









# REDMOND TOWN CENTER

7525 166th Avenue NE | Redmond, WA 98052



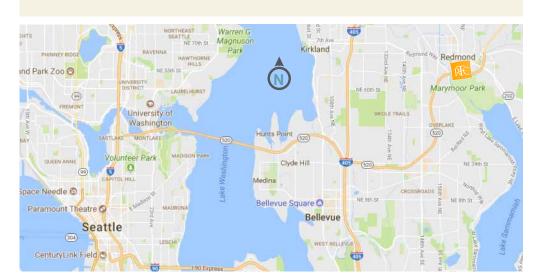
**Redmond, Washington** offers all of the natural beauty and eclectic activity you seek in the Pacific Northwest. From serene and meandering bike paths to competitive cycling events; from lively outdoor concerts to diverse family activities; from an upscale outdoor shopping center to local boutique stores, 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 experienceredmond.com and oneredmond.com















### **REDMOND TOWN CENTER HIGHLIGHTS**





PROJEC1

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, Orangtheory Fitness, TITLE Boxing Club, iPic Theaters, Gap, 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

#### DAYTIME POPULATION

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

#### AVG HOUSEHOLD INCOME

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

#### 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

90%
Age 25+
Population
Attended College

20% Employed in Management Role

47% Employed in Professional Role

ESRI Demographics

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

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

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

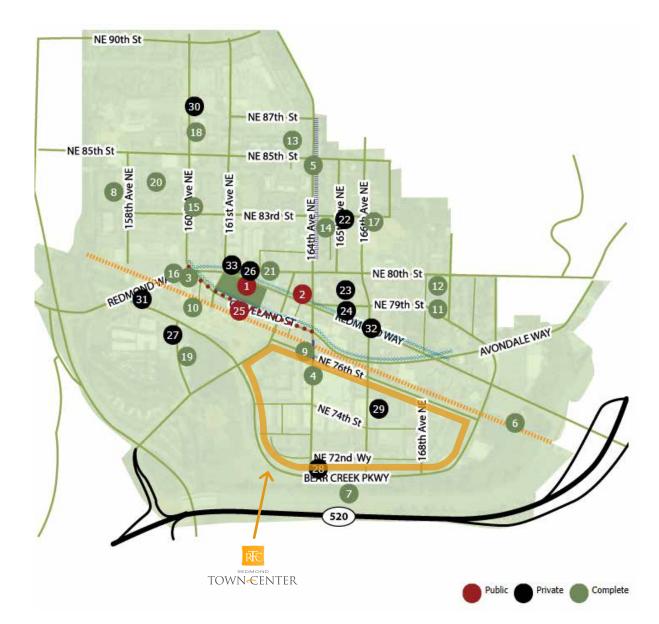
**32.** Anderson Park Hotel

**33.** Alexan Central Park

### Downtown Redmond Map & Projects

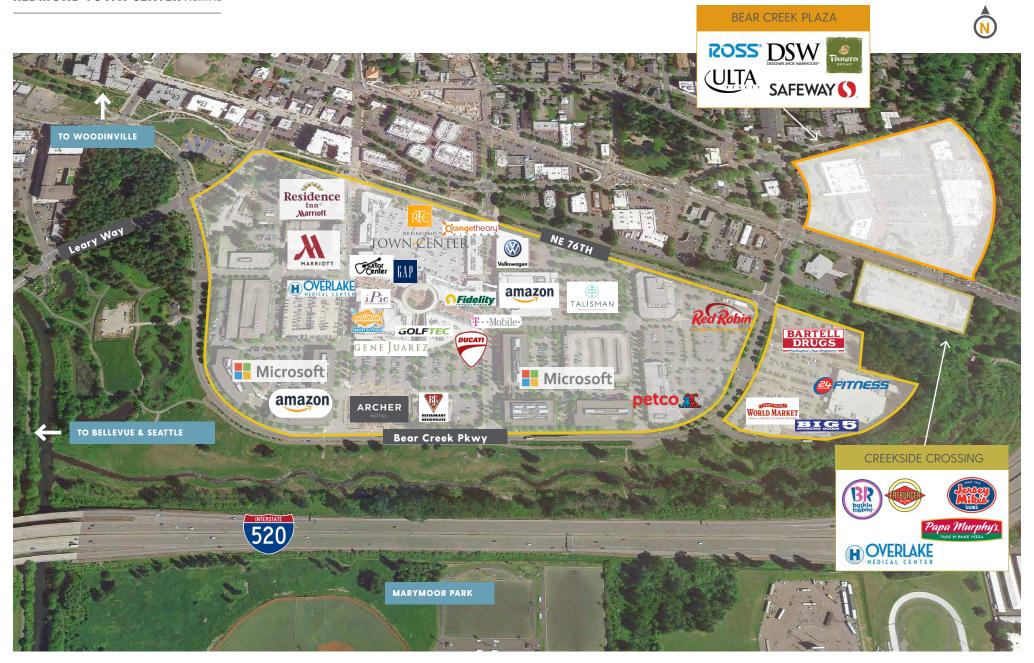
The Excitement is Building as the Downtown Redmond neighborhood transforms into a vibrant urban center. Downtown Redmond is located in the heart of the City and is one of two designated regional growth centers in Redmond; today home to nearly 6,000 residents and more than 10,000 jobs. With wide sidewalks, 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?portalld=169&pageId=82496















