



# REDMOND TOWN CENTER

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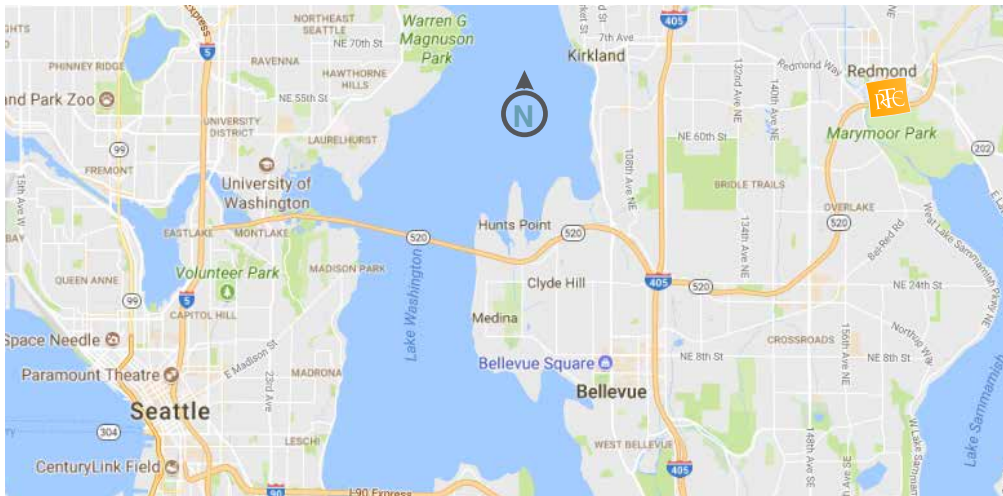
**Redmond, Washington** offers all of the natural beauty and eclectic activity you seek in the Pacific Northwest. From serene and meandering bike paths to competitive cycling events; from lively outdoor concerts to diverse family activities; from an upscale outdoor shopping center to local boutique stores,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



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## 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, 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

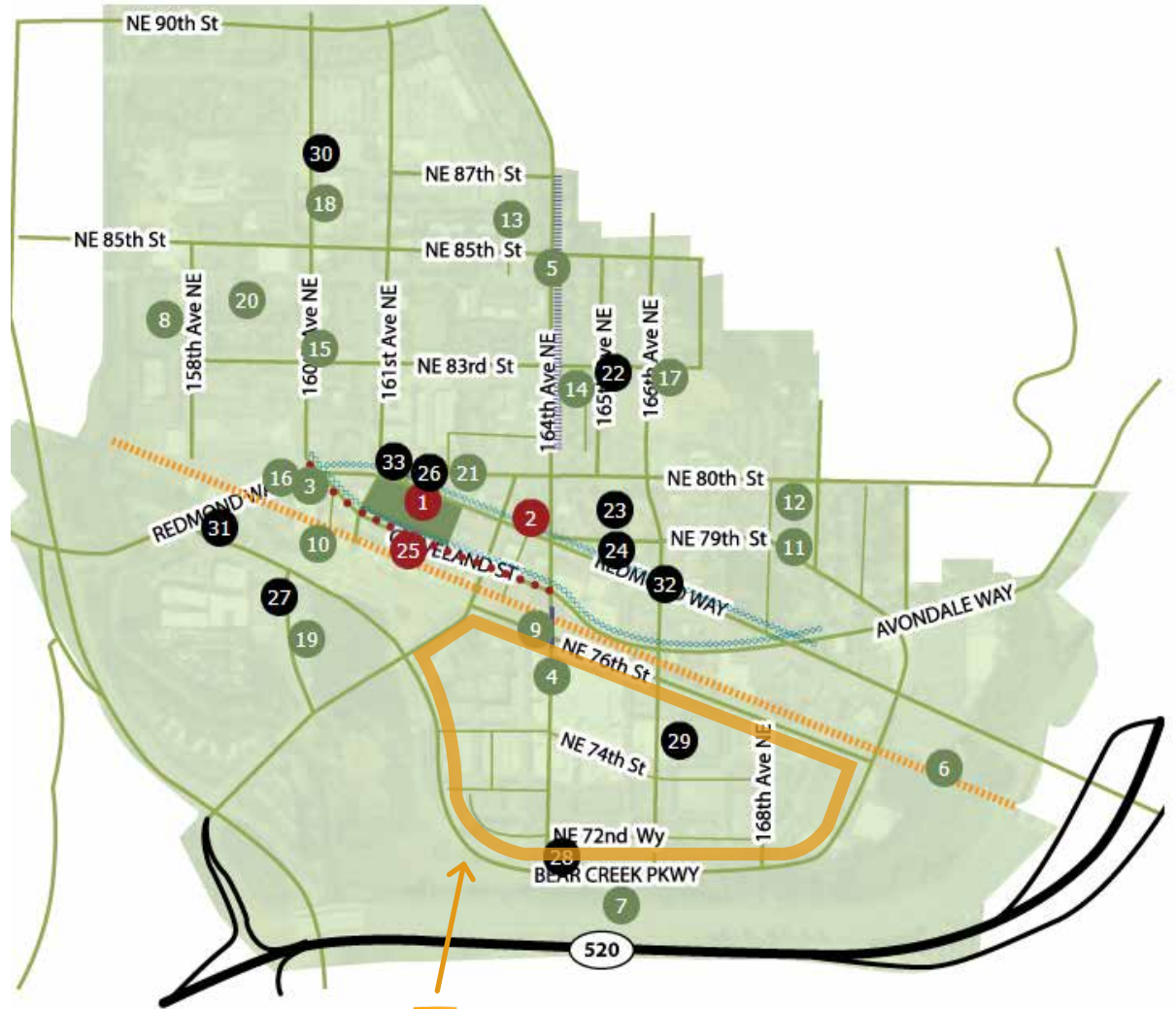
\* 2018 Consumer Spending  
within 3 Mile Radius, ESRI Demographics

