

BEL-RED BOULDERS  
**OPENING SOON!**  
EDGEWORKS ALL NEW BOULDERING GYM

DETAILS



OPENING  
SPRING 2024



**1,258 SF AVAILABLE**

\$55.00, NNN

NON-COMPETING RESTAURANTS OKAY.



**4,550 SF**  
**LEASE PENDING**  
NOT DEMISABLE  
\$50.00 + NNN



**NEW TENANT**  
**OPENING SOON!**



# Evergreen Village

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

Steven E. Olsen

425.283.5465

steveo@jshproperties.com

jshproperties.com





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\$55.00, NNN  
NON-COMPETING RESTAURANTS OKAY.



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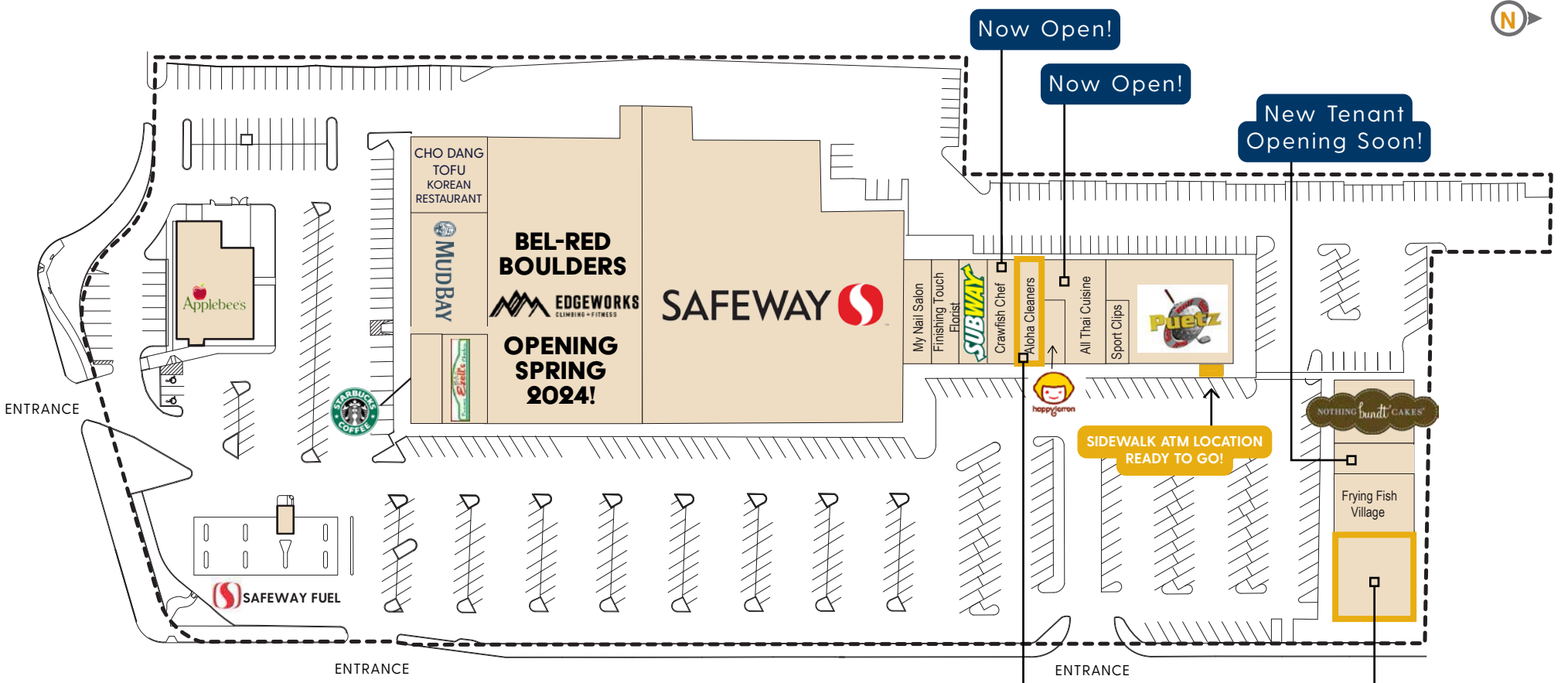
**4,550 SF**  
**LEASE PENDING**  
NOT DEMISABLE  
\$50.00 + NNN



- » **ANCHORS:** Safeway Grocery & Gas, Applebee's, Puetz Golf and Bel-Red Boulders (Opening Spring 2024).
- » Strong neighborhood center with great visibility and access.
- » Located within 5 minutes to Spring District and Bel/Red 130th Light Rail Station (2024).



