

# vicino

BELLEVUE

## RETAIL FOR LEASE

9 Stories  
402 Luxury Residences  
Retail Parking Onsite  
Walk to Bel-Red Station  
Blocks from Facebook  
7 Min~Microsoft HQ  
5 Min~Downtown Bellevue

OPENING  
SPRING 2023



12863 NORTHUP WAY  
BELLEVUE, WA 98005

6,600 SF Retail Available

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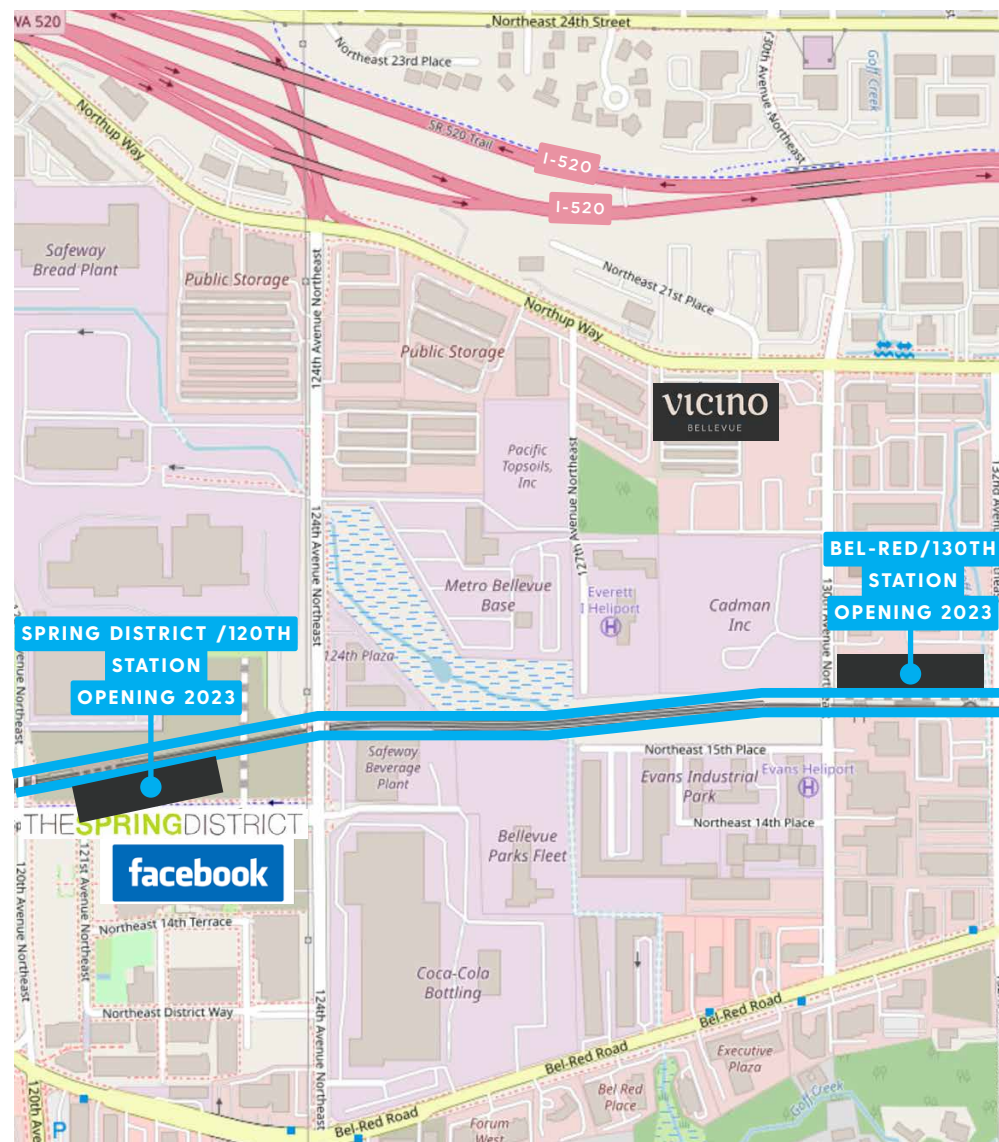
# VICINO

12863 NORTHUP WAY

- » New mixed-use retail space for lease on Northup Way
- » 6,600 SF of ground floor retail at the base of new, 9-story residential tower with 402 luxury residences, situated between Downtown Bellevue and the City of Redmond
- » Blocks from Facebook Corporate in the Spring District, and Northup Way Business Corridor
- » 7 Minutes to Microsoft Headquarters
- » 5 Minutes to Downtown Bellevue
- » 25,257 thousand cars per day pass the site
- » Blocks from the Bel-Red/130th Light Rail Station (Opening 2023), and Interstate 520
- » Over 45,000 future tech jobs between Downtown Bellevue and the Spring District

## RETAIL/RESTAURANT OPPORTUNITY

- » High profile retail opportunities available with Type 1 venting and prominent storefronts facing Northup Way
- » Retail parking onsite
- » Asking rates \$38/SF plus NNN
- » **Delivery to Tenant: Q1 2023**
- » **Estimated Completion Date: Q2 2023**