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](http://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



REDMOND TOWN CENTER AERIAL



BEAR CREEK PLAZA

ROSS  
ULTRA BEAUTY

DSW  
DESIGNER SHOE WAREHOUSE

Panera  
BREAD

SAFeway

Large orange-outlined area containing several large, mostly empty commercial buildings.

Red Robin  
BARTELL DRUGS  
24 FITNESS  
WORLD MARKET  
BIG 5

CREEKSIDE CROSSING

BR  
Bakkin  
Tobikins

FATBURGER

Jersey  
Mik's  
SUBS

Papa Murphy's  
TAKE 'N BAKE PIZZA

OVERLAKE  
MEDICAL CENTER





## 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  
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 | CARDS | 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 | 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

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  
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  
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 Ginger  
The Original Pancake House  
Urban Homestead  
Zio Sal  
New 11,000 SF Restaurant - Coming Soon!

## SPORTING GOODS

Big 5  
Golftec





## REDMOND TOWN CENTER MAIN LEVEL TENANTS BY BUILDING

### BUILDING A

SUITE	SQ.FT.	TENANT
A108	11,381	New Restaurant Fall 2022
A112	3,054	Pike Street Labs
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	4,573	Available
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	Leased
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	Lease Pending

### 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	Leased
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	Leased
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	Leased
F130	1,264	Leased
F133	2,230	T-Mobile
F135	4,863	Ducati Redmond
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
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

