



SPECTRA

AT MARYMOOR

RETAIL AVAILABLE

17611 NE 70th St, Redmond, Washington, 98052



JACOB MORGAN
206.550.2515
jacobm@jshproperties.com



SPECTRA

AT MARYMOOR

SPECTRA AT MARYMOOR RETAIL WILL SERVE RESIDENTS AND EMPLOYEES OF REDMOND AND SAMMAMISH.

SPECTRA at Marymoor is a mixed-use project with 30,595 SF of retail Positioned below over 450 residential units. This well positioned retail location sits on the East Lake Sammamish Trail and across from Marymoor Park and Lake Sammamish.

NORTH BUILDING DELIVERY: Q1 2022

WEST BUILDING DELIVERY: Q1 2023



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.

**RETAIL.
RESIDENTIAL.**



SPECTRA AT MARYMOOR RETAIL

SPACE AVAILABLE	RSF	COMMENTS
RETAIL NORTH A	2,354	LEASE PENDING
RETAIL NORTH B	4,092	LEASED
RETAIL NORTH C	2,994	AVAILABLE
RETAIL WEST A	14,140	Leased to Daycare.
RETAIL WEST B-2	2,000	AVAILABLE
RETAIL WEST B	5,000	Leased

30,595 RSF of retail space for lease below 182,913 sf Residential
16-19' floor to floor height - see site plans for details



SPECTRA AT MARYMOOR IS A NEW 1-BLOCK, 4.88-ACRE, PEDESTRIAN FRIENDLY NEIGHBORHOOD ADJACENT TO MARYMOOR PARK, LOCATED DIRECTLY OFF HIGHWAY 520.

- ◆ Across the street from the future Sound Transit Link Light Rail station expected to be operational in 2024.
- ◆ Adjacent to Marymoor Park, with over 3 million people visiting annually to enjoy Marymoor's 640 acres packed with recreational activities, rare amenities, and community-enriching events and concerts that are first class.
- ◆ Located near Lake Sammamish, an 8-mile long fresh water lake loved by boating, kayaking, sup, and swimming enthusiasts.
- ◆ Direct access to the East Lake Sammamish Trail, an 11-mile multi-use recreational trail from Redmond to Issaquah.
- ◆ Pedestrian friendly with Whole Foods and several restaurants located within blocks.
- ◆ Within 3 miles of Microsoft HQ (47,000 employees), Nintendo of America HQ (650 emp), and Oculus Research.
- ◆ Ample underground and surface parking to accommodate residents and commercial Tenants.
- ◆ When the site is fully developed, it will have over 450 residential units (occupancy: spring 2022), and over 29,232 square feet of retail.

2022 DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION	12,193	99,884	239,511
DAYTIME POPULATION	21,856	124,451	284,491
AVERAGE HH INCOME	\$174,692	\$199,500	\$207,573



