

# **AMLI** | REDMOND WAY

Estimated Delivery Summer 2026

## 1,500 to 11,000 sf of new Class A retail available in the heart of Redmond



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 **JSH** | PROPERTIES, INC.





## Prime Retail/Restaurant Space Below 374 Luxury Apartments in Downtown Redmond

This unrivaled location provides close proximity to Redmond Town Center, Downtown Redmond Rail Station, Microsoft HQ

**Microsoft, Amazon and CrowdStrike corporate offices within walking distance**

**Located near intersection of Highway 520 and Redmond Way with 25k vehicles per day**



Steps from  
Downtown  
Light Rail  
Station



Connects to  
Sammamish  
River Trail  
via Central  
Connector



374  
Residential  
Units Onsite



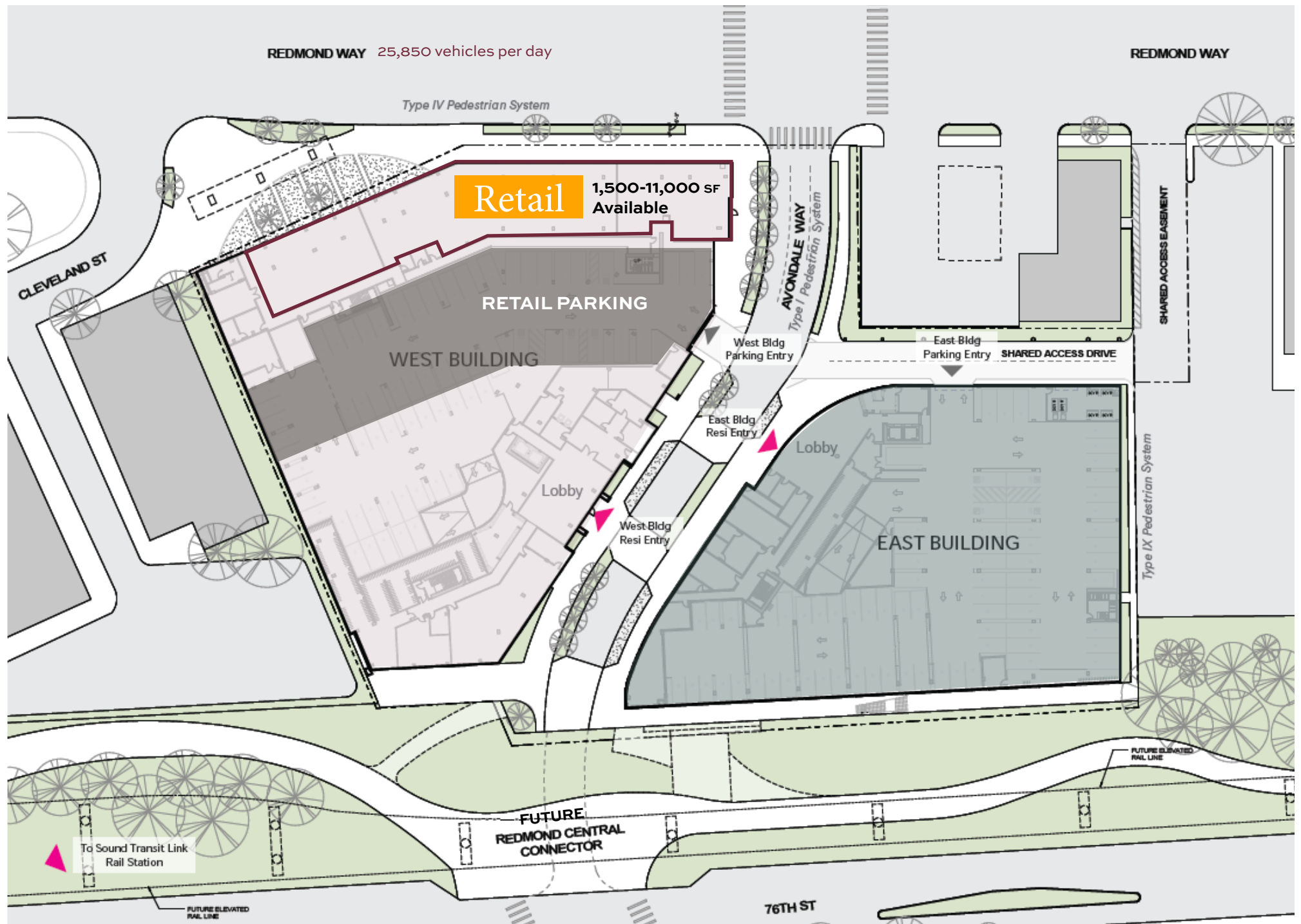
Dedicated  
Visitor  
Parking



Built-in  
Grease Shafts  
Available



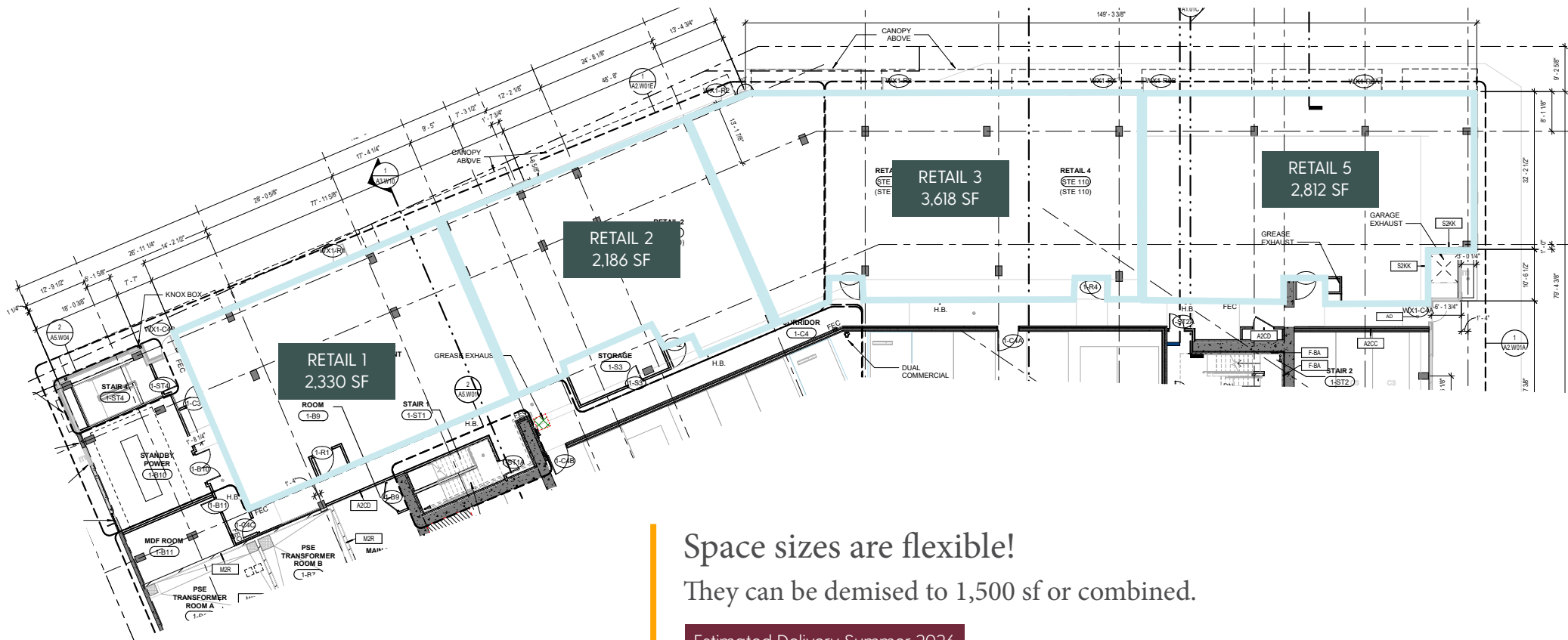
Patio  
Seating  
Available





# Proposed Demising Plan (Subject to Change)

Redmond Way 25,850 vehicles per day



Space sizes are flexible!

They can be demised to 1,500 sf or combined.

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AVAILABLE RETAIL	RSF	RATE	NOTES
RETAIL 1	2,330	Call for rates	Restaurant - Type I venting available
RETAIL 2	2,186	Call for rates	Open to most retail use types, demisable
RETAIL 3	3,618	Call for rates	Open to most retail use types, demisable
RETAIL 5	2,812	Call for rates	Restaurant - Type I venting available