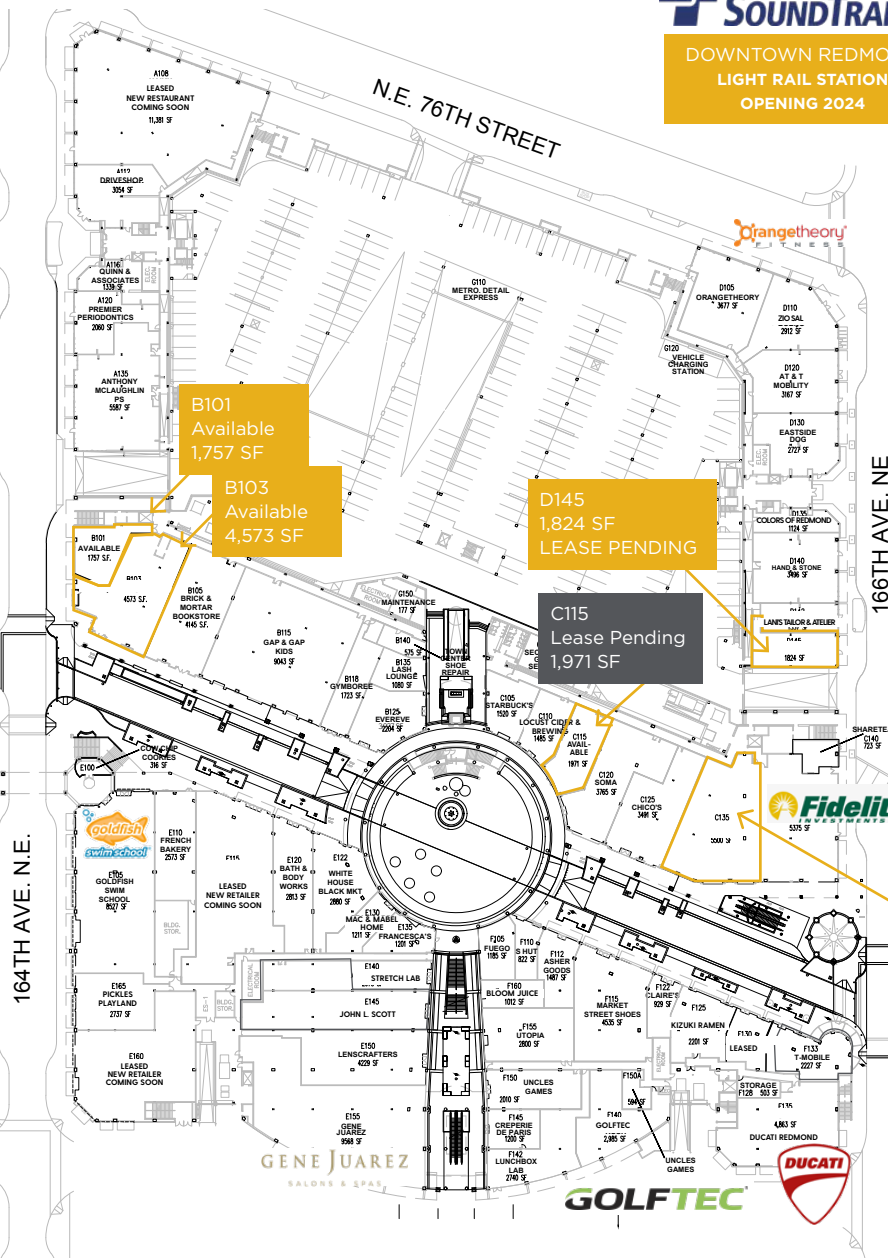
SUITE	SQ.FT.	TENANT
I130	1,637	Paint Away!
I135	8,174	Brightmont Academy
I145	1,022	Pony Express Redmond
I147	2,074	Just Poké







DOWNTOWN REDMOND  
LIGHT RAIL STATION  
OPENING 2024



B101 Available  
1,757 SF

B103 Available  
4,573 SF

D145  
1,824 SF  
LEASE PENDING

C115  
Lease Pending  
1,971 SF

C135 Available  
5,500 SF



## 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	Leased

### 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	Available - 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	Available - 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

