



REDMOND TOWN CENTER

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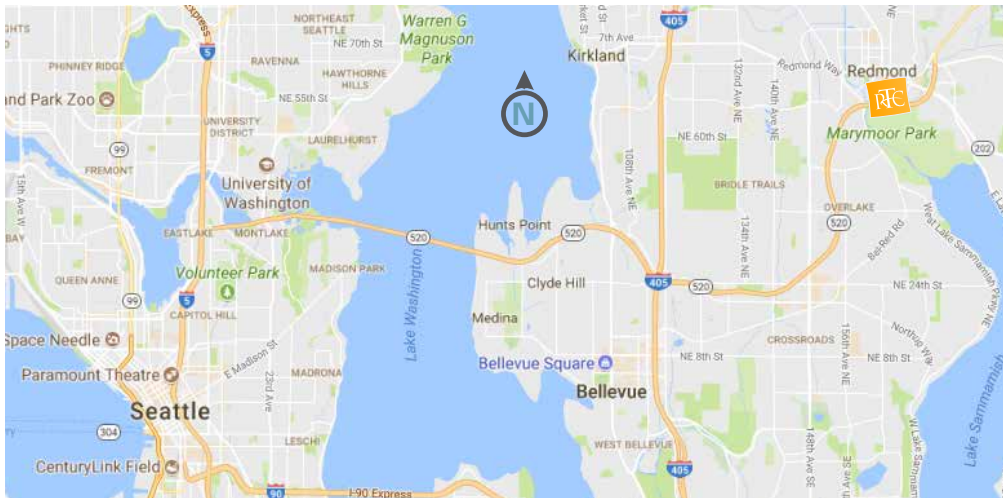
Redmond, Washington offers all of the natural beauty and eclectic activity you seek in the Pacific Northwest. From serene and meandering bike paths to competitive cycling events; from lively outdoor concerts to diverse family activities; from an upscale outdoor shopping center to local boutique stores, Redmond is an unforgettable experience. You can also experience nearby wineries, dining for every taste, and luxury accommodations in Redmond's world-class hotels.

Redmond based companies are global technology leaders that are changing the world in which we live including software, aerospace, interactive media and electronics. From Microsoft, Amazon, Nintendo, Oculus and Aerojet Rocketdyne to Physio-Control and Alstom Grid, these firms are developing the next technologies to advance the global economy from cloud computing, virtual reality, and smart grid to manned missions to Mars. These firms have proved the region can recruit and retain the technologically skilled talent pool for those companies interested in making Redmond home.

Fun and exciting events take place all year long in Redmond. Regional and neighborhood parks, outdoor movies and concerts, sports tournaments, theater performances, annual festivals, a Saturday Farmers' Market, and local arts highlight the long list of Redmond activities and events.

Redmond is centrally located between Seattle/Bellevue and the Sammamish River Valley.

Provided by experiencedredmond.com and onedredmond.com





REDMOND TOWN CENTER HIGHLIGHTS



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REDMOND TOWN-CENTER

PROJECT Redmond Town Center is an open air lifestyle center and urban village featuring two levels of retail with 118 merchants, including 28 food service operators.

LOCATION 7525 166th Ave NE
Redmond, WA 98052

Located just off of SR-520 approximately 12 miles from Seattle, 8 miles NE of Bellevue and just over 2 miles from Microsoft's World Headquarters Campus and Facebook's Oculus. Strong daytime employment base, including onsite Microsoft and Amazon (opening soon) office buildings.

TENTANTS INCLUDE EVEREVE, Gene Juarez Salon, Guitar Center, Francesca's, Orangetheory Fitness, TITLE Boxing Club, iPic Theaters, Gap, Bed Bath & Beyond, Petco, Cost Plus World Market, ShareTea, White House | Black Market, Zumiez, and more...

DEMOGRAPHICS

POPULATION

1 Mile	14,290
3 Mile	96,860
5 Mile	235,541

90%
Age 25+ Population
Attended College

* Population within 1 Mile Radius, 2018 ESRI Demographics

DAYTIME POPULATION

1 Mile	21,315
3 Mile	119,562
5 Mile	275,788

20%
Employed in Management Role

* Population within 1 Mile Radius, 2018 ESRI Demographics

AVG HOUSEHOLD INCOME

1 Mile	\$139,714
3 Mile	\$164,146
5 Mile	\$170,759

47%
Employed in Professional Role

* Population within 1 Mile Radius, 2018 ESRI Demographics

SHOPPER PROFILE

MEDIAN AGE: 34.8

MARRIED: 60%

LARGEST EMPLOYER: Microsoft

UNEMPLOYMENT RATE: 3.1% (Nov 2020)