STRONG CUSTOMER BASE

450
RESIDENTIAL
UNITS ONSITE

47,000
MICROSOFT
EMPLOYEES

LIGHT RAIL
FUTURE MARYMOOR
LIGHT RAIL STATION

\$177,762
AVG HH INCOME
WITHIN 3-MILES

69.9%
BACHELOR'S OR
GRADUATE/PROF
DEGREES

SPECTRA

AT MARYMOOR

WHOLE
FOODS
MARKET

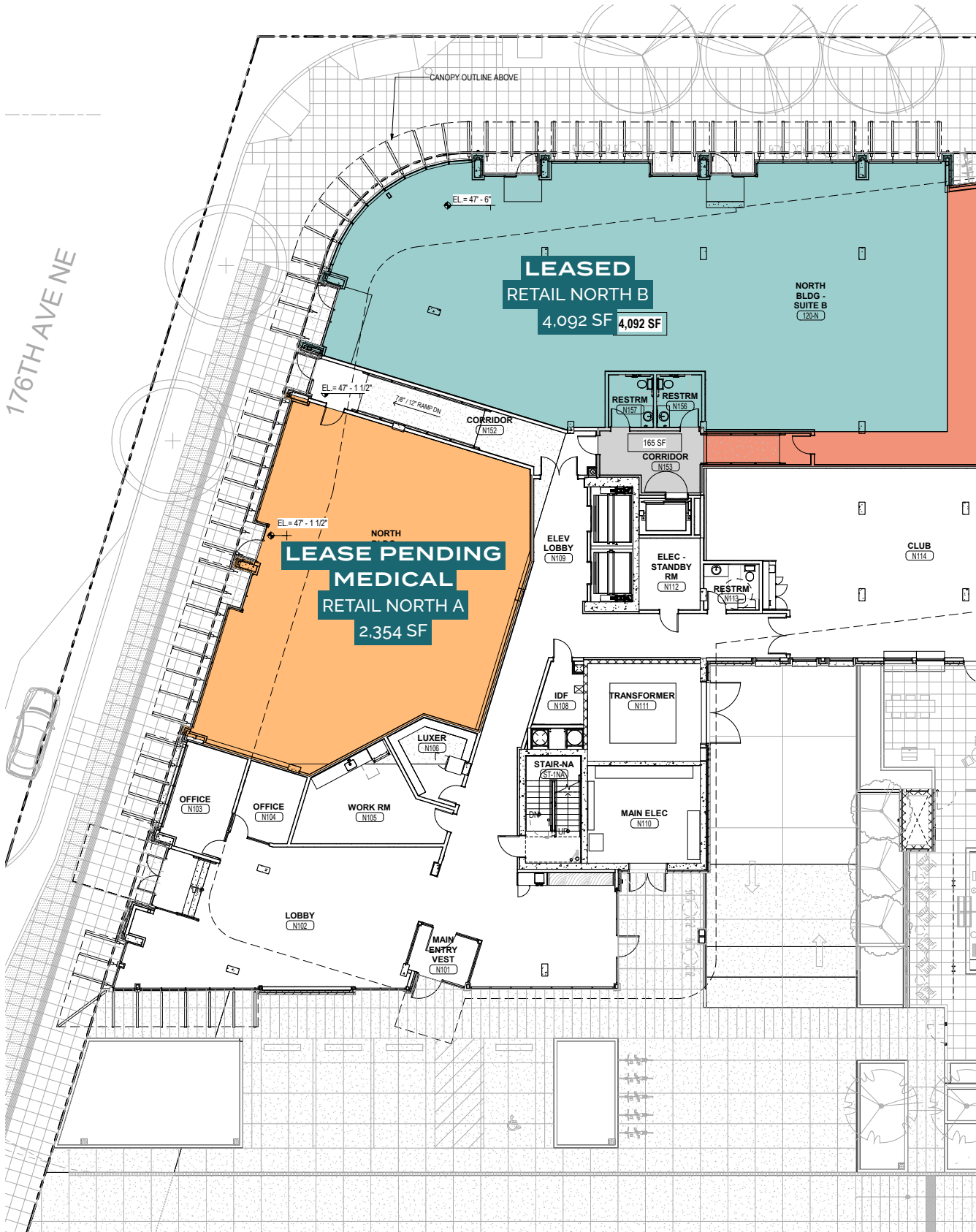
EASTLAKE
SAMMAMISH
TRAIL



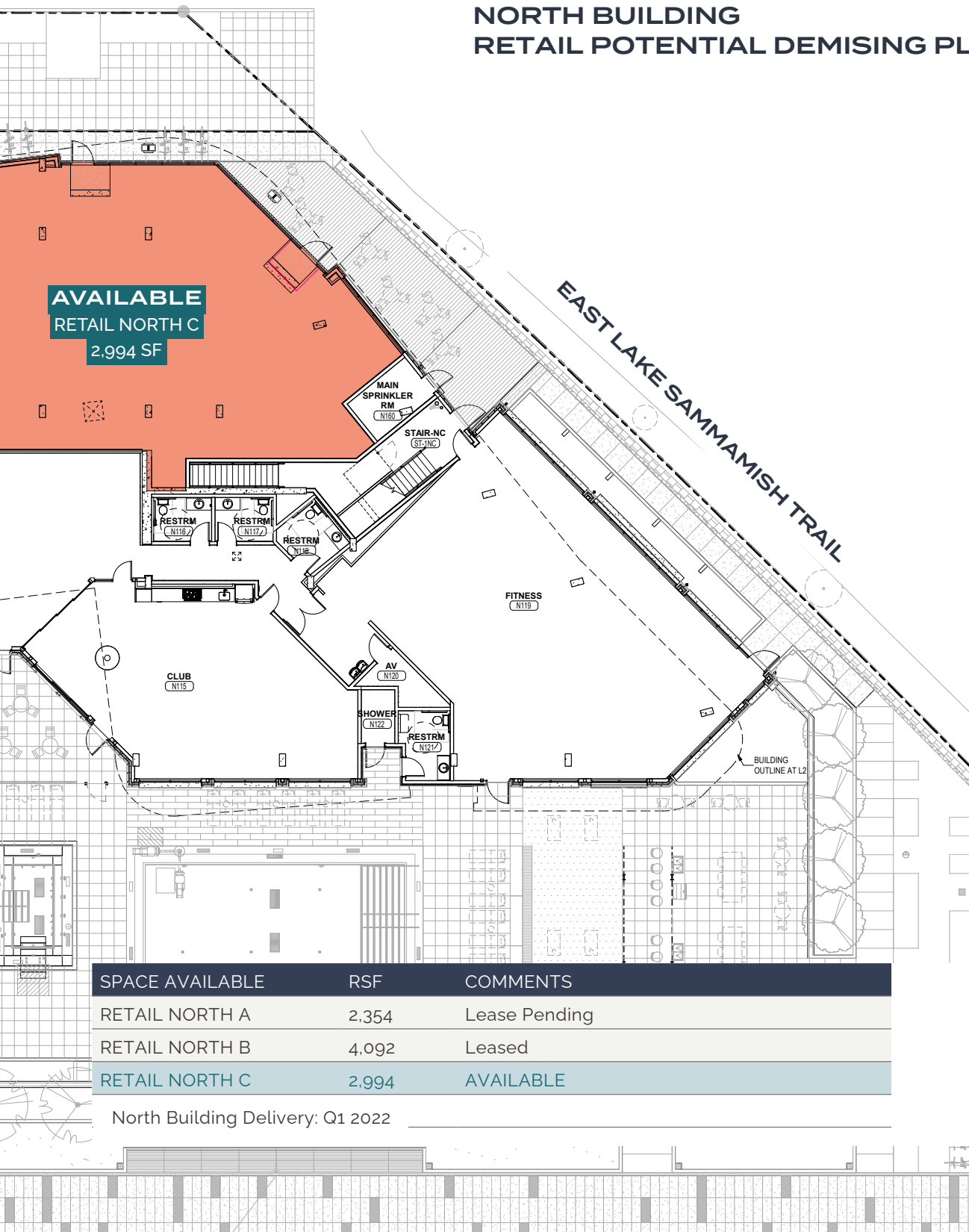


MARYMOOR
PARK STATION
COMING 2024