# Area Employers & Retail

86

VERY WALKABLE

90

BIKER'S PARADISE

DOWNTOWN  
REDMOND LIGHT  
RAIL STATION  
OPENING MID 2025

CENTRAL CONNECTOR

LAKE WASHINGTON  
SCHOOL DISTRICT  
OFFICES

DOWNTOWN REDMOND STATION

REDMOND WAY 25,850 VPD

AML  
REDMOND WAY  
FUTURE CENTRAL CONNECTOR

REDMOND  
TOWN CENTER

BEAR CREEK PLAZA

ROSS DSW  
ULTA SAFEWAY

CREEKSIDE CROSSING

BR BURGER KING JERSEY MIKE'S  
Papa Murphy's  
OVERLAKE MEDICAL CENTER

MARYMOOR  
VILLAGE STATION

← TO BELLEVUE & SEATTLE

520

## Redmond's Largest Employers

Microsoft Corporation  
Lake Washington School District  
Amazon.com Services  
Eurest Dining Services  
Meta  
Nintendo of America, Inc.  
City of Redmond  
CBRE, Inc.  
Terex Washington & USA  
Honeywell International, Inc.

CORPORATE OFFICES

amazon

Microsoft

CROWDSTRIKE

AREA RETAIL & HOTELS

iPic  
ENTERTAINMENT

GAP

goldfish  
swim school  
Fidelity

DUCATI

Orangetheory  
FITNESS

Residence  
Inn  
Marriott

ARCHER  
HOTEL

MART

WORLD MARKET

Red Robin  
COUNTRY BURGERS & SHAKES

BJ's  
RESTAURANT  
BREWHOUSE

Guitar  
Center

T-Mobile

GENE JUAREZ

MADISON  
MADISON

petco

BIG 5

BARTLETT  
DRUGS

24 FITNESS

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AML REDMOND WAY RETAIL FOR LEASE

JSHPROPERTIES.COM





2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,904	105,088	253,810
Daytime Population	27,308	131,236	304,983
Households	9,703	42,286	100,358
Avg. HH Income	\$186,551	\$216,367	\$219,187