LARGEST POPULATION: 25-54

Strong migration rate

Families average 2 Children

\$116,978,594
Consumer Spending
Apparel & Services

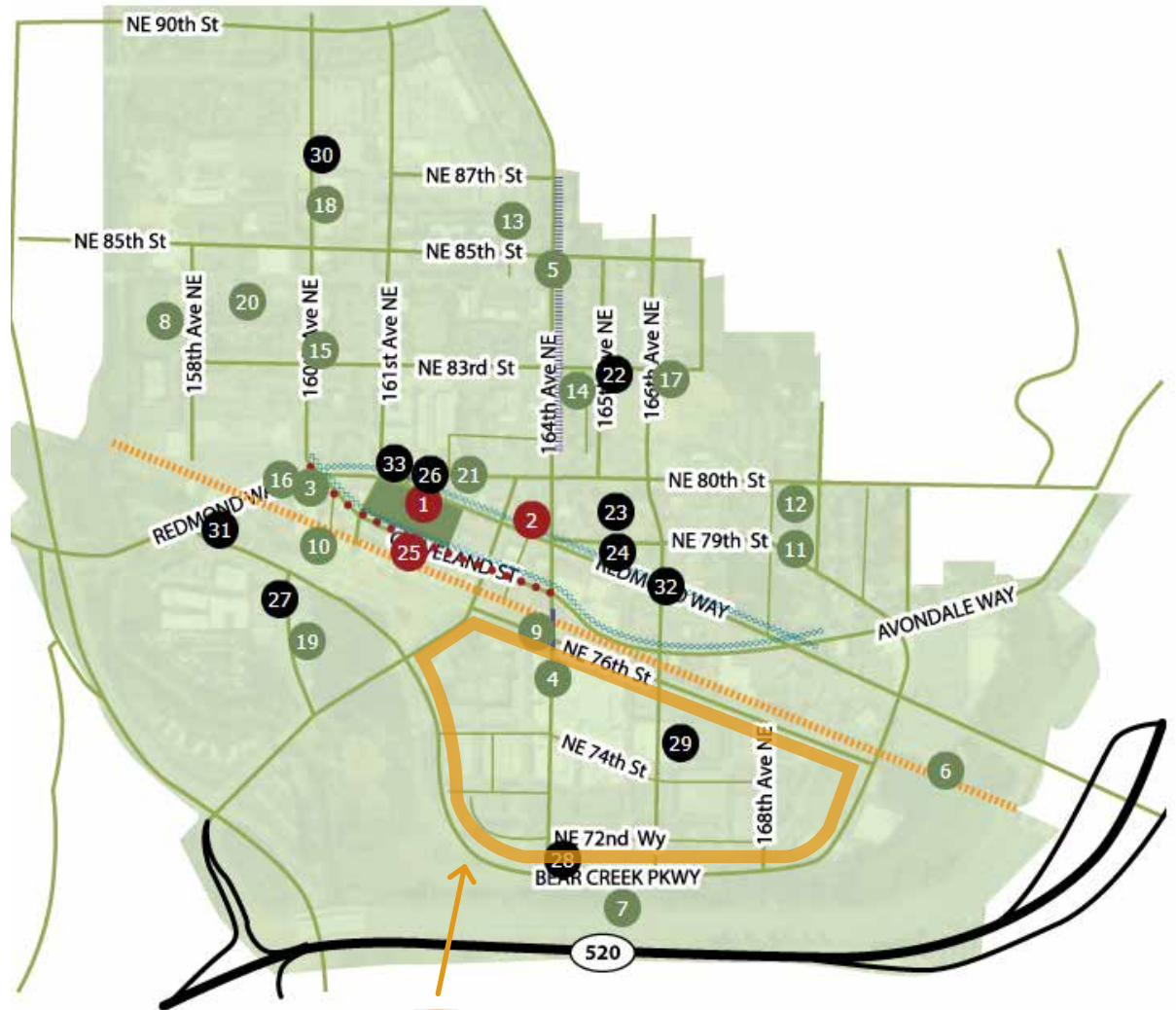
* 2018 Consumer Spending within 3 Mile Radius, ESRI Demographics

1. Downtown Park
2. Two-way Street Conversion
3. Cleveland St Streetscape
4. 164th Ave NE Extension
5. 164th Ave NE Rechannelization
6. Redmond Central Connector
7. Bear Creek Rehabilitation
8. Allez Apartments
9. Elan Apartments
10. Old Town Lofts
11. Penny Lane Townhomes
12. Redmond Square Apartments
13. Vision 5
14. The Luke
15. Mile House
16. Redmond Way Stormwater Treatment Facility
17. Core 83
18. Providence Senior Housing
19. The Carter
20. Public Safety Building Renovation
21. 162TEN
22. The Village
23. Station House Lofts
24. Redmond Triangle
25. Light Rail Extension
26. Ravello Apartments
27. Heron Flats and Lofts
28. Archer Hotel
29. Redmond Town Center Apartments
30. Modera
31. Bear Creek Mixed Use
32. Anderson Park Hotel
33. Alexan Central Park

