50,000 employees statewide, Microsoft remains the city's largest employer, driving economic growth and demand for housing in the area. This robust tech presence has made Redmond one of the most desirable residential and commercial markets in the region.

The vibrant downtown area is also home to Redmond Town Center and Bella Bottega, featuring over 120 shops, restaurants, and entertainment venues. Access to recreational opportunities like Marymoor Park and Lake Sammamish further enhances its appeal.

### QUICK FACTS

- » Sixth largest city in King County.
- » 5,591 residents per square mile (2023).
- » Over 30,000 Microsoft employees based in Redmond.
- » Amazon occupies 500K SF and have 2,000 employees in the city
- » Redmond Transit Center (0.2 miles from the site)
- » Proximity to top-tier amenities, including Redmond Town Center (120+ shops).



Abundant Eateries  
& Restaurants



Vibrant  
Entertainment



Excellent Transit  
Access



Parks and Green  
Space



Waterfront  
Connection

# DEMOGRAPHICS

| POPULATION        | 1-Mile | 3-Mile | 5-Mile  |
|-------------------|--------|--------|---------|
| POPULATION (2024) | 25,378 | 95,350 | 242,412 |
| POPULATION (2029) | 26,131 | 96,285 | 244,968 |
| MEDIAN AGE        | 34.3   | 36.1   | 37.6    |

| RENT VS OWN     | 1-Mile | 3-Mile | 5-Mile |
|-----------------|--------|--------|--------|
| OWNER OCCUPIED  | 2,889  | 17,392 | 49,898 |
| RENTER-OCCUPIED | 9,309  | 20,838 | 48,035 |

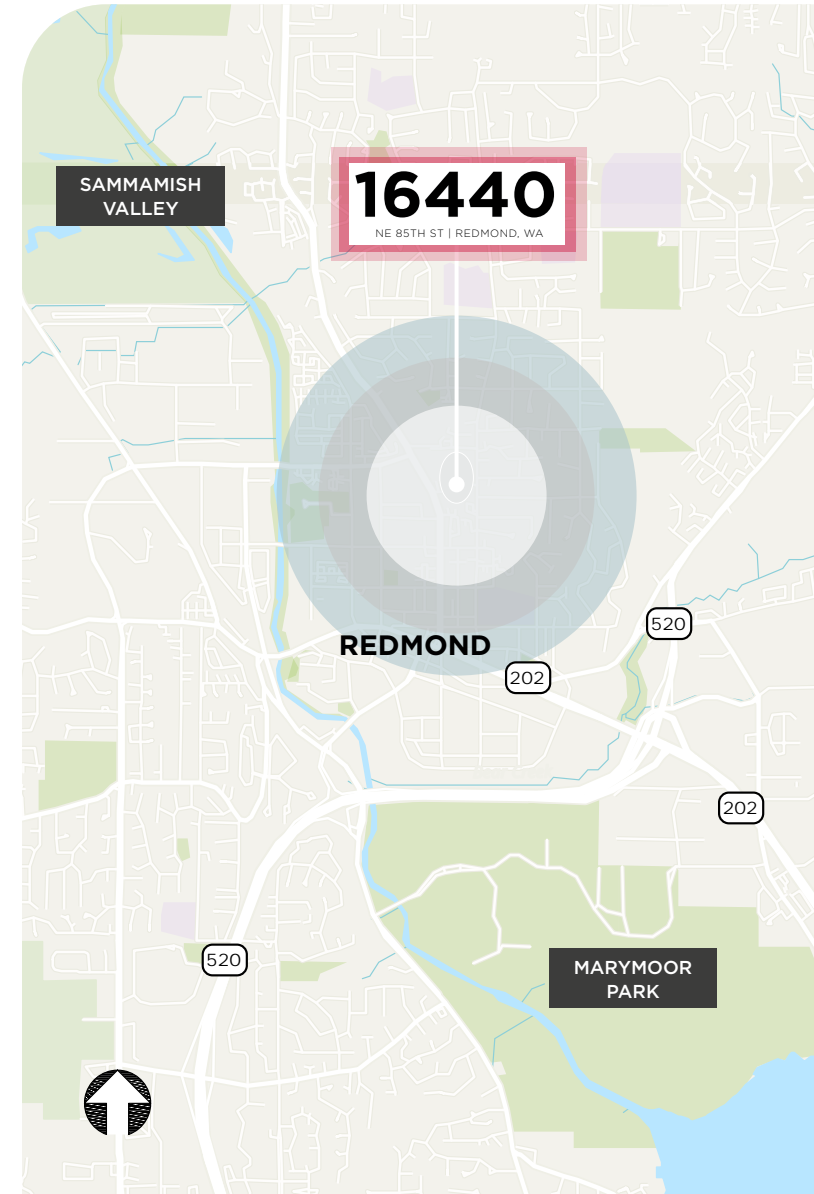
| INCOME & EMPLOYMENT       | 1-Mile    | 3-Mile    | 5-Mile    |
|---------------------------|-----------|-----------|-----------|
| AVG HH INCOME             | \$154,924 | \$175,358 | \$172,123 |
| HOUSEHOLDS                | 11,837    | 37,840    | 96,849    |
| MEDIAN HH INCOME          | \$134,224 | \$153,220 | \$150,005 |
| TOTAL BUSINESSES          | 2,138     | 3,859     | 14,346    |
| TOTAL EMPLOYEES           | 16,695    | 62,144    | 147,478   |
| ANNUAL GROWTH (2020-2024) | 3.9%      | 1.7%      | 1.7%      |
| ANNUAL GROWTH (2024-2029) | 0.6%      | 0.2%      | 0.2%      |