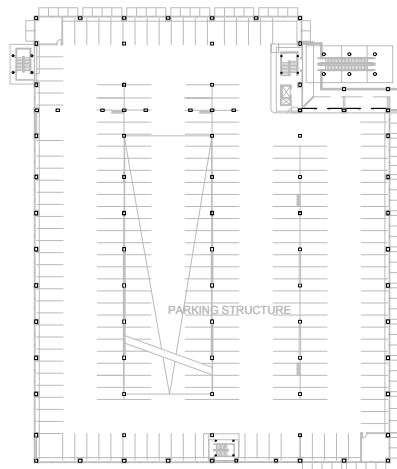
SUITE	SQ.FT.	TENANT
F210	7,731	Matts' Rotisserie
F225	743	Studio Nails
F235	3,551	Available
F250	3,410	SecondStory Repertory
F252	2,297	AKT
F255	2,655	TITLE Boxing Club
F260	7,002	JSH Properties







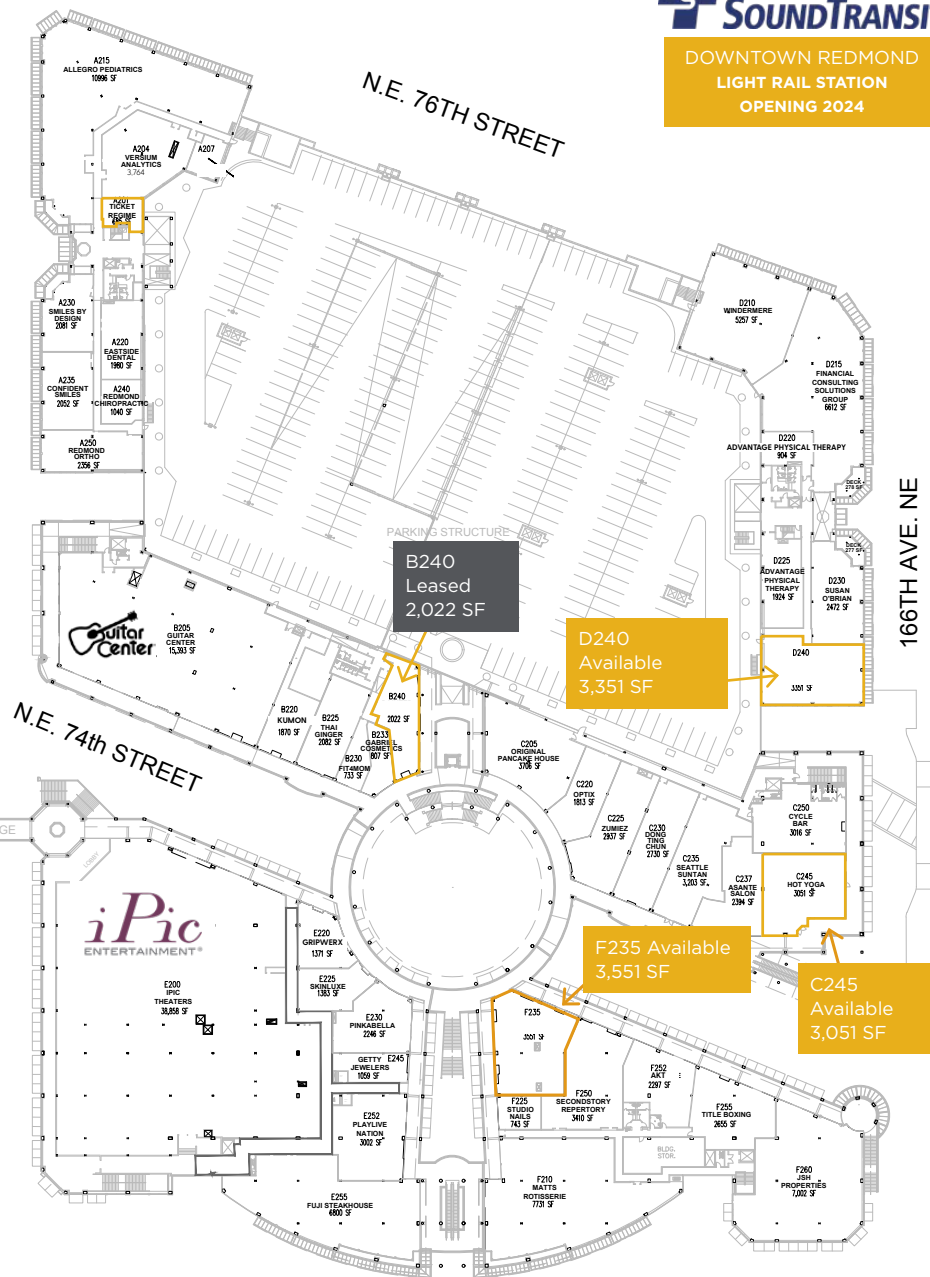
N.E. 74TH



N.E. 73rd WAY



THE INF



DOWNTOWN REDMOND LIGHT RAIL STATION OPENING 2024





## 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.







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## REDMOND TOWN CENTER DEVELOPMENT