Downtown Redmond Map & Projects

The Excitement is Building as the Downtown Redmond neighborhood transforms into a vibrant urban center. Downtown Redmond is located in the heart of the City and is one of two designated regional growth centers in Redmond; today home to nearly 6,000 residents and more than 10,000 jobs. With wide sidewalks, an urban trail, and frequent bus service (and light rail coming in 2024!), thousands of people enjoy the lively, connected neighborhood by foot, bike and bus. Downtown offers a variety of shopping, dining, services, events, employment, mixed-use residences, hotels and parks.

Source: City of Redmond Website www.redmond.gov/cms/One.aspx?portalId=169&pageId=82496



RTC
REDMOND
TOWN-CENTER

Public Private Complete



Redmond Town Center is the closest shopping center to affluent residents and workers in Redmond and Sammamish.

Sammamish, WA was named #14 on the Top Cities to Live in the U.S. by Money Magazine.

This year, Seattle was named the nation's fastest-growing big city; population exceeds 700,000. *Seattle Times

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BEAR CREEK PLAZA

ROSS DSW
DESIGNER SHOE WAREHOUSE

Panera BREAD

ULTA BEAUTY

SAFeway

BARTELL DRUGS
Washington's Own Drugstore

24 FITNESS

WORLD MARKET
Unique, authentic and always affordable

CREEKSIDE CROSSING

BR Bakery Toppings

FATBURGER

Jersey Mike's SUBS

Papa Murphy's TAKE 'N BAKE PIZZA

OVERLAKE MEDICAL CENTER

MARYMOOR PARK



REDMOND TOWN CENTER DIRECTORY



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APPAREL | SHOES

Asher Goods
Chico's
Colors of Redmond
Evereve
francesca's
GAP
Lani's Tailor & Atelier
Market Street Shoes
Soma Intimates
Town Center Shoe Repair
White House|Black Market
Zumiez

ATTRACTIONS | ENTERTAINMENT

Goldfish Swim School
Guitar Center
iPic Theaters/Salt Lounge
Paint Away!
The Painted Palace
PLAYlive Nation
SecondStory Repertory

AUTOMOTIVE

Department of Licensing
Metropolitan Detail Express

BEAUTY | SPA

Asante Salon - Aveda
Bath & Body Works
Gabriel Natural Beauty Lounge
Gene Juarez Salon & Spa
Hand & Stone Massage and Facial
The Lash Lounge
Seattle Sun Tan
skinluxe
Studio Nails

BOOKS | CARDS | GIFTS

Brick & Mortar Books
Fuego
Paint Away!
Uncle's Games
Utopia

CHILDREN'S

Brightmont Academy
GAPkids
Goldfish Swim School
Kumon Redmond
MyFirstGym
Uncle's Games

CUSTOMER SERVICE | HEADQUARTERS

24 Hour Security, Lost & Found
Guest Services & Gift Cards
Onsite Management Office - JSH Properties

EDUCATION | PROFESSIONAL OFFICES

Brightmont Academy
Department of Licensing
Driveshop
Fidelity Investments
Financial Consulting Services Group
JSH Properties
John L. Scott
Kumon
O'Brian & Associates
Pony Express Redmond
Quinn & Associates
Versium Analytics
Windermere

ELECTRONICS

AT&T
Guitar Center
T-Mobile

EYEWEAR

LensCrafters
Optix Eyewear - Dr. Collins
Sunglass Hut

HEALTH | DENTAL | FITNESS

24 Hour Fitness
Advantage Physical Therapy
AKT
Allegro Pediatrics
Confident Smiles
CycleBar
Eastside Dental - Dr. Singh
FIT4MOM
Hot Yoga Experience
MyFirstGym
Orangetheory Fitness
Overlake Medical Clinics Primary Care
Premier Periodontics
Redmond Chiropractic
Redmond Orthodontics - Dr. Davis
Redmond Signature Dentistry
Smiles By Design - Dr. Keller
StretchLab
TITLE Boxing Club
United Studios of Self Defense

RESTAURANTS

Archer's Kitchen & Bar
BJ's Restaurant & Brewhouse
Bloom Juice
Brown's Stockyard Exchange/Marriott
Cold Stone Creamery
Cow Chip Cookies
Creperie de Paris
Dong Ting Chun
The French Bakery
Fuji Steakhouse
Haiku Sushi & Seafood Buffet
Hong Noodle
iPic Theaters/Salt Lounge
Just Poké
Kitanda Espresso & Acai
Locust Cider & Brewing Co
LunchBox Lab
Matts' Rotisserie & Oyster Lounge
The Original Pancake House
Pinkabella Cupcakes
Red Robin
Sharetea
Starbucks
Subway
Thai Ginger