**95K**  
2024  
POPULATION

**96K**  
2029  
POPULATION

**38K**  
2024  
HOUSEHOLDS

**\$153K**  
MEDIAN HH  
INCOME



# TRANSIT

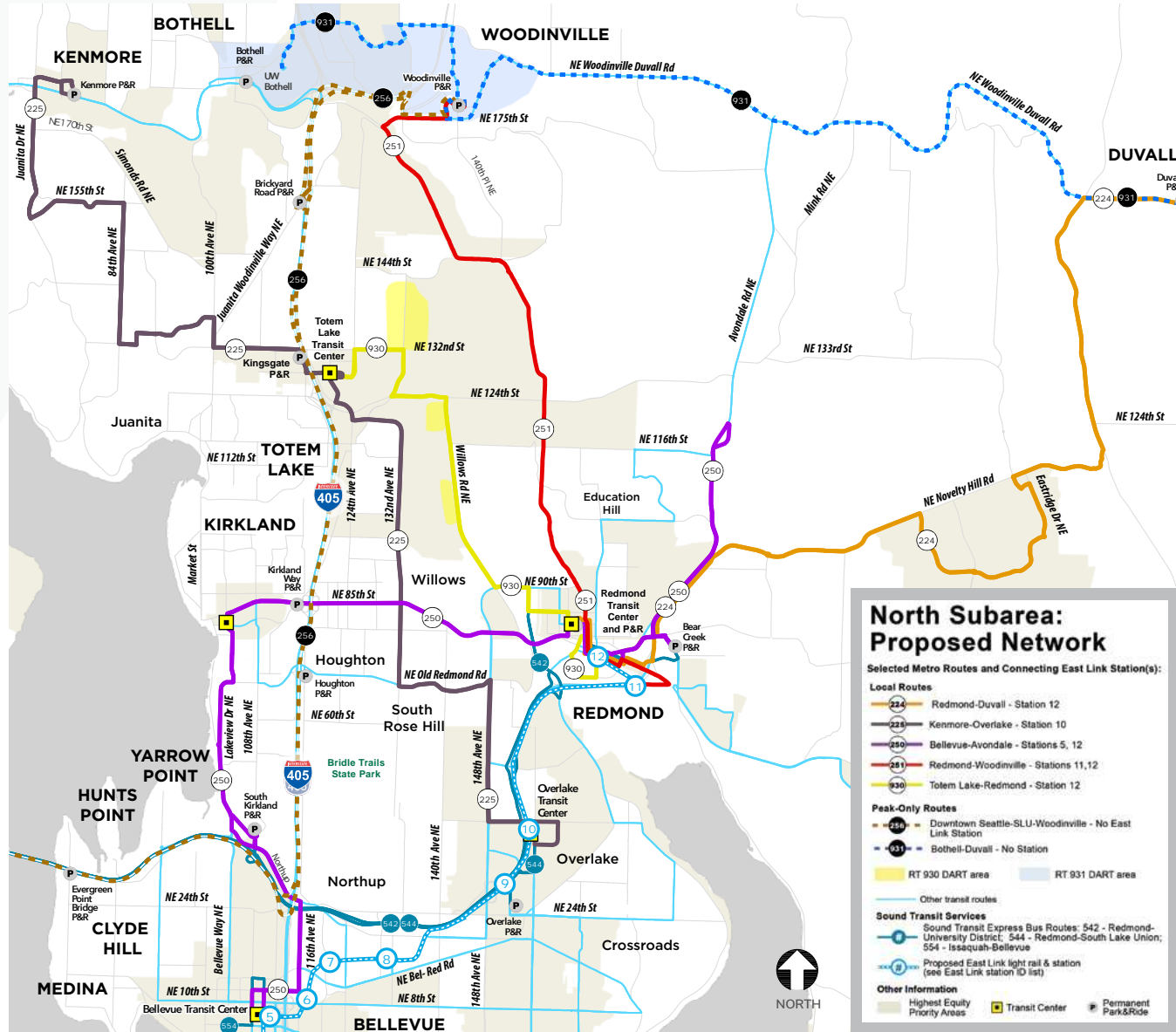
16440 NE 85th St benefits from easy access to multiple modes of public transportation including metro bus routes and Sound Transit light rail. Park and Rides, on street parking, and public parking lots are all options for parking in Redmond.