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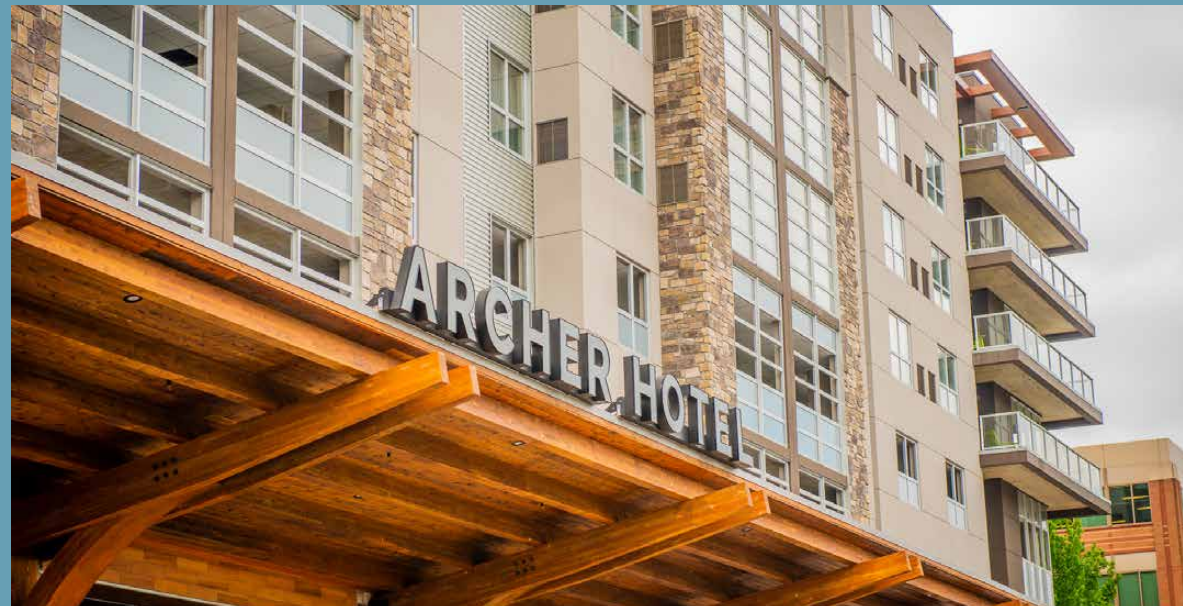
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The Archer Hotel Redmond is a new seven story hotel with two levels of internal parking over the hotel lobby and below the four levels of rooms. Guests can enjoy 160 luxe guest rooms and suites, a lively cocktail bar and patio, and signature amenities.

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.





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.







