

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

DELIVERY
SEPTEMBER 2023

COMPLETION
OCTOBER 2023



12863 NORTHUP WAY
BELLEVUE, WA 98005

6,600 SF Retail Available

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 JSH PROPERTIES, INC.



A PLACE TO GROW.



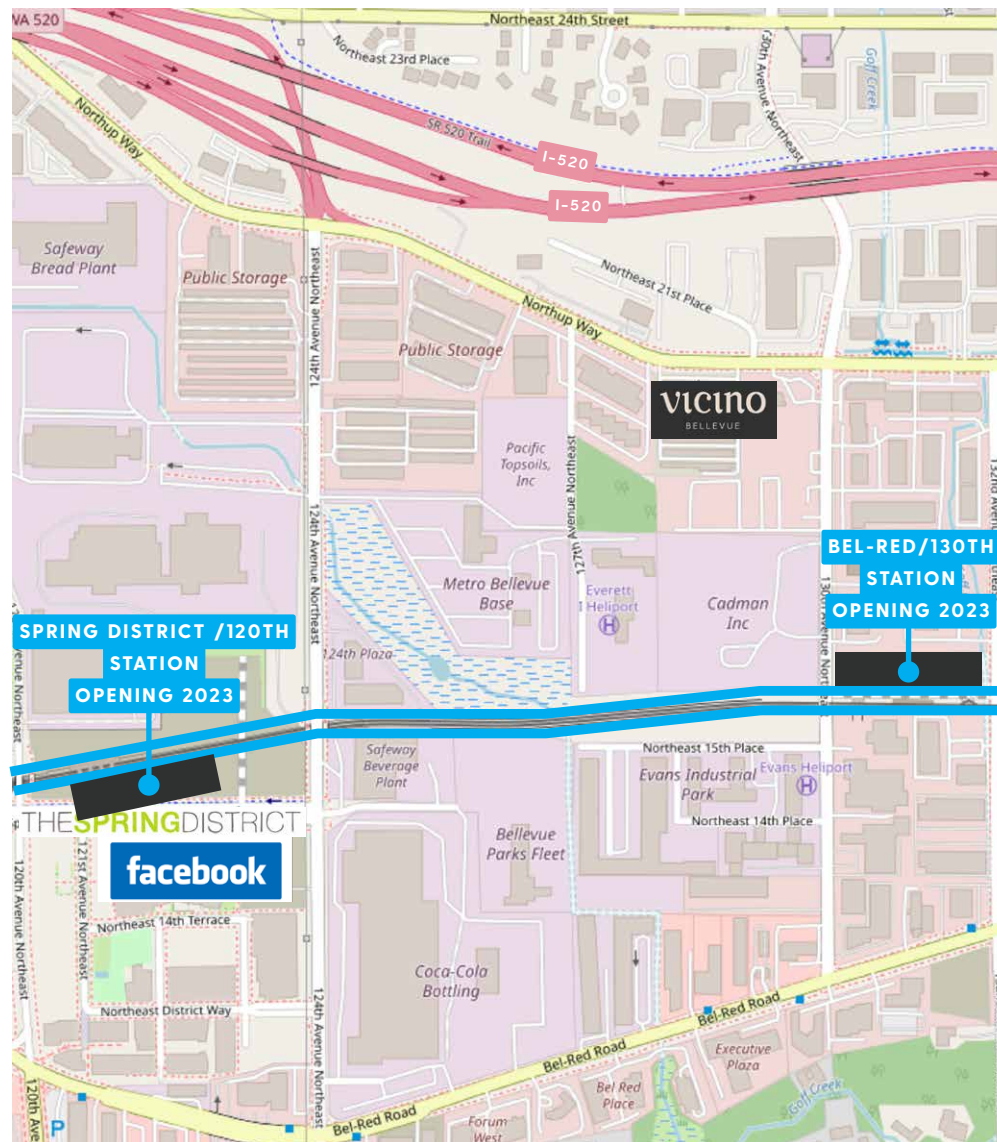
VICINO

