



## RETAIL AVAILABLE

### Suite 17190 >> 720 SF

Available for sublease thru 01/31/2023 or a new lease. Delivery is contingent on mutually agreed timing. Do not disturb Cartridge World. Tours need to be arranged in advance with Steve Olsen.

Retail Space	SQUARE FEET	RATE PSF/YR	NNN PSF/YR	STATUS
SUITE 17190 *	720 SF	\$45.00	\$7.33	AVAILABLE
SUITE 17188	720 SF	\$45.00	\$7.33	LEASE PENDING
SUITE 17192	1,625 SF	\$45.00	\$7.33	LOI PENDING
SUITE 17223	2,494 SF	\$45.00	\$7.33	LEASE PENDING
SUITE 17256	6,542 SF	\$45.00	\$7.33	NEW TENANT OPENING SOON!

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.  
SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

# BEAR CREEK VILLAGE

AVONDALE ROAD NE & NE REDMOND WAY | REDMOND, WA 98052

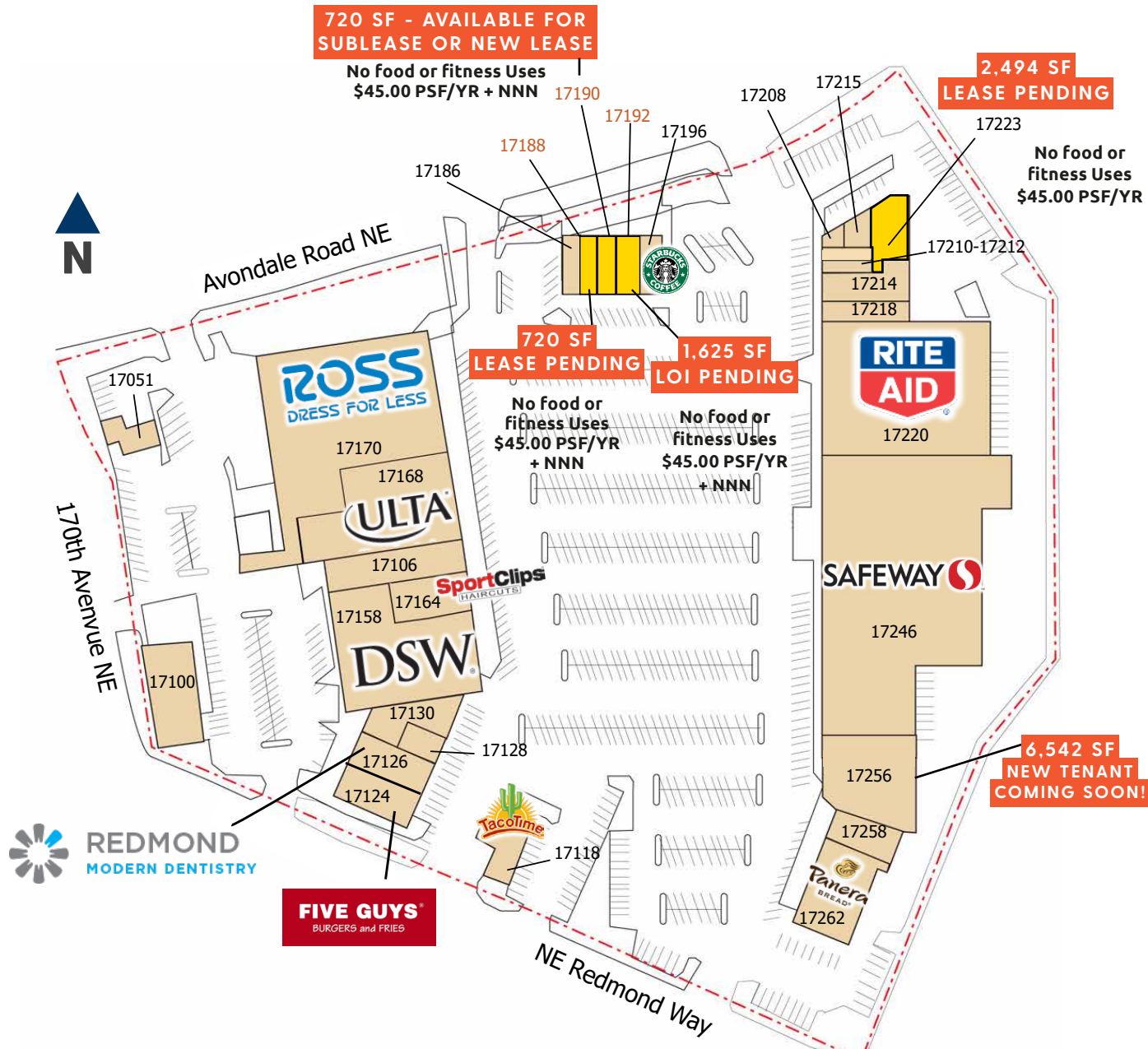
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JSH | PROPERTIES, INC.

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# BEAR CREEK VILLAGE TENANTS



17015	Jiffy Lube
17100	O'Reilly Auto Parts
17170	Ross Dress For Less
17168	Ulta Beauty
17106	Agave Cocina & Cantina
17164	SportClips
17158	DSW
17130	Farouche Salon
17128	Game Stop
17124	Five Guys
17126	Redmond Modern Dentistry
17118	Taco Time
17262	Panera Bread Company
17258	Verizon Wireless
17256	<b>NEW TENANT COMING SOON!</b>
17246	Safeway
17220	Rite Aid
17218	Yummy Teriyaki
17214	Massage Envy
17210-7212	Drawn2Art
17208	The Barber Shop at BCV
17215	Rapunzel's Hair & Nail Salon
17223	<b>LEASE PENDING - 2,494 SF</b>
17196	Starbucks
17192	<b>LOI PENDING - 1,625 SF</b>
17190	<b>Cartridge World AVAILABLE - 720 SF</b>
17188	<b>LEASE PENDING - 720 SF</b>
17186	Bear Creek Florist

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- Strong lineup of tenants including Safeway, Rite Aid, Ross, DSW, and ULTA
- Very strong neighborhood center with excellent visibility and access
- Trade area customer base is affluent and favorably influenced by Microsoft

2021 Demographics	1 MILE	3 MILES	5 MILES
POPULATION	14,167	94,192	234,769
DAYTIME POPULATION	23,459	118,015	278,783
AVG HOUSEHOLD INCOME	\$152,708	\$176,759	\$180,765

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