### **REDMOND TOWN CENTER DIRECTORY**



#### **REDMOND TOWN CENTER DIRECTORY**

#### 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

Gripwerx Simulation Racing

**Guitar Center** 

iPic Theaters/Salt Lounge

Paint Away!

**PLAYlive Nation** 

SecondStory Repertory

Uncle's Games

#### **AUTOMOTIVE**

Ducati

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 I CARDS I GIFTS**

Brick & Mortar Books

Fuego

Paint Away!

Uncle's Games

Utopia

#### CHILDREN'S

Brightmont Academy

**GAPkids** 

Goldfish Swim School

Kumon of Redmond

Uncle's Games

## CUSTOMER SERVICE | HEADQUARTERS

24 Hour Security, Lost & Found Guest Services & Gift Cards

Onsite Management Office - JSH Properties

### EDUCATION I 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/ MUSICAL INSTRUMENTS

T&TA

Guitar Center

T-Mobile

#### **EYEWEAR**

LensCrafters

Optix Eyewear - Dr. Collins

Sunalass Hut

#### HEALTH | DENTAL | FITNESS

24 Hour Fitness

Advantage Physical Therapy

AKT

Allegro Pediatrics

Bel-Red Best Smiles

Better U Today Redmond

Confident Smiles Family Dentistry

CycleBar

Eastside Dental - Dr. Singh

FIT4MOM

Hot Yoga Experience

Orangetheory Fitness

Overlake Medical Clinics Primary Care

Overlake Clinics Urgent 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

#### **HOME FURNISHINGS**

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

Pickle's Playland

#### **RESTAURANTS**

BJ's Restaurant & Brewhouse

Bloom Juice

Cold Stone Creamery

Cow Chip Cookies

Creperie de Paris

Dong Ting Chun

Fat Burger

The French Bakery

Fuji Steakhouse

Haiku Sushi & Seafood Buffet

iPic Theaters/Salt Lounge

Jersey Mike's Subs

Just Poké

Kitanda Espresso & Acai

Locust Cider & Brewing Co

LunchBox Lab

Matts' Rotisserie & Oyster Lounge

Mayuri Foods

Papa Murphy's

Pinkabella Cupcakes

Red Robin

Redmond Baskin Robbins

Sharetea

Starbucks

Thai Ginaer

The Original Pancake House

Urban Homestead

7io Sal

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 Pike Street Labs 1.339 Quinn & Associates A116 A120 2.060 Premier Periodontics A135 5 587 Redmond Signature Dentistry

## **BUILDING B**

SUITE SQ.FT. **TENANT** B101 1.757 Available B103 4.573 Urban Homestead B105 4.145 Brick & Mortar Books B115 9.043 Gap/Gap Kids B125 3927 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 1971 Lease Pending C120 3.765 Soma Intimates C125 3 4 9 1 Chico's C135 5.500 Available C137 5,375 Fidelity Investments C140 723 Sharetea

## BUILDING D

SUITE SQ.FT. **TENANT** Orangetheory Fitness D105 3.677 D110 2,912 Zio Sal D120 3.167 AT&T D130 2.727 Eastside Dog D135 1.124 Colors of Redmond Hand & Stone D140 3.496 Massage & Facial Spa D142 1.337 Lani's Tailor & Atelier Available D145 1.824

## **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 LOI 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 F155 9.568 Gene Juarez F160 6.687 Lease Pending E165 2.737 Pickles Playland

## BUILDING F

**SUITE** SQ.FT. **TENANT** F105 1185 Fuego F110 822 Sunglass Hut F112 1487 Asher Goods F115 4.535 Market Street Shoes F122 929 Claire's Boutique F126 2.201 Lease Pendina F130 1.264 Lease Pendina F133 2,230 T-Mobile Ducati Redmond F135 4.863 F140 2.985 Golftec 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** Overlake Medical Clinics 1105 8.167 **Available** 1115 1.282 1120 1.573 Kitanda 1123 1,209 Cold Stone Creamery 1125 United Studioes of 1.654 Self Defense Redmond

 SUITE
 SQ.FT.

