



New Junior Anchor  
Coming Soon!



# Evergreen Village

140TH AVE NE AND NE BEL-RED ROAD BELLEVUE, WA 98005

**Steven E. Olsen**  
425.455.0500  
steveo@jshproperties.com

 **JSH | PROPERTIES, INC.**

7325 166TH AVENUE NE, SUITE F-260 | REDMOND, WA 98052  
425.455.0500 | [WWW.JSHPROPERTIES.COM](http://WWW.JSHPROPERTIES.COM)



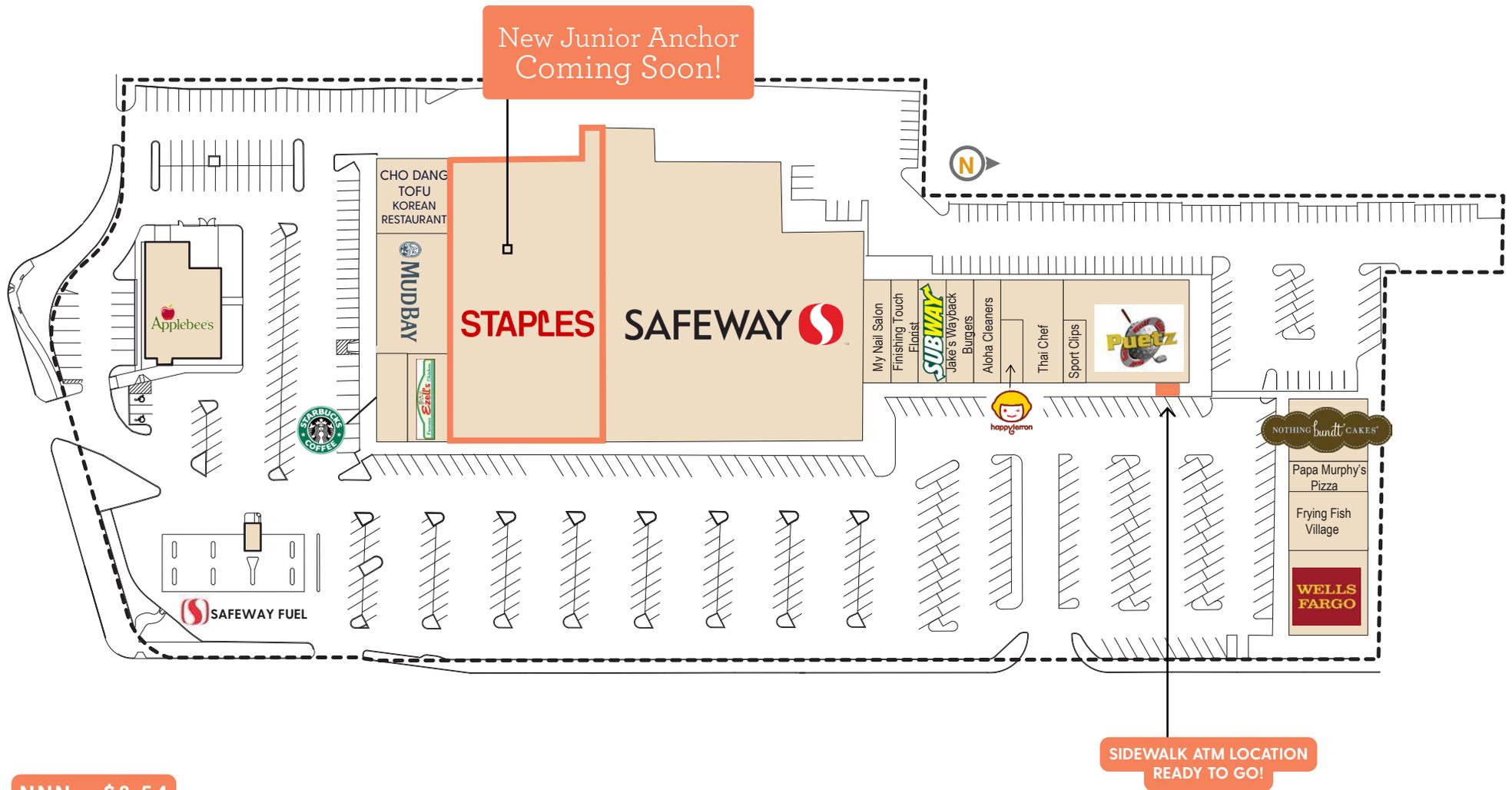
» **ANCHORS:** Safeway Grocery & Gas, Applebee's, and Puetz Golf.

» Strong neighborhood center with great visibility and access.

» Located within 5 minutes to Spring District and Bel/Red 130th Light Rail Station (2023).



# EVERGREEN VILLAGE



NNN = \$8.54

SIDEWALK ATM LOCATION  
READY TO GO!

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. LOT LINES, SITE PLANS, AND FLOOR PLANS ARE NOT TO SCALE AND SHOULD BE VERIFIED INDEPENDENTLY.