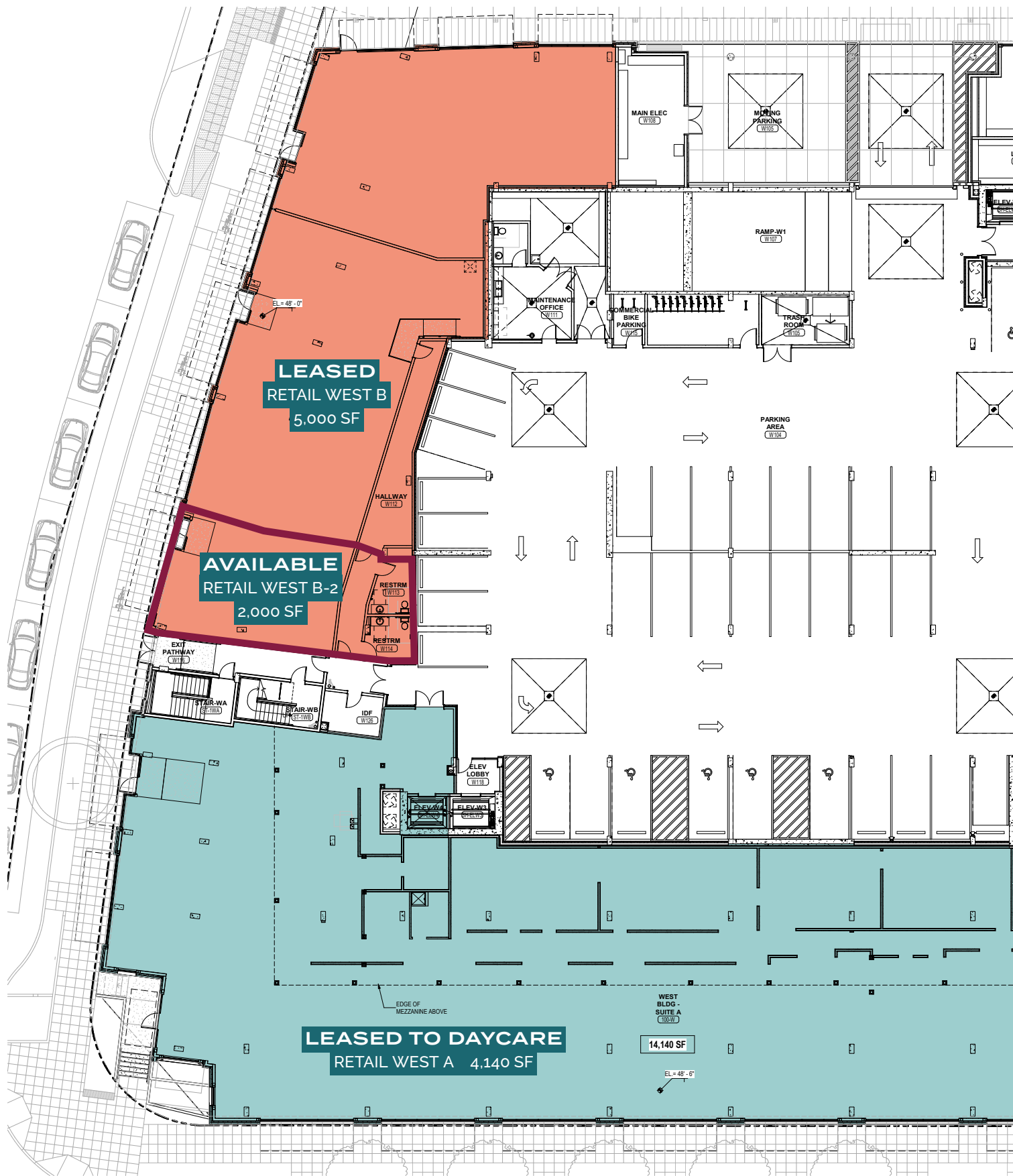


NORTH BUILDING RETAIL POTENTIAL DEMISING PLAN



SPACE AVAILABLE	RSF	COMMENTS
RETAIL NORTH A	2,354	Lease Pending
RETAIL NORTH B	4,092	Leased
RETAIL NORTH C	2,994	AVAILABLE

