

REDMOND TOWN CENTER

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7325 166TH AVENUE NE, SUITE F-260 REDMOND, WA 98052 425.455.0500 | www.jshproperties.com **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.

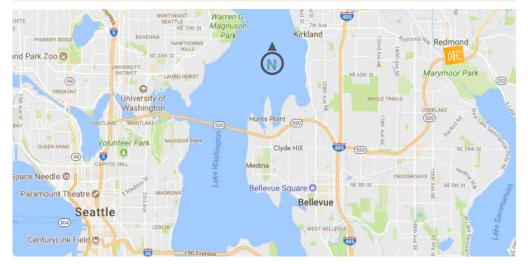
Redmond based companies are global technology leaders that are changing the world in which we live including software, aerospace, interactive media and electronics. From Microsoft, Amazon, Nintendo, Oculus and Aerojet Rocketdyne to Physio-Control and Alstom Grid, these firms are developing the next technologies 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







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REDMOND TOWN CENTER HIGHLIGHTS





TOWNEENTER

- 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 office buildings.

TENTANTS
INCLUDEEVEREVE, Gene Juarez Salon, Guitar Center, Francesca's, Orangtheory
Fitness, TITLE Boxing Club, iPic Theaters, Gap, ShareTea, Evereve, Froglegs
Culinary, Asher Goods, White House | Black Market, Zumiez, and more...

DEMOGRAPHICS

1 Mile	14,290
3 Mile	96,86
5 Mile	2355

90% Age 25+ Population Attended College

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

47%

20% Employed in

Role

Management

Employed in Professional Role

\$116,978,594

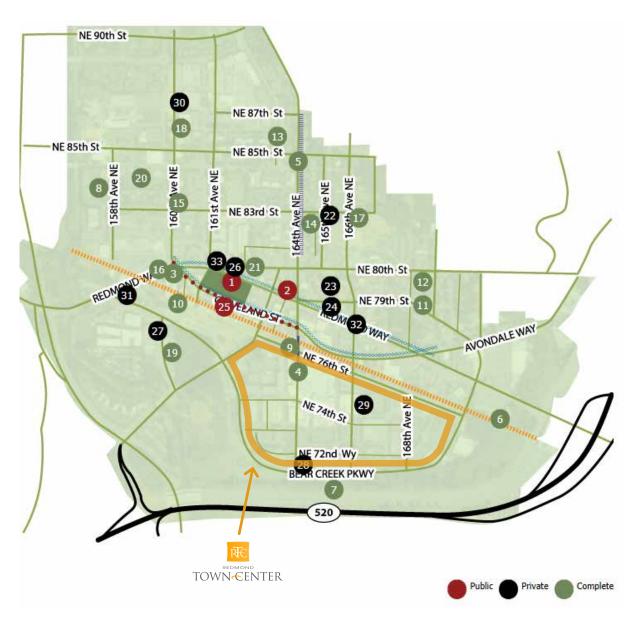
Consumer Spending Apparel & Services

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- 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 www.redmond.gov



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REDMOND TOWN CENTER RADIUS





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REDMOND TOWN CENTER AERIAL





REDMOND TOWN CENTER DIRECTORY



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REDMOND TOWN CENTER MAIN LEVEL TENANTS BY BUILDING

BUILDING A

SUITE	SQ.FT.	TENA
A108	11,381	Flatstic
A112	3,054	Pike St
A116	1,339	Quinn
A120	2,060	Premie
A135	5,587	Redmo

NT ick Pub treet Labs & Associates ier Periodontics nond Signature Dentistry

BUILDING B

SUITE	SQ.FT.
B101	1,867
B103	4,573
B105	4,145
B115	9,043
B125	3,927
B135	1,080
B140	575

TENANT LEASE PENDING K-Street KBBQ Brick & Mortar Books Gap/Gap Kids Evereve The Lash Lounge Town Center Shoe Repair

BUILDING C

SUITE	SQ.FT.
C105	1,520
C110	1,485
C115	1,971
C120	3,765
C125	3,491
C135	5,517
C137	5,375
C140	723

TENANT Starbucks Locust Cider & Brewing Co Rebels & Lovers Soma Intimates Chico's Hobby Town OPENING SOON **Fidelity Investments** Shawarma Time OPENING SOON

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	Hotworx

BUILDING E

SUITE	SQ.FT.	
E100	316	
E105	8,500	
E110	2,573	
E115	7,957	
E120	2,813	
E122	2,880	
E130	1,211	
E135	1,201	
E140	1,391	
E145	4,149	
E150	4,229	
E155	9,568	
E160	6,687	
E165	2,737	

Cow Chip Cookies Goldfish Swim School The French Bakery Daiso Bath and Body Works White House | Black Market Mac & Mabel francesca's StretchLab John L. Scott Lenscrafters Gene Juarez Kinwell **Pickles Playland**

