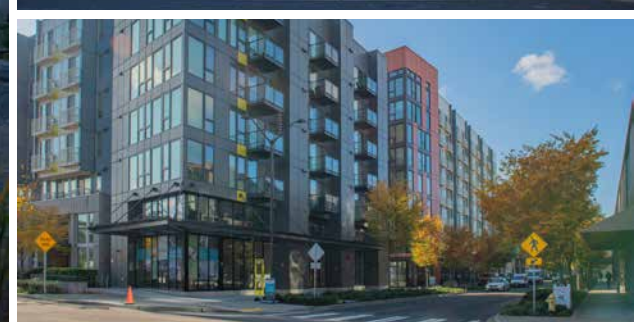


SPRING DISTRICT

2,846 SF RETAIL AVAILABLE



1351 121st Ave NE, Bellevue WA 98005

Centrally located in Bellevue's up-and-coming Spring District, Arras Apartments comprises three multi-family buildings with 279 residences and 4,000 square feet of ground level retail. The Spring District is a 36 acre, mixed-use neighborhood located just to the east of Downtown Bellevue. It's home to 1.8 million square feet of leased Facebook Office Space and a Sound Transit light rail station opening in spring 2024, which will connect commuters to Microsoft's main campus, Downtown Bellevue, Seattle and the Seattle Tacoma International Airport.



ALEX VLASKI

425.505.2700

alexv@jshproperties.com

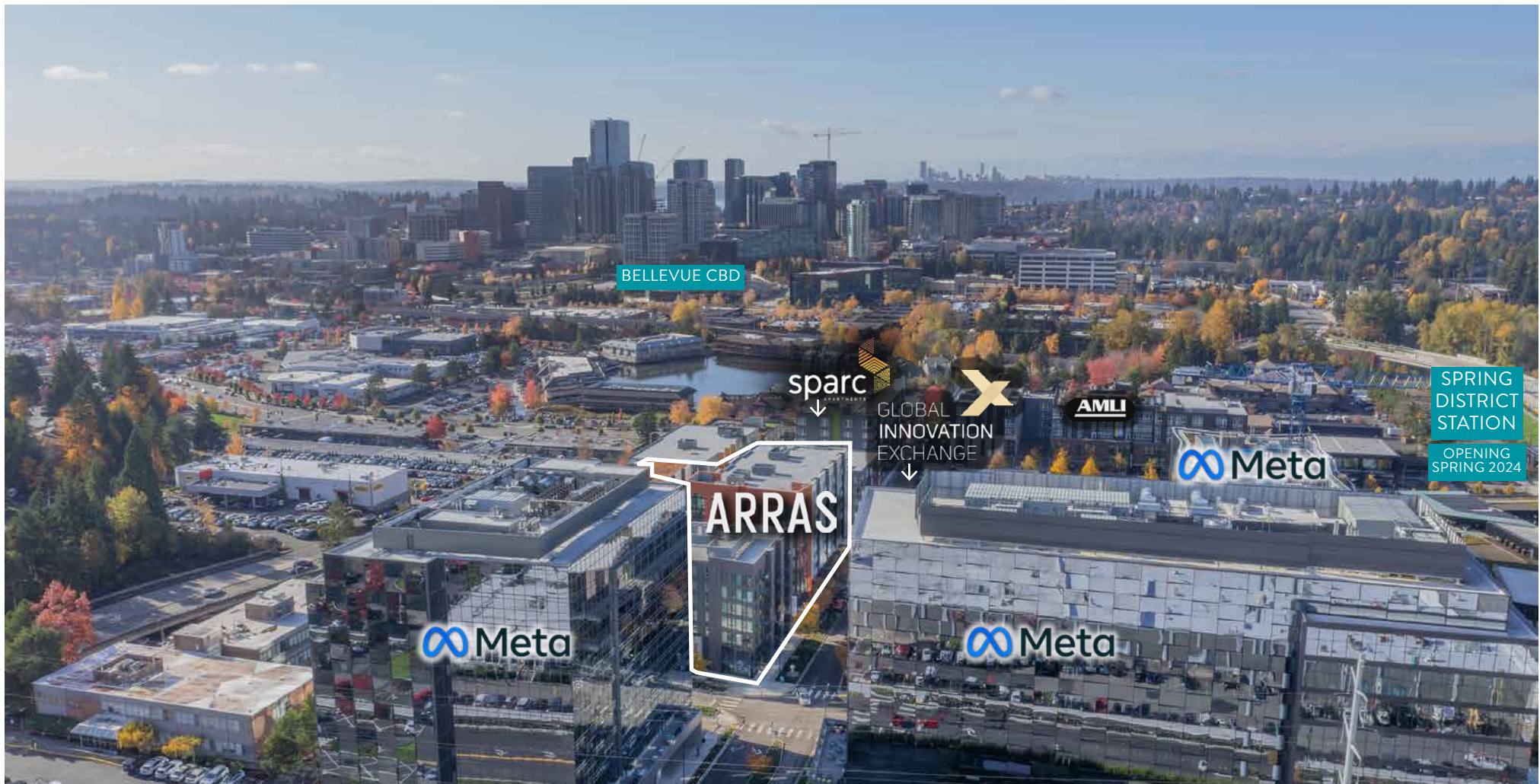
AARON BENNETT

206.859.4500

aaronb@jshproperties.com



JSH | PROPERTIES, INC.



ARRAS RETAIL AVAILABLE NOW!