North Building Delivery: Q1 2022

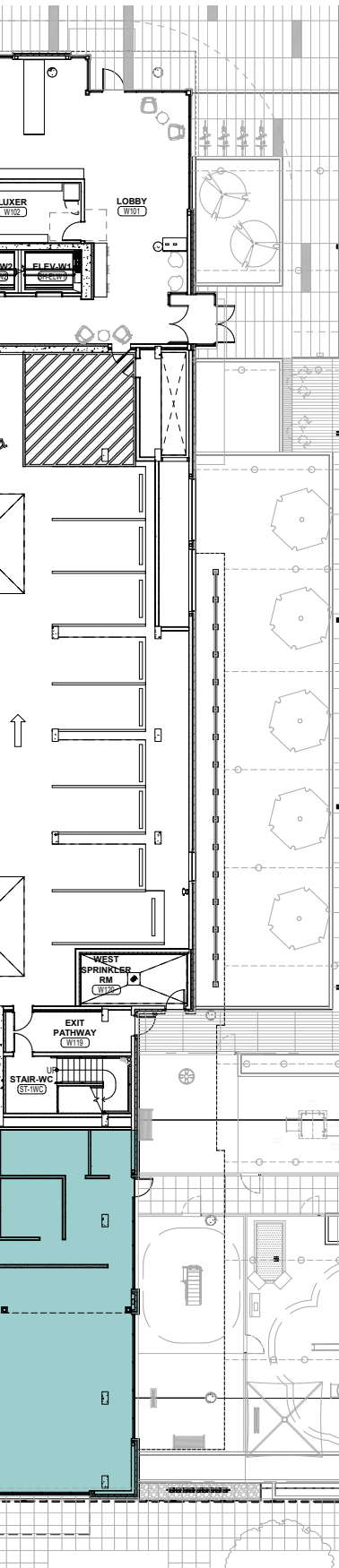


LEASED
RETAIL WEST B
5,000 SF

AVAILABLE
RETAIL WEST B-2
2,000 SF

LEASED TO DAYCARE
RETAIL WEST A 4,140 SF

14,140 SF



WEST BUILDING RETAIL POTENTIAL DEMISING PLAN

SPACE AVAILABLE	RSF	COMMENTS
RETAIL WEST A	14,140	Leased to Daycare.
RETAIL WEST B-2	2,000	AVAILABLE
RETAIL WEST B	5,000	Leased