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

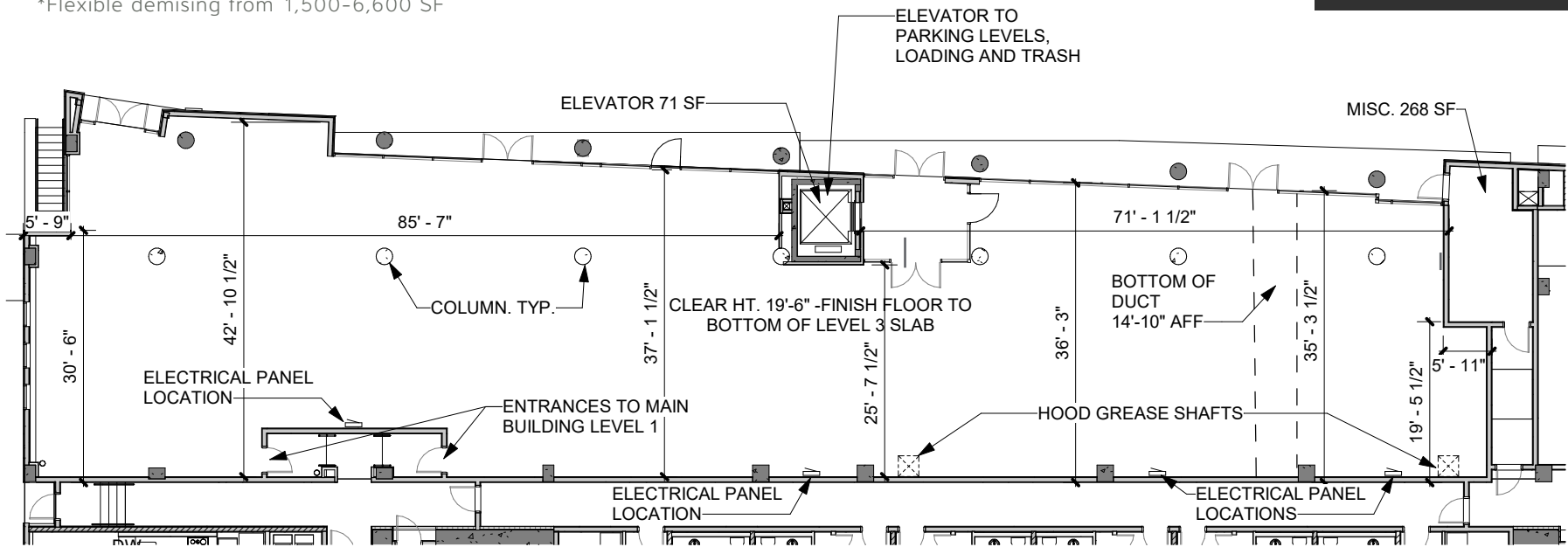
- » High profile retail opportunities available with Type 1 venting and prominent storefronts facing Northup Way
- » Retail parking onsite
- » Asking rates \$38/SF plus NNN
- » **Delivery to Tenant:** September, 2023
- » **Estimated Completion Date:** October, 2023