 II30
 1,637

 II35
 8,174

 II45
 1,022

 II47
 2,074

**TENANT**Paint Away!
Brightmont Academy
Pony Express Redmond
Just Poké





#### **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	LOI

## 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	LOI
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	LOI

## 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

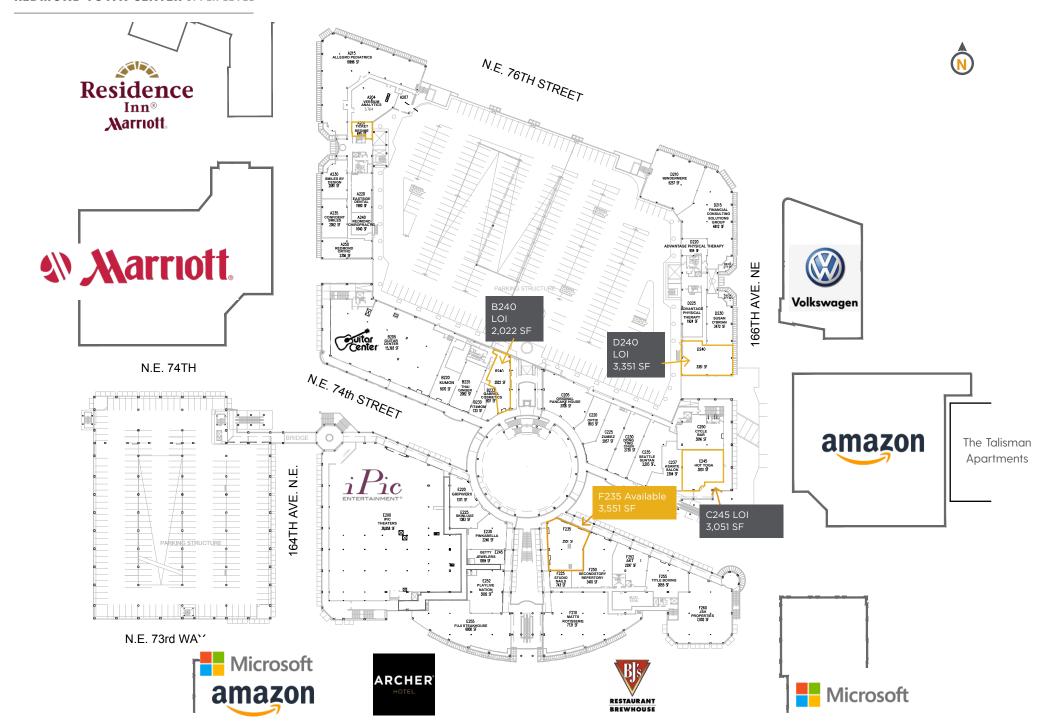
## BUILDING F

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 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



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.





The Talisman mixed-use multifamly 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.









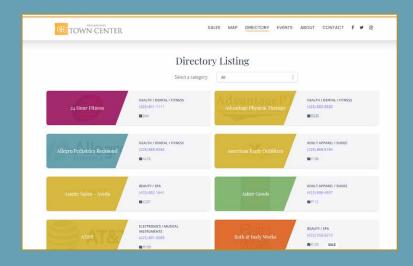
## **REDMOND TOWN CENTER MARKETING & EVENTS**



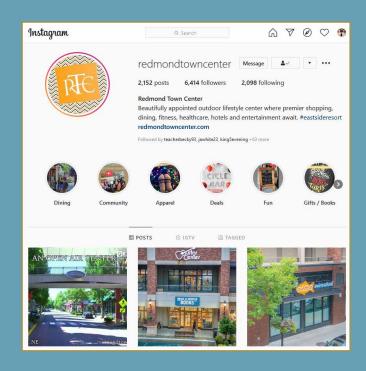
Redmond Town Center boasts a comprehensive marketing plan, engaging shoppers through an array of media channels, including social, mobile, an interactive website, email marketing, RTC gift cards, and community events that draw thousands of visitors every season.

**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 425.455.0500.

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