Urban Homestead
Zio Sal

HOME FURNISHINGS

Bed, Bath & Beyond
Cost Plus World Market
Mac & Mabel

HOTELS

Archer Hotel
Seattle Marriott Redmond
Residence Inn by Marriott

JEWELRY | ACCESSORIES

Claire's
Fuego
Getty Jewellers
Utopia

PET FOOD | SUPPLIES

Eastside Dog
PETCO

SPORTING GOODS

Big 5



REDMOND TOWN CENTER MAIN LEVEL TENANTS BY BUILDING

BUILDING A

SUITE	SQ.FT.	TENANT
A108	11,381	Haiku Seafood and Sushi Buffet
A112	3,054	Driveshop
A116	1,339	Quinn & Associates
A120	2,060	Premier Periodontics
A135	5,587	Redmond Signature Dentistry

BUILDING B

SUITE	SQ.FT.	TENANT
B101	1,757	Available
B103	6,359	Urban Homestead
B105	4,145	Brick & Mortar Books
B115	9,043	Gap/Gap Kids
B125	3,927	Evereve
B135	1,080	The Lash Lounge
B140	575	Town Center Shoe Repair

BUILDING C

SUITE	SQ.FT.	TENANT
C105	1,520	Starbucks
C110	1,485	Locust Cider & Brewing Co
C115	1,971	Available
C120	3,765	Soma Intimates
C125	3,491	Chico's
C135	5,500	Available
C137	5,375	Fidelity Investments
C140	723	Sharetea

BUILDING D

SUITE	SQ.FT.	TENANT
D105	3,677	Orangetheory Fitness
D110	2,912	Zio Sal
D120	3,167	AT&T
D130	2,727	Eastside Dog
D135	1,124	Colors of Redmond
D140	3,496	Hand & Stone Massage & Facial Spa
D142	1,337	Lani's Tailor & Atelier
D145	1,824	Available

BUILDING E

SUITE	SQ.FT.	TENANT
E100	316	Cow Chip Cookies
E105	8,500	Goldfish Swim School
E110	2,573	The French Bakery
E115	7,957	Available
E120	2,813	Bath and Body Works
E122	2,880	White House Black Market
E130	1,211	Mac & Mabel
E135	1,201	francesca's
E140	1,391	StretchLab
E145	4,149	John L. Scott
E150	4,229	Lenscrafters
E155	9,568	Gene Juarez
E160	6,687	MyFirstGym
E165	2,737	Pickles Playland

BUILDING F

SUITE	SQ.FT.	TENANT
F105	1,185	Fuego
F110	822	Sunglass Hut
F112	1,487	Asher Goods
F115	4,535	Market Street Shoes
F122	929	Claire's Boutique
F126	2,201	Hong Noodle House
F130	1,264	Available
F133	2,230	T-Mobile
F135	4,863	Available
F140	2,985	Available
F142	2,740	Lunchbox Lab
F145	699	Creperie de Paris
F150	2,010	Uncle's Games
F155	2,800	Utopia
F160	1,012	Bloom Juice