West Building Delivery: Q1 2023

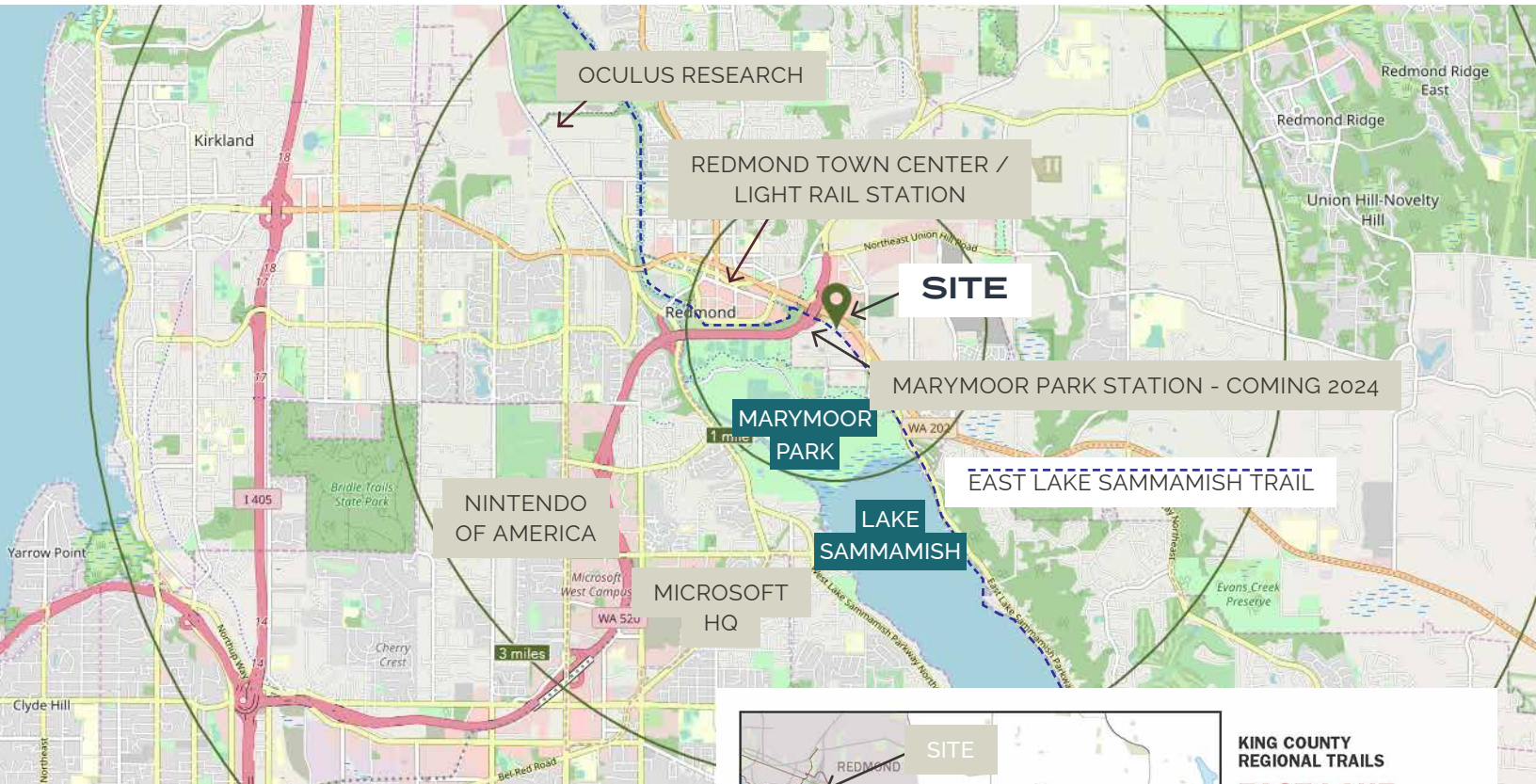


DEVELOPMENT TIMELINE

	2019	2020	2020	2021	2022	2023
EAST BUILDING					OCCUPANCY Q2 2022	
WEST BUILDING		Construction Begins				DELIVERY Q1 2023
NORTH BUILDING		Construction Begins		DELIVERY Q1 2022		
LIGHT RAIL & PARKING GARAGE						COMPLETION Q4 2023



REDMOND BUSINESS & LIFESTYLE



EAST LAKE SAMMAMISH TRAIL

REDEVELOPED: 2019

Marymoor Village has direct access to East Lake Sammamish Trail, which was recently redeveloped with new paving and landscaping. This 11-mile route from Redmond to Issaquah is a popular path for running, biking and local marathons.



KING COUNTY REGIONAL TRAILS EAST LAKE SAMMAMISH TRAIL (ELST) TRAIL SEGMENTS

- Segment Divider
- Existing Trail (Paved)
- Existing Trail (Soft Surface)
- Other Regional Trails
- King County Parks and Easements
- Other Public Lands
- Incorporated Areas
- Major Roads
- Parking Areas
- Restrooms



The use of the information on this map is subject to the terms and conditions found at: www.kingcounty.gov/transportation/Maps/terms-of-use.aspx. Your access and use is conditioned on your acceptance of these terms and conditions.

Map created by: KCT #GoV Unit
Data: King County GIS/MapInfo
File: 1712_0309_Trails_v4_ELST_Segments.mxd





REDMOND TOWN CENTER

MARYMOOR PARK & EVENT SPACE



REDMOND / SAMMAMISH RETAIL CORE

BEAR CREEK PLAZA



MARYMOOR PARK STATION

NE 70TH ST

- BLAZING BAGELS
- MICHAEL'S AUTO REPAIR
- CROSSFIT PTV REDMOND
- EASTSIDE BASKETBALL CLUB
- REDMOND SELF STORAGE
- STANDFORD SIGNS
- ARABISK COFFEE
- MARYMOOR CAR & BOAT STORAGE



REDMOND COMMUNITY CENTER

NE REDMOND WAY

EAST LAKE SAMMAMISH TRAIL



EAST LINK LIGHT RAIL

Marymoor Station Service start: 2024

The Downtown Redmond Link Extension adds two new light rail stations in 2024 in southeast Redmond, serving Marymoor Village near Marymoor Park, and in the downtown residential and retail core. These two stations open a year after completion of East Link to Redmond Technology Station, opening in 2024.

Located along SR 520 just west of SR 202/Redmond Way, this station is at surface level, providing easy access to the range of activities located at Marymoor Park. The station supports the City of Redmond's plans to develop the neighborhood into a denser, walkable neighborhood. Plans call for a 1,400-stall parking garage at this station.

*Provided by <https://www.soundtransit.org/system-expansion/downtown-redmond-link-extension>



PROJECTED RIDERSHIP INCLUDING EAST LINK EXTENSION:

43,000 - 52,000
daily riders by 2026*





JACOB MORGAN | RETAIL BROKER

206.550.2515 | jacobm@jshproperties.com

JSHPROPERTIES.COM