TENANT

BUILDING F

SUITE	SQ.FT.	TENANT
F105	1,185	Fuego
F110	822	Sunglass Hut
F112	1,487	Asher Goods
F115	4,535	Available
F122	929	Claire's Boutique
F126	2,201	Kizuki Ramen
F130	1,264	ShareTea
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	Available

BUILDING I

SUITE	SQ.FT.	TENANT
1105	8,167	Evergreen Health
1115	1,282	Management Office
1120	1,573	Kitanda
1123	1,209	Cold Stone Creamery
1125	1,654	United Studios of
		Self Defense Redmond

SUITE	SQ.FT.
1130	1,637
1135	8,174
1145	1,022
1147	2,074

TENANT Paint Away! Brightmont Academy Pony Express Redmond Just Poké





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REDMOND TOWN CENTER UPPER LEVEL TENANTS BY BUILDING



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	SUITE	SQ.FT.
	B205	15,393
	B220	1,870
	B225	2,082
	B230	740
	B233	807
	B240	2,022

IENANI
Guitar Center
Kumon of Redmond
Thai Ginger
FIT4MOM
Gabriel Natural Beauty Lounge
FrogLegs Culinary

BUILDING C

SUITE F210 F225 F235

F250

F252 F255 F260

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	YogaSix
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	3,269	AVAILABLE
D240	3,351	Trammell Crow Residential

BUILDING E

SUITE	SQ.FT.
E200	38,858
E220	1,423
E225	1,456
E230	2,246
E245	1,059
E252	3,002
E255	6,800

TENANT
iPic Theaters & Salt Lounge
GripWerx
SkinLuxe
Pinkabella Cupcakes
Getty Jewellers
AVAILABLE
Fuji Steakhouse

BUILDING F

SQ.FT.	TENANT
7,731	Matts' Rotisserie
743	Studio Nails
3,551	AVAILABLE
3,410	SecondStory Repertory
2,297	AKT
2,655	TITLE Boxing Club
7,002	JSH Properties



REDMOND TOWN CENTER UPPER LEVEL



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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



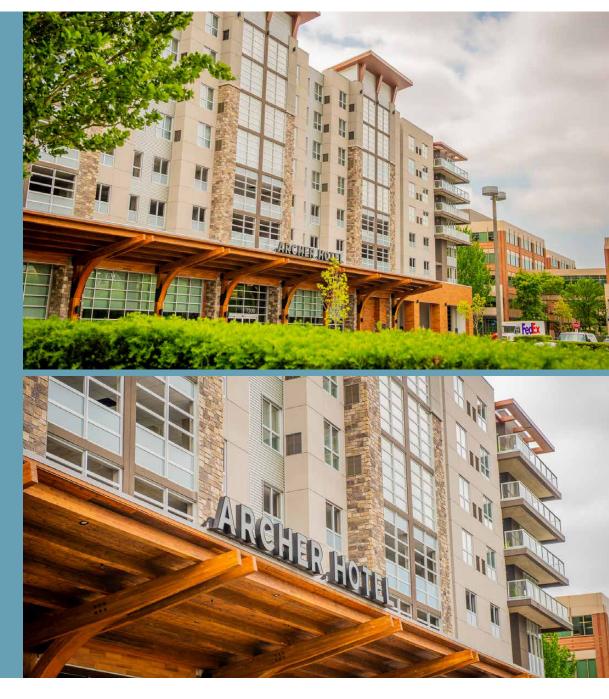
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REDMOND TOWN CENTER DEVELOPMENT

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 mixeduse 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

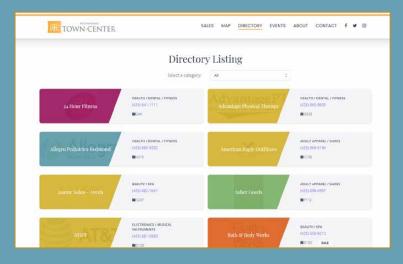


REDMOND TOWN CENTER MARKETING CHANNELS

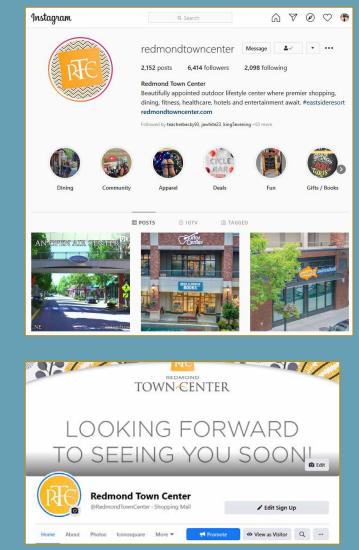
Redmond Town Center boasts a comprehensive marketing plan, engaging shoppers through an array of media channels, including social, mobile, an interactive website, email marketing, RTC gift cards, and community events that draw thousands of visitors every season.

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

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

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