- » 2,846 SF Retail sits below 279 Arras Apartment units
- » Neighbors with Sparc Apartments with 309 residences.
- » Across the street from Global Innovation Exchange (GIX) and Meta corporate office buildings
- » Across from Bellevue Brewing
- » 1.7 miles from Bellevue Central Business District



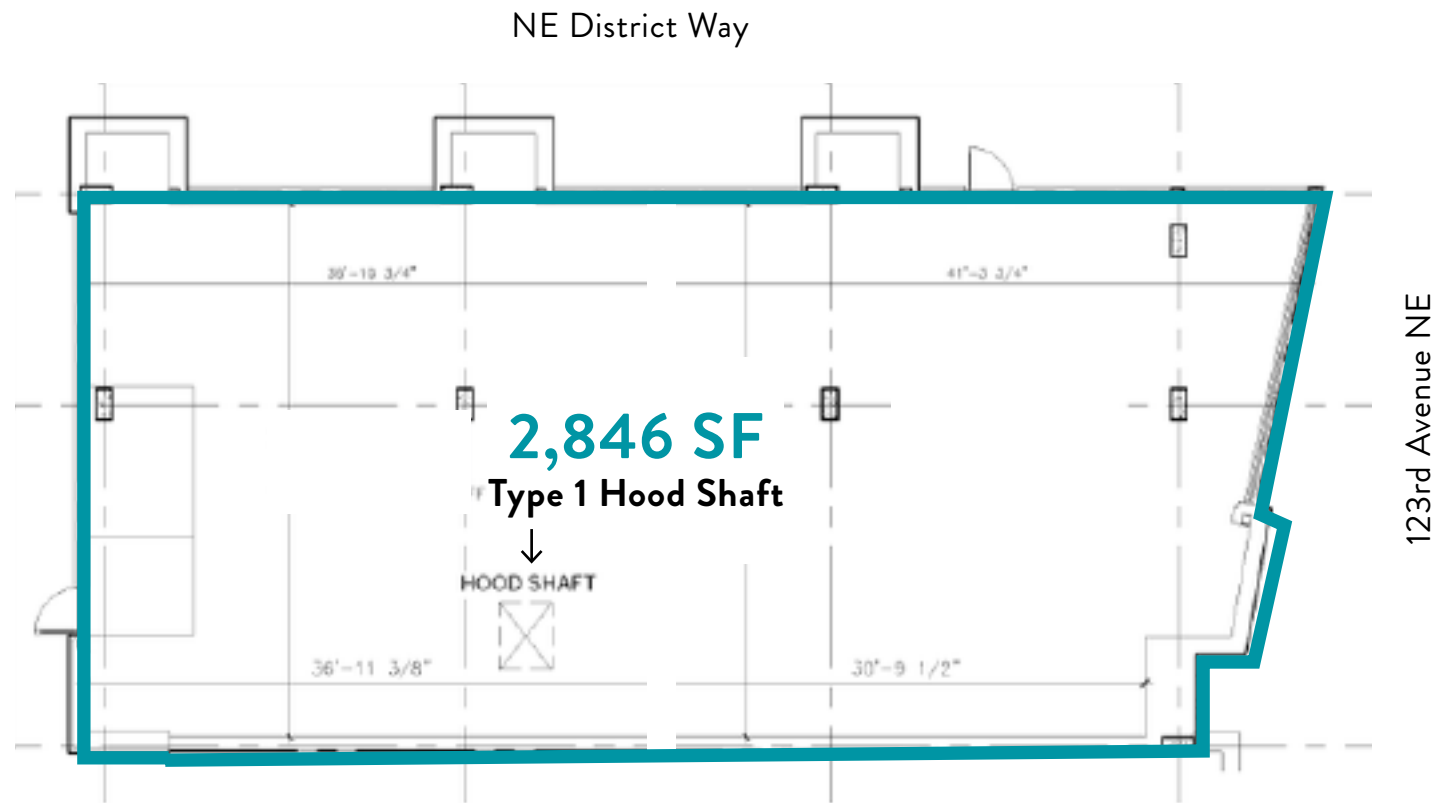
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ARRAS APARTMENTS RETAIL FOR LEASE | 2 |

JSHPROPERTIES.COM



AVAILABLE	RSF	BASE RENT	NNN EST./SF	FEATURES
RETAIL	2,846	\$35.00	\$10.00	Ideal for restaurant, service, medical, pet Type 1 venting and grease interceptor available



DEMOGRAPHICS ~ 1 MILE RADIUS

KEY FACTS



16,183

Population



37.1

Median Age



1.8

Average
Household Size



\$221,873

2023 Average
Household Income
(Esri)



1%

No High
School
Diploma



8%

High School
Graduate



12%

Some College



79%

Bachelor's/Grad/Pro
f Degree

EMPLOYMENT



91%

White Collar



4%

Blue Collar



5%

Services



2,855

Total Businesses



45,817

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$4,862

Apparel &
Services



\$606

Computers &
Hardware



\$8,262

Eating Out



\$4,640

Travel



\$110

Theatre/Operas/
Concerts



\$123

Movies/Museums/
Parks



\$13,980

Groceries



\$13,420

Health Care



\$117

Sports Events



\$26

Online Games

ANNUAL LIFESTYLE SPENDING



2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	16,183	120,942	258,419
Daytime Population	58,125	209,391	355,487
Households	8,905	51,755	107,571
Avg. HH Income	\$221,873	\$210,988	\$214,839
Median Age	37.1	38.6	39.9



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