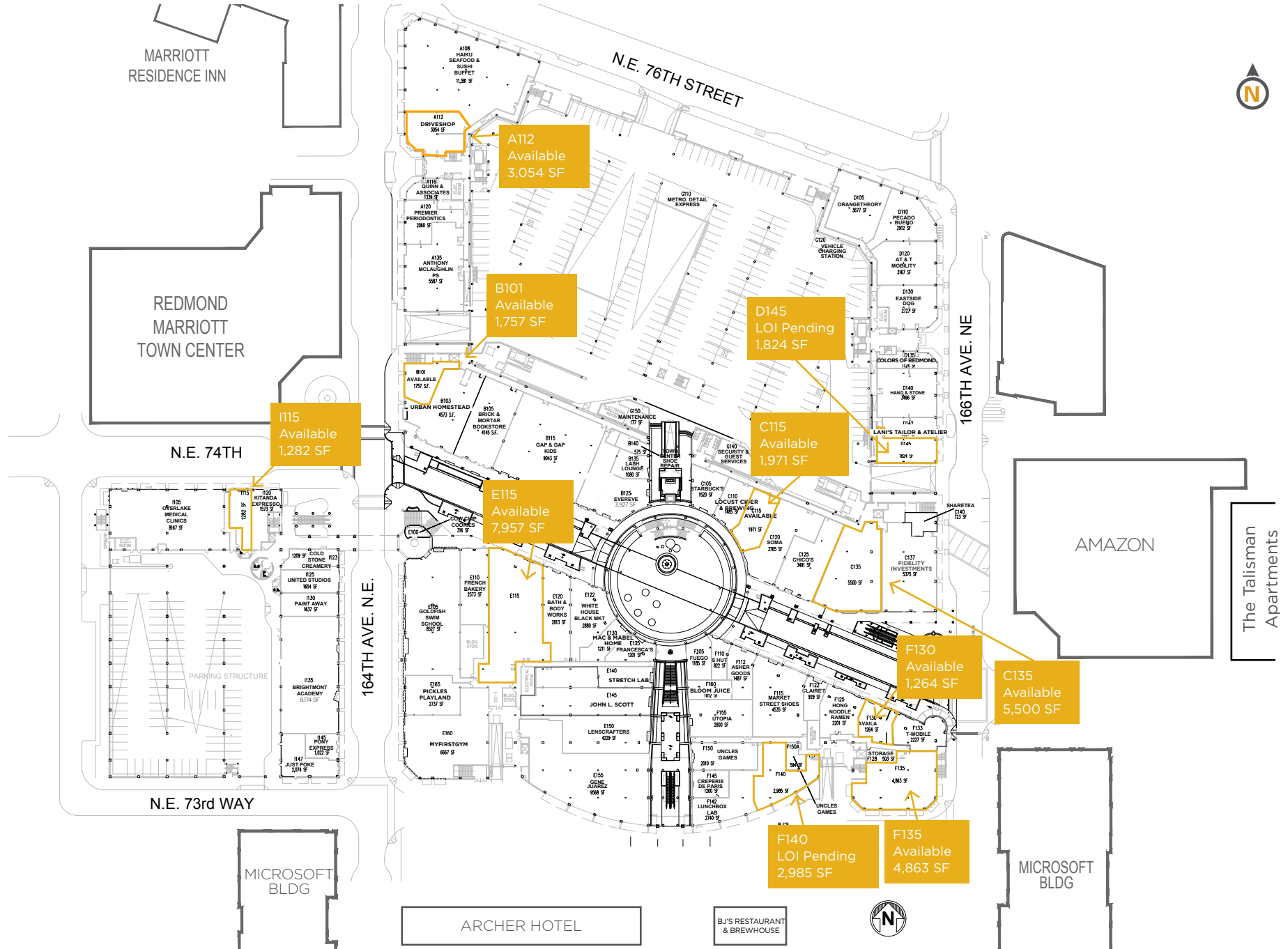
BUILDING I

SUITE	SQ.FT.	TENANT
I105	8,167	Overlake Medical Clinics
I115	1,282	Available
I120	1,573	Kitanda
I123	1,209	Cold Stone Creamery
I125	1,654	United Studios of Self Defense Redmond

SUITE	SQ.FT.	TENANT
I130	1,637	Paint Away!
I135	8,174	Brightmont Academy
I145	1,022	Pony Express Redmond
I147	2,074	Just Poké



REDMOND TOWN CENTER MAIN LEVEL



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REDMOND TOWN CENTER UPPER LEVEL TENANTS BY BUILDING



BUILDING B

SUITE	SQ.FT.	TENANT
B205	15,393	Guitar Center
B220	1,870	Kumon of Redmond
B225	2,082	Thai Ginger
B230	740	FIT4MOM
B233	807	Gabriel Natural Beauty Lounge
B240	2,022	The Painted Palace

BUILDING C

SUITE	SQ.FT.	TENANT
C205	3,706	The Original Pancake House
C220	1,813	Optix Eyewear
C225	2,937	Zumiez
C230	2,730	Dong Ting Chun
C235	3,203	Seattle Sun Tan
C237	2,394	Asante Salon - Aveda
C245	3,051	Hot Yoga Experience
C250	3,016	CycleBar

BUILDING D

SUITE	SQ.FT.	TENANT
D210	5,257	Windermere
D215	6,612	FCS Group
D220	1,924	Advantage Physical Therapy
D230	2,472	O'Brian & Associates
D240	3,351	Available