## LIGHT RAIL

Light rail service on the Eastside, Sound Transit's 2 Line, runs from the South Bellevue Station to the Redmond Technology Station. The Downtown Redmond Link Extension is adding two new light rail stations in 2025 in southeast Redmond, serving Marymoor Village near Marymoor Park, and in the downtown residential and retail core. The extension of Sound Transit's light rail into Redmond will provide fast, frequent, and reliable connections around town, Bellevue, Seattle, and to the rest of the region.

## TRANSIT CENTER

The Redmond Transit Center is located in the heart of Downtown Redmond at 16160 NE 83rd Street, only blocks and a short walking distance from 16440 NE 85th St.



# REDMOND LAND SALES

| Property                                      | Sale Date | Sale Price / \$ Per SF (Land) | Land Area (SF) | FAR / \$ Per SF | Units / \$ Per Unit | Zoning | Buyer / Seller  | Proposed Use           |
|---|-----------|-------------------------------|----------------|-----------------|---------------------|--------|---|------------------------|
| <b>CASCADE VIEW EAST</b><br>16310 E 80th St   | Jun-2023  | \$10,000,000<br>\$389         | 25,700         | 5.50<br>\$71    | TBD                 | TSQ    | Ponsky Capital Partners / WWJB LLC                                  | Multifamily            |
| <b>BROADSTONE REDMOND</b><br>16135 NE 85th St | Jul-2022  | \$35,000,000<br>\$350         | 99,883         | 3.51<br>\$100   | 362<br>\$96,685     | TSQ    | Alliance Residential Company / Cosmos Development                   | Multifamily (Entitled) |
| <b>16912 NE 79TH ST</b><br>16912 NE 79th St   | Aug-2021  | \$3,200,000<br>\$186          | 17,238         | 3.50<br>\$53    | TBD                 | EH     | Anderson Park Properties / Park Apartments Alliance Investments LLC | Multifamily            |
| <b>FORMER ARCO</b><br>8009 164th Ave NE       | May-2021  | \$10,200,000<br>\$252         | 40,425         | 6.90<br>\$37    | 204<br>\$50,000     | TSQ    | White Oak Realty Partners + Ponsky Capital Partners / Hatem Shalabi | Multifamily            |
| <b>HUE APARTMENTS</b><br>8460 164th Ave NE    | Apr-2021  | \$5,000,000<br>\$233          | 21,458         | 4.74<br>\$49    | 93<br>\$53,763      | TSQ    | Pastakia & Associates / Jagjeet Singh                               | Multifamily            |
| <b>AVERAGE</b>                                |           | <b>\$282</b>                  |                | <b>\$62</b>     | <b>\$66,816</b>     |        |   |                        |

# 16440

NE 85TH ST | REDMOND, WA



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ASSOCIATES**

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