# EVERGREEN VILLAGE



**1,258 SF Available**  
**\$55.00, NNN**

Complimentary and not competing restaurant okay. No existing restaurant improvements. Space will be delivered in gray shell with a tenant improvement contribution for shell work to be completed with new tenant's work.

**4,550 SF**  
**LEASE PENDING**  
**NOT DEMISABLE**  
**\$50.00 + NNN**

**2024 BUDGET**  
**NNN = \$9.41**

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

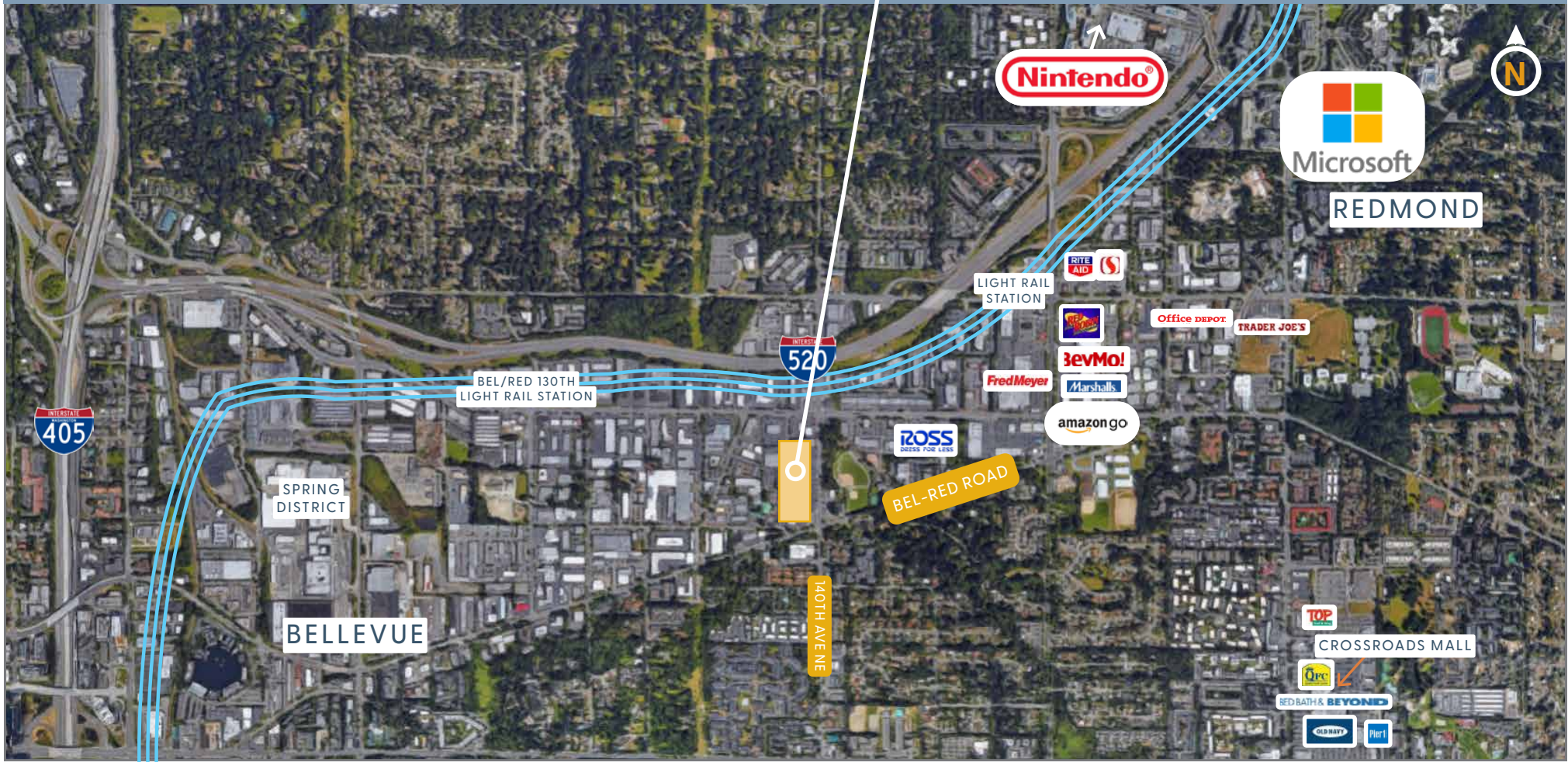
DOWNTOWN BELLEVUE  
2.6 MILES

VEHICLES PER DAY: 140TH AVE NE  
18,210



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*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