BUILDING E

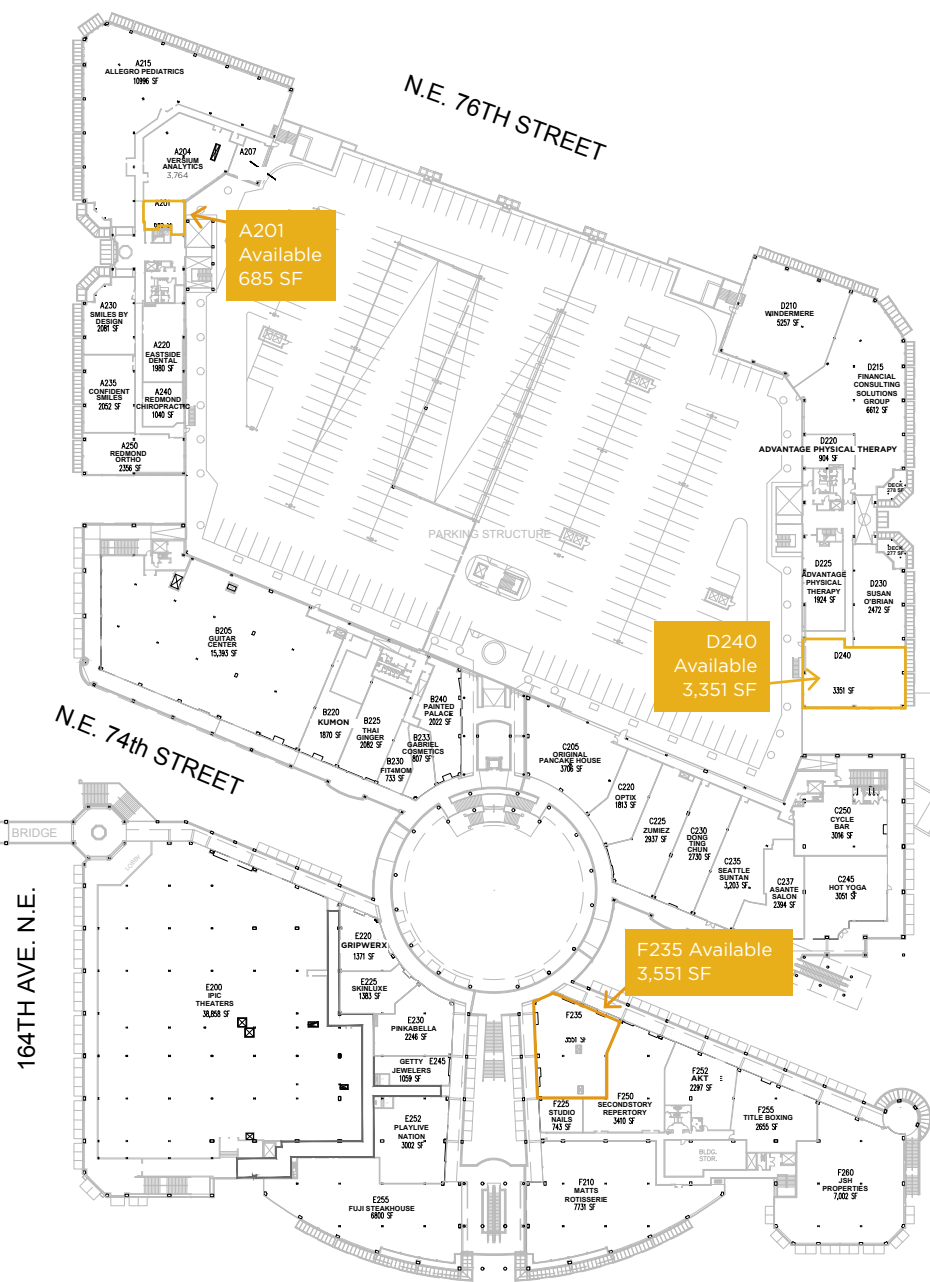
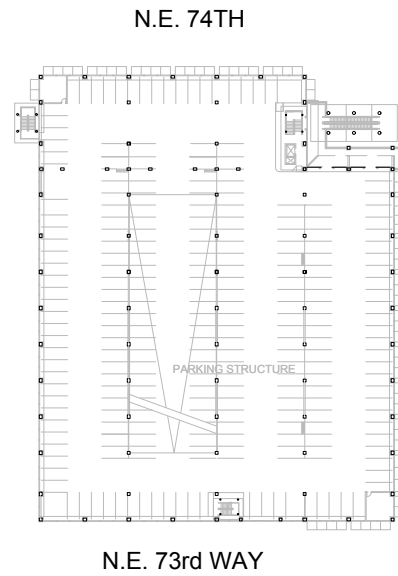
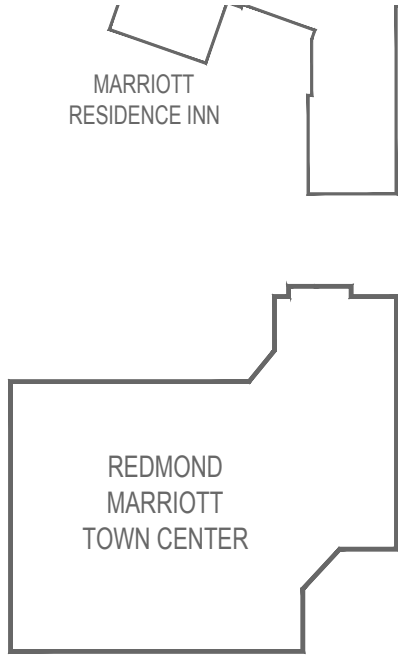
SUITE	SQ.FT.	TENANT
E200	38,858	iPic Theaters & Salt Lounge
E220	1,423	GripWerx
E225	1,456	skinluxe Med Spa
E230	2,246	Pinkabella Cupcakes
E245	1,059	Getty Jewellers
E252	3,002	PLAYlive Nation
E255	6,800	Fuji Steakhouse