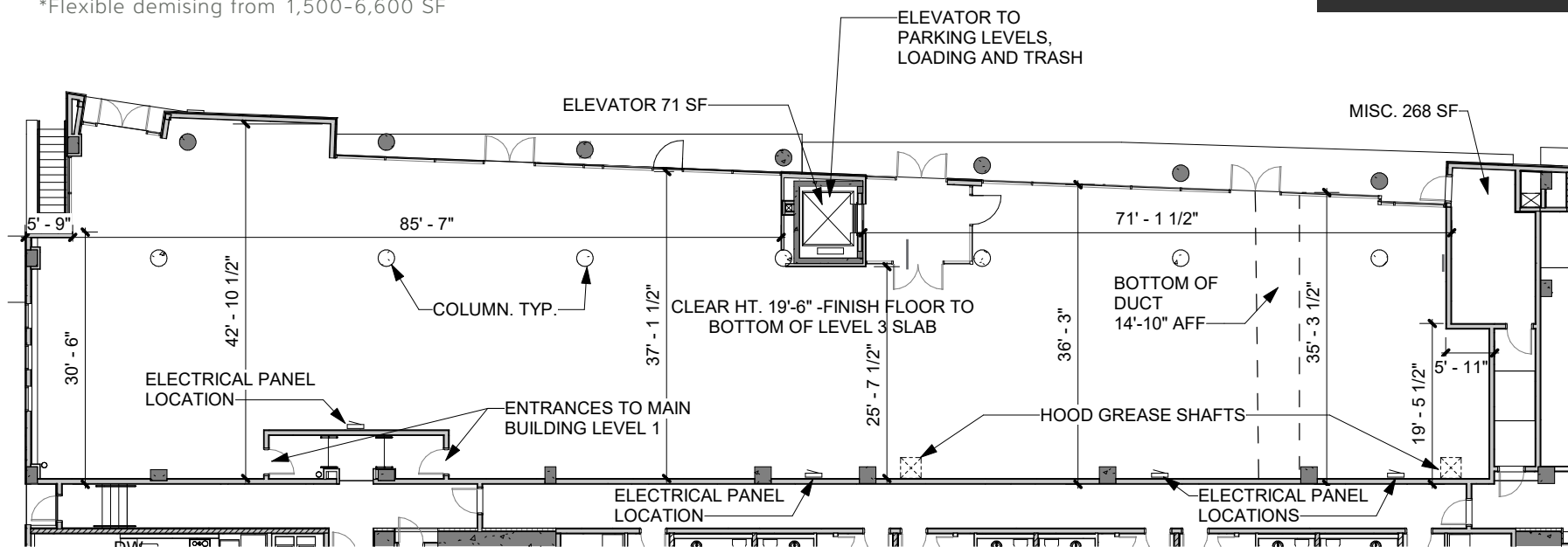




## Letter of Design

\*Flexible demising from 1,500-6,600 SF

**vicino**  
BELLEVUE

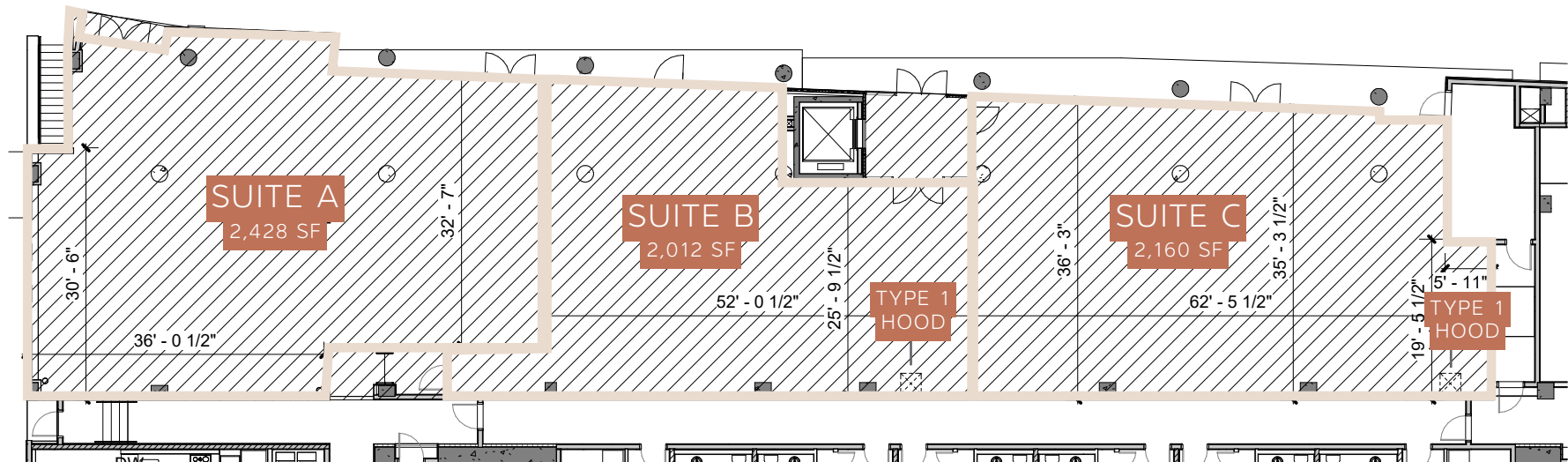


AVAILABLE	SQFT	ASKING RENT	FEATURES
RETAIL A	2,428	\$38.00/SF +NNN	
RETAIL B	2,012	\$38.00/SF +NNN	TYPE 1 HOOD
RETAIL C	2,160	\$38.00/SF +NNN	TYPE 1 HOOD

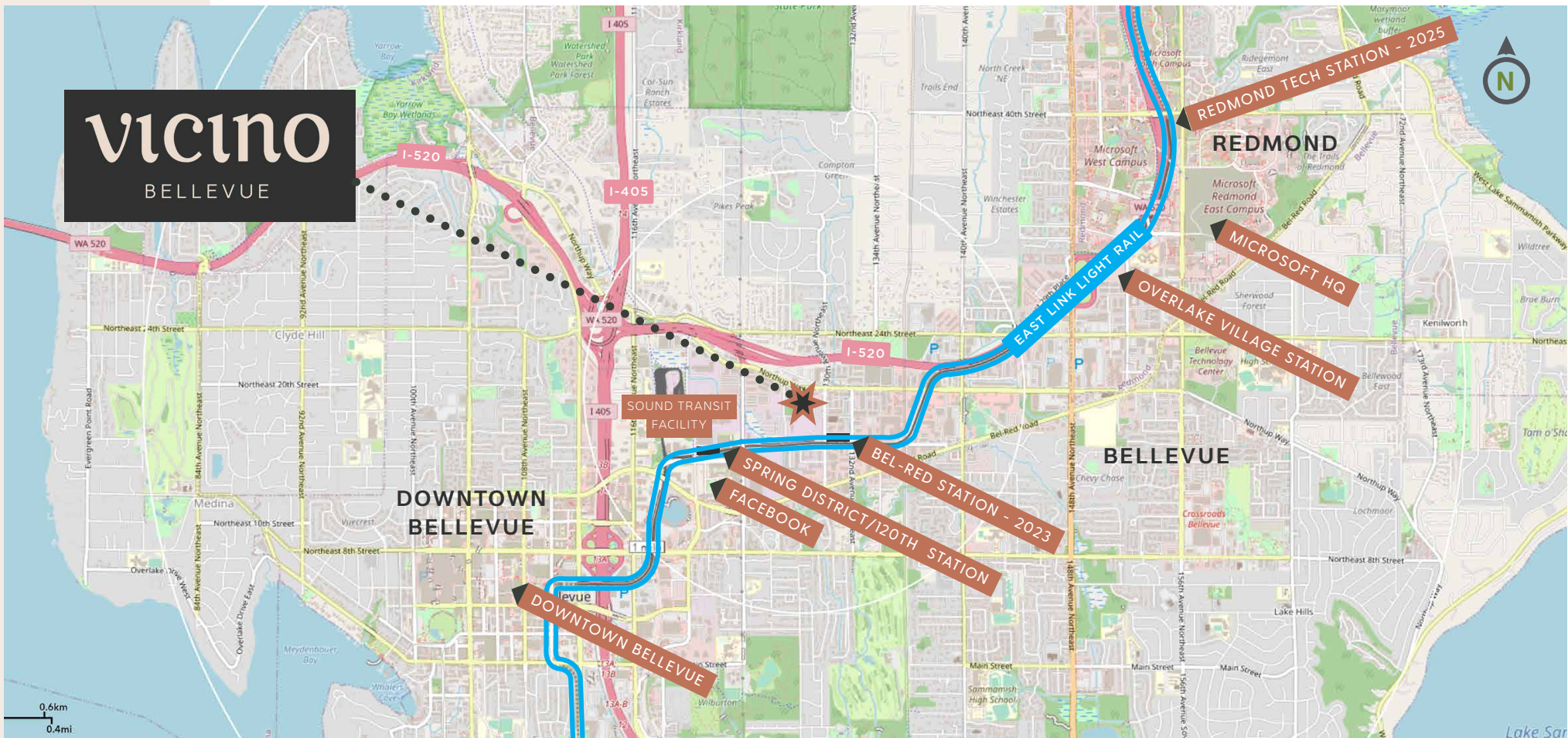
## Flexible Retail Floor Plan Option

\*Flexible demising from 1,500-6,600 SF

Northrup Way ~ 25,257 Vehicles per Day







## 2021 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILES
<b>Population</b>	10,002	132,365	252,718
<b>Households</b>	3,971	55,866	106,410
<b>Workplace Population</b>	21,205	186,209	326,311
<b>Avg. Household Income</b>	\$203,390	\$179,290	\$182,966