BELL10



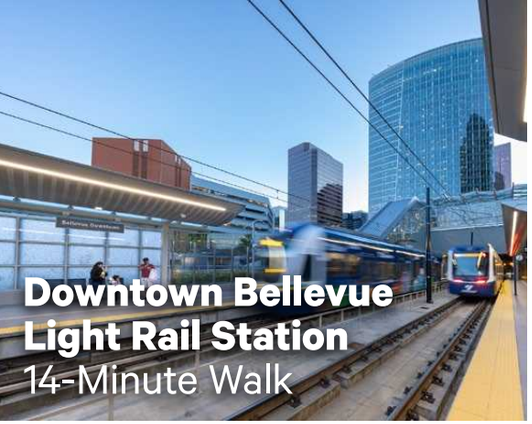
CBRE

10350 NE 10th St, Bellevue, WA

102 UNITS · 0.37 AC · ZONED DT-MU

Exceptional 102-Unit Entitled Development Opportunity in Downtown Bellevue, WA

EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**





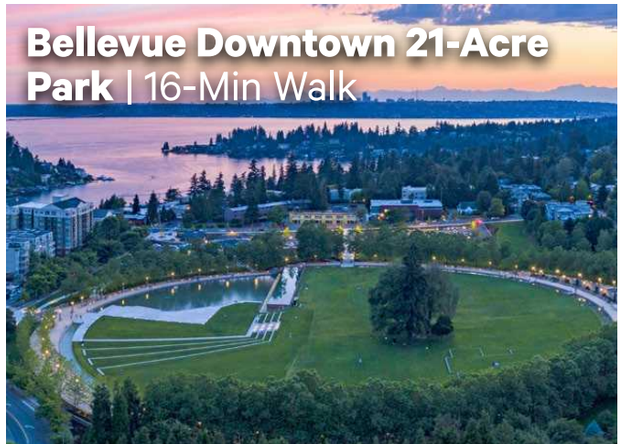














Investment Highlights

Severe Supply Constraints: Downtown Bellevue is delivering just 172 units in 2026 and 239 units in 2027, a 15-year low, while the broader MSA pipeline sits at its lowest level since the GFC, setting up a multi-year runway of significant demand.

Walkable to 149,000 Jobs & the New Light Rail: Steps from Bellevue Downtown Light Rail Station, the Properties offer walkable access to the Bellevue employment core and direct light rail connectivity to major Eastside and Seattle employment hubs, making them among the most transit-and employer-connected rental properties on the West Coast.

Unique Site & Design: This unique development opportunity offers a high-quality, 102-unit multifamily project on approximately 0.37 acres, ideally situated within the desirable DT-MU zoning designation. The site supports a thoughtfully designed residential community and provides the added advantage of eligibility for participation in the Multifamily Tax Exemption (MFTE) program, enhancing both project feasibility and long-term value.

Tech & AI Boom Fueling Job Growth: 3.9M+ SF of new tech and AI leasing since 2025 — anchored by OpenAI, Meta, Amazon, and xAI, is setting the stage for a wave of near-term job growth as the Eastside emerges as the West Coast's next AI epicenter.

Affluent Eastside Demographics: Average household income within a 3-mile radius is an impressive $270k and the surrounding home values average $1.7M, making it over 6x more expensive to own vs rent.


Bellevue High School
8-Min Drive
Total Wine & More
BEST BUY
THE HOME DEPOT
TRADER JOE'S
Chick-fil-A
WHOLE FOODS MARKET
Downtown Bellevue Light Rail Station • 14-Minute Walk
SAFEWAY
Bellevue Downtown Park
Lincoln Square
DIN TAI FUNG
CINEMARK
LUCKY STRIKE
STK STEAKHOUSE
Bellevue Square
NORDSTROM
Crate&Barrel
BANANA REPUBLIC
COACH
ANTHROPOLOGIE
BURBERRY
Panera BREAD
Domino's
BevMo!
Bellevue Way NE
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The Eastside: Epicenter of the World's Most Prosperous Companies



Ideally Connected by Fast & Desirable Light Rail



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