BUILDING F

SUITE	SQ.FT.	TENANT
F210	7,731	Matts' Rotisserie
F225	743	Studio Nails
F235	3,551	Available
F250	3,410	SecondStory Repertory
F252	2,297	AKT
F255	2,655	TITLE Boxing Club
F260	7,002	JSH Properties



REDMOND TOWN CENTER UPPER LEVEL



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REDMOND TOWN CENTER PEDESTRIAN PAVILION & COMMON AREA UPGRADES

Redmond Town Center transformed the street down the middle of the center from the previous condition of a vehicular use street with sidewalks to a pedestrian-only European style pavilion. The walkway uses bollards and planters to clearly define the change of use from vehicular traffic, yet still maintains ingress for emergency and event vehicles.

With the increase in pedestrian and bicycle density, the use of a pedestrian walkway created an environment that is more inviting and encourages gathering and large community events.

The improvements included such things as additional benches, tables, chairs, umbrellas, an outdoor fireplace, wood decked seating areas, enlarging the center court fountain, shuffleboard and bocce ball courts, location for holiday skating rink, remodeled restrooms and more.

Redmond Town Center is striving to partner with more new and dynamic tenants that continue to grow the economy of Redmond by attracting the longwithstanding Redmond resident, the new Redmond transplant, the temporary stay workers and people from outside the community. This fresh look of 74th Street is a big step to show the changes that Redmond Town Center is making to be able to attract not only these guests but new dynamic tenants to Redmond.





REDMOND TOWN CENTER DEVELOPMENT



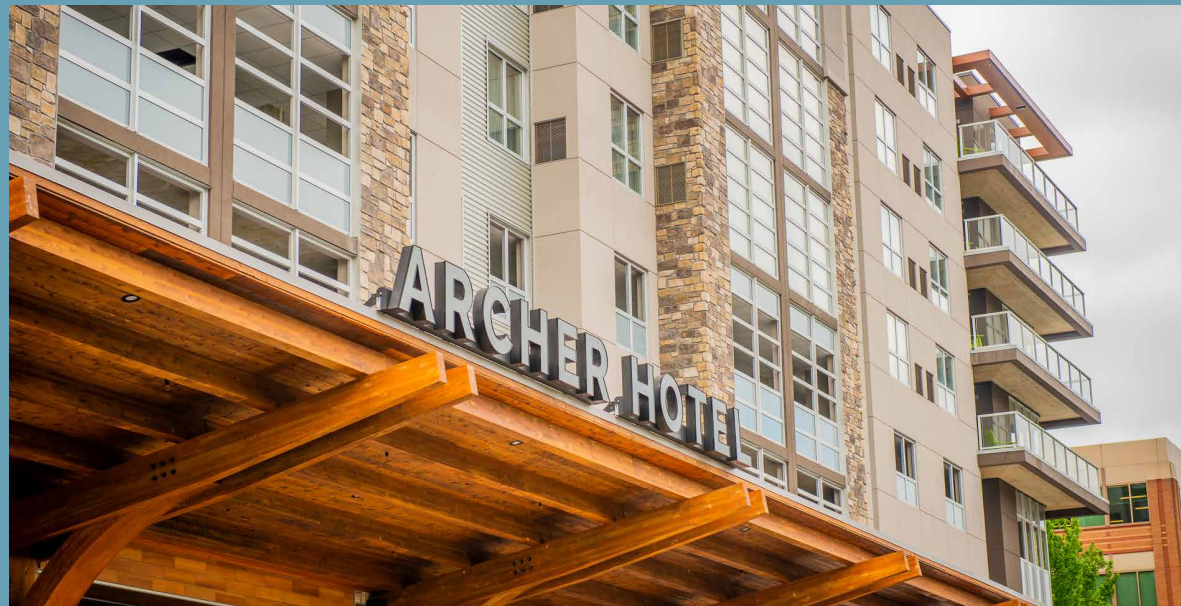
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The Archer Hotel Redmond is a new seven story hotel with two levels of internal parking over the hotel lobby and below the four levels of rooms. Guests can enjoy 160 luxe guest rooms and suites, a lively cocktail bar and patio, and signature amenities.

The hotel ground floor is designed to be very transparent with a great amount of floor to ceiling glass. The use of a large glass “garage door” allow the hotel to open the lobby and bar areas up to the outside.

The hotel features meeting rooms, event rooms, an interior pool and an exercise room.