Letter of Design

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



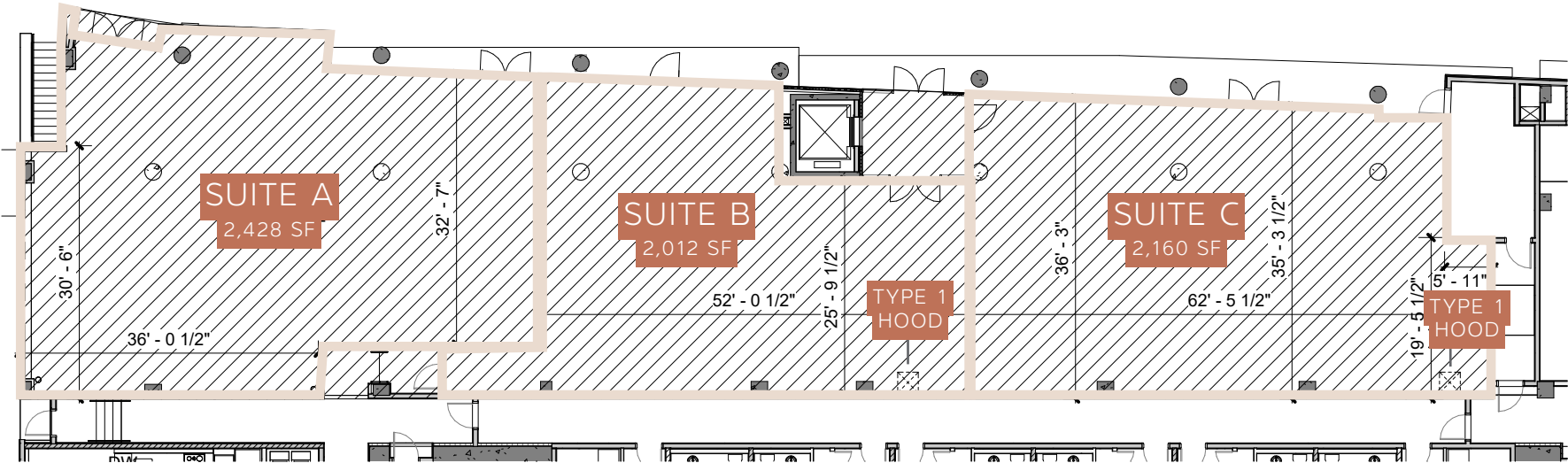


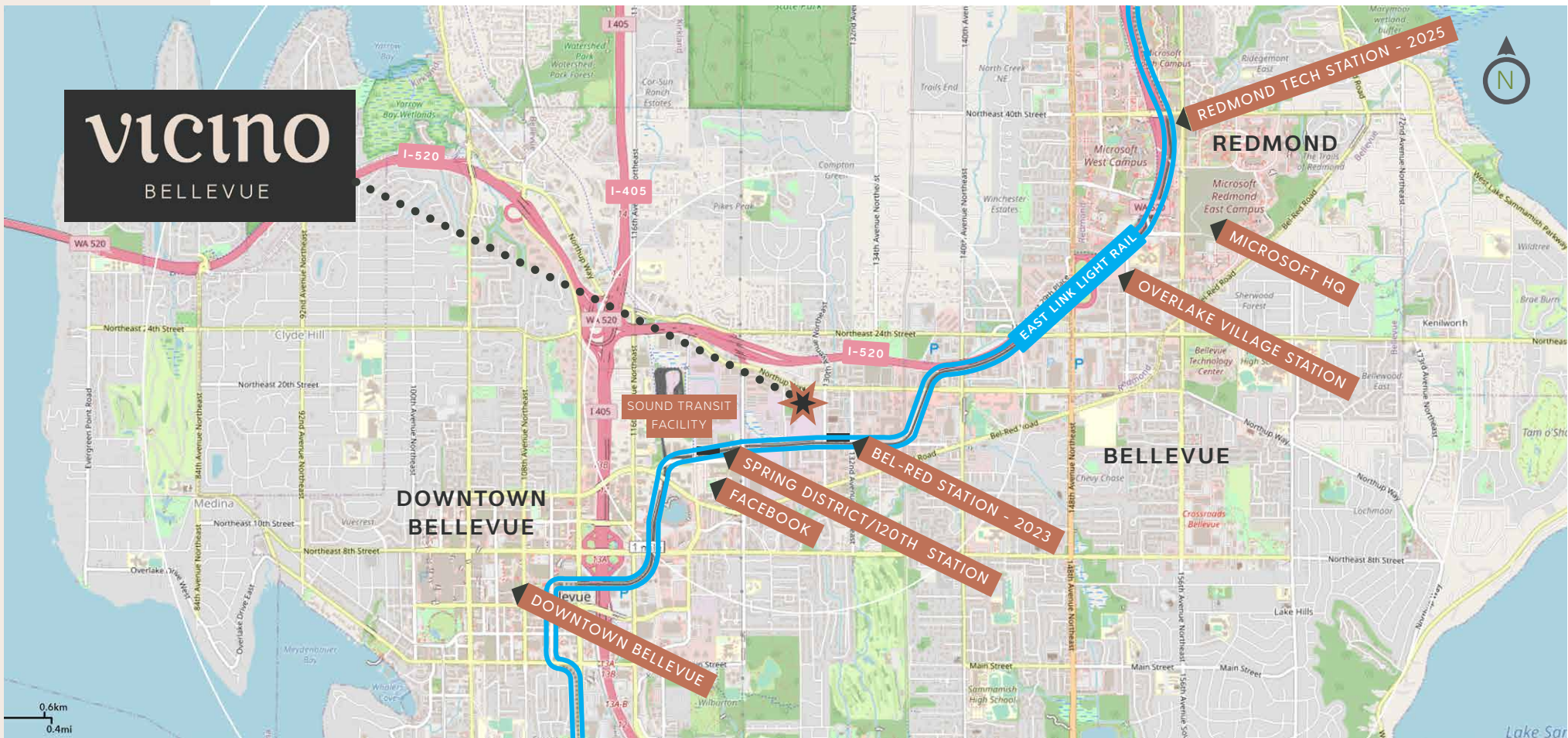
AVAILABLE	SQFT	ASKING RENT	FEATURES
RETAIL A	2,428	\$38.00/SF +NNN	
RETAIL B	2,012	\$38.00/SF +NNN	TYPE 1 HOOD
RETAIL C	2,160	\$38.00/SF +NNN	TYPE 1 HOOD

Flexible Retail Floor Plan Option

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

Northrup Way ~ 25,257 Vehicles per Day





2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILES
Population	9,961	135,450	260,746
Households	4,593	60,531	114,734
Workplace Population	27,049	203,604	343,902
Avg. Household Income	\$200,824	\$207,444	\$210,703