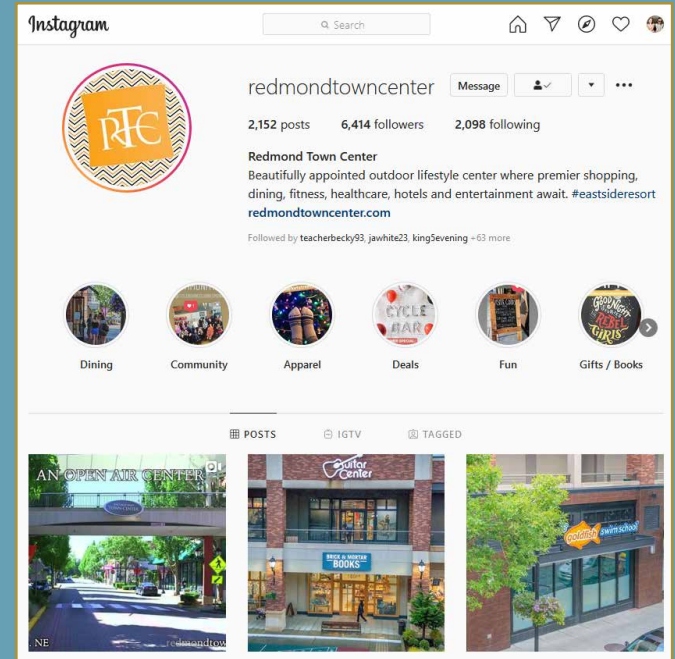
## REDMOND TOWN CENTER MARKETING & EVENTS



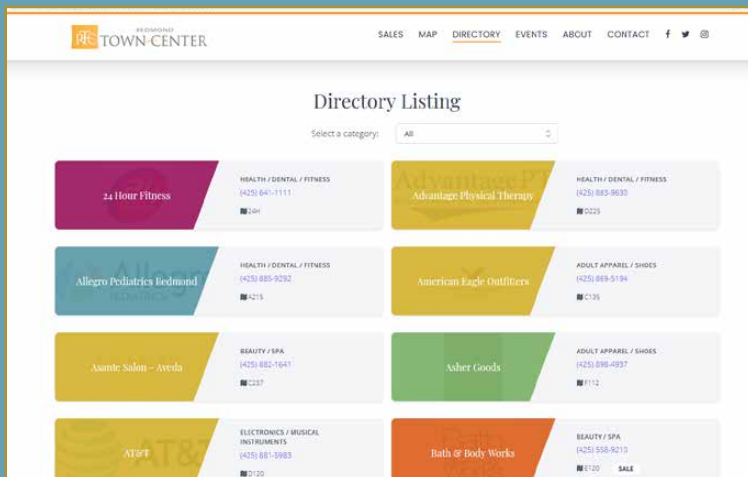


Redmond Town Center boasts a comprehensive marketing plan, engaging shoppers through an array of media channels, including social, mobile, an interactive website, email marketing, RTC gift cards, and community events that draw thousands of visitors every season.

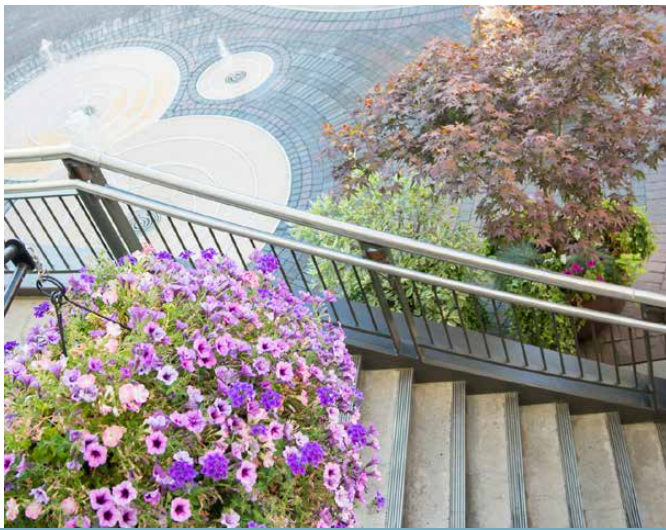
**SOCIAL MEDIA** content and targeted email campaigns have been a strong tool for increasing event attendance, building engagement, familiarity with the Center, gathering feedback, and more importantly enticing return visits. Merchant events and promotions are shared on social media, published in monthly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



NEW WEBSITE 2020







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**REDMOND TOWN CENTER** RETAIL LEASING

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For more information or a tour of available space, call 425.455.0500.

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