REDMOND TOWN CENTER DEVELOPMENT

The Talisman mixed-use multifamily project includes 286 units and 9,000 SF of retail space in a luxury mixed-use multifamily project in the Redmond Town Center mixed use lifestyle center. The project brings the first residences to the center, located near Microsoft's world headquarters. Lowe worked with ownership to develop project elements that enhance the retail center and appeal to the high tech workforce.



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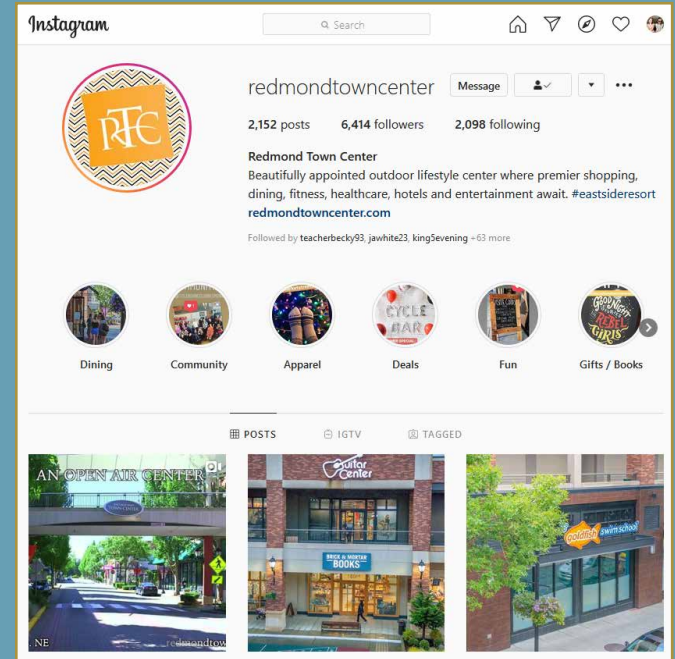


REDMOND TOWN CENTER MARKETING & EVENTS

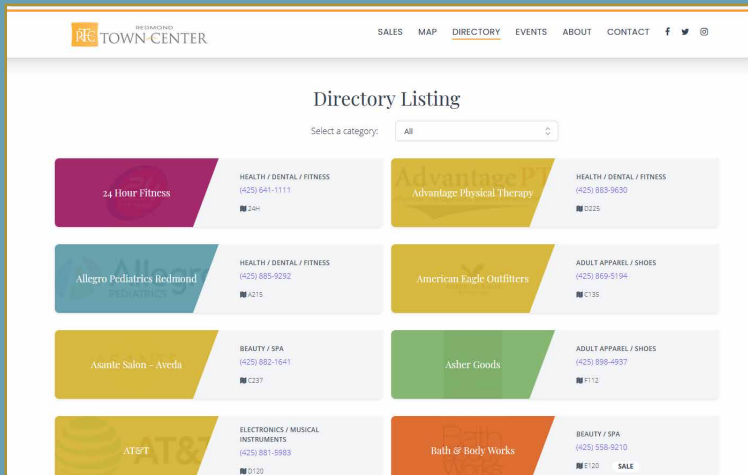


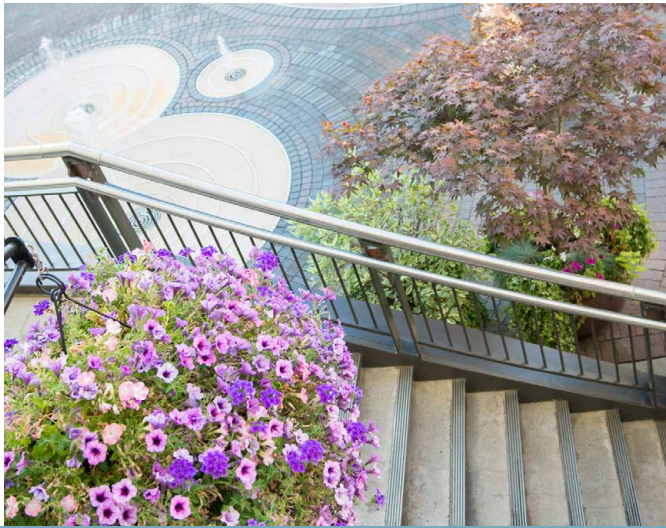
Redmond Town Center boasts a comprehensive marketing plan, engaging shoppers through an array of media channels, including social, mobile, an interactive website, email marketing, RTC gift cards, and community events that draw thousands of visitors every season.

SOCIAL MEDIA content and targeted email campaigns have been a strong tool for increasing event attendance, building engagement, familiarity with the Center, gathering feedback, and more importantly enticing return visits. Merchant events and promotions are shared on social media, published in monthly email newsletters, and listed on the RTC website.



NEW WEBSITE 2020





REDMOND TOWN CENTER RETAIL LEASING

For more information or a tour of available space, call

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