MICROSOFT HEADQUARTERS  
1.9 MILES

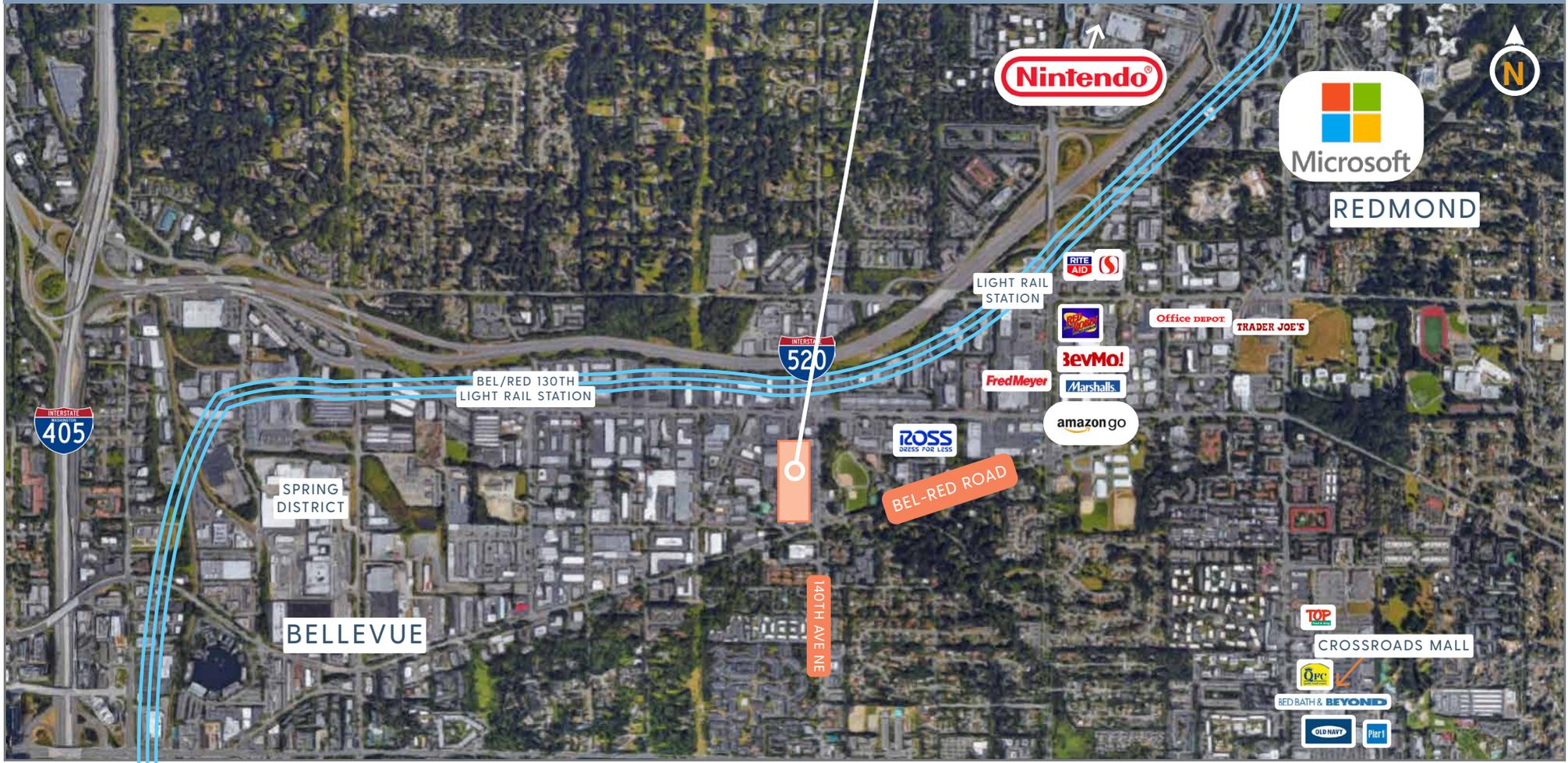
VEHICLES PER DAY: BEL-RED ROAD  
23,000

DOWNTOWN BELLEVUE  
2.6 MILES

VEHICLES PER DAY: 140TH AVE NE  
18,210



## EVERGREEN VILLAGE



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. LOT LINES, SITE PLANS, AND FLOOR PLANS ARE NOT TO SCALE AND SHOULD BE VERIFIED INDEPENDENTLY.

*Bellevue/Redmond Trade area customer base is affluent with an average household family income of \$162,058 within a 3 mile radius. Microsoft headquarters is located less than two miles from shopping center.*

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>Population</b>	18,017	128,584	256,913
<b>Daytime Population</b>	24,164	179,998	322,535
<b>Households</b>	7,186	54,363	107,032
<b>Avg. HH Income</b>	\$154,731	\$162,058	\$172,428

## EVERGREEN VILLAGE

