

Rare Opportunity IN BELLEVUE

1,436 SF
4,636 SF
AVAILABLE

BELLEVUE CBD

SUITE 2616

4,636SF TOTAL AVAILABLE →

Can be demised.
Do not disturb Tenant.

SUITE 2620

1,436 SF AVAILABLE

Do not disturb Tenant.

Bellevue Way NE (20,862 VPD)

Northtowne SHOPPING CENTER

2620 BELLEVUE WAY NE BELLEVUE, WA 98004

RARE OPPORTUNITY Close in Bellevue neighborhood retail available for lease! Located one mile north of Downtown Bellevue serving its most affluent neighborhoods: Yarrow Point, Hunts Point, and Clyde Hill.

- » Grocery anchored by QFC
- » One mile north of Downtown Bellevue's Central Business District on Bellevue Way NE (20,862 VPD)
- » Center under new local ownership with plans for exterior renovations and upgrades
- » Minutes from Interstate 520 and 405 on/off ramps with free parking

ALEX VLASKI
425.505.2700
alexv@jshproperties.com

AARON BENNETT
206.859.4500
aaronb@jshproperties.com

 JSH | PROPERTIES, INC.

**BELLEVUE WAY
MONUMENT
SIGNAGE
AVAILABLE!**



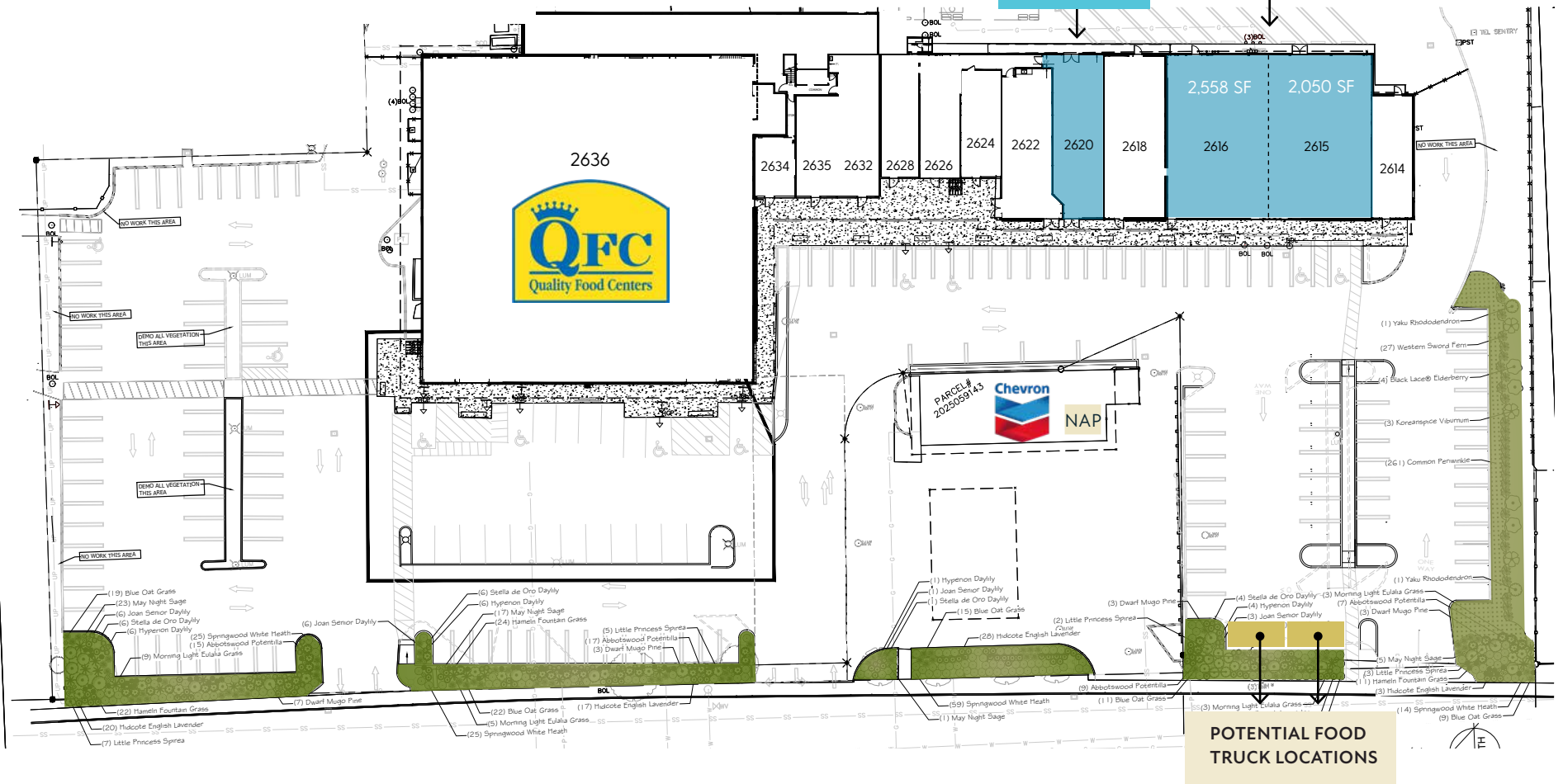
SUITE 2620
1,436 SF AVAILABLE
\$45.00/sf/yr, NNN
Do not disturb Tenant.

SUITE 2616
4,636SF TOTAL AVAILABLE
\$40.00/sf/yr, NNN
Demised: \$45.00/sf/yr, NNN
Do not disturb Tenant.



Northtowne

SHOPPING CENTER



Bellevue Way NE

STE 2636	QFC	21,120	STE 2626	Seymour's Styling Salon	552	STE 2616	AVAILABLE (Can be demised)	4,636
STE 2636-A	Eastside Wine Storage	17,412	STE 2624	European Shoe Repair	750	STE 2614	Esthetique Nail & Spa	805
STE 234	Northtowne Barbers	370	STE 2622	Apotheco	1,341	LOT	Potential Food Truck Location	
STE 2632	Brief Encounter	1,695	STE 2620	AVAILABLE	1,436			
STE 2628	Subway	885	STE 2618	Sushi In-Joy	2,129			

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. SITE PLANS ARE NOT TO SCALE.

SUITE 2616 - POTENTIAL DEMISING PLAN



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. SITE PLANS ARE NOT TO SCALE.

DEMOGRAPHICS ~ 1 MILE RADIUS

KEY FACTS



11,889

Population



38.5

Median Age



2.5

Average
Household Size



\$244,905

2023 Average
Household Income
(Esri)



2%

No High
School
Diploma



9%

High School
Graduate



15%

Some College



75%

Bachelor's/Grad/Pro
f Degree

EMPLOYMENT



92%

White Collar



3%

Blue Collar



5%

Services



997

Total Businesses



11,509

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$5,038

Apparel &
Services



\$591

Computers &
Hardware



\$8,512

Eating Out



\$6,806

Travel



\$179

Theatre/Operas/
Concerts



\$137

Movies/Museums/
Parks



\$14,967

Groceries



\$14,467

Health Care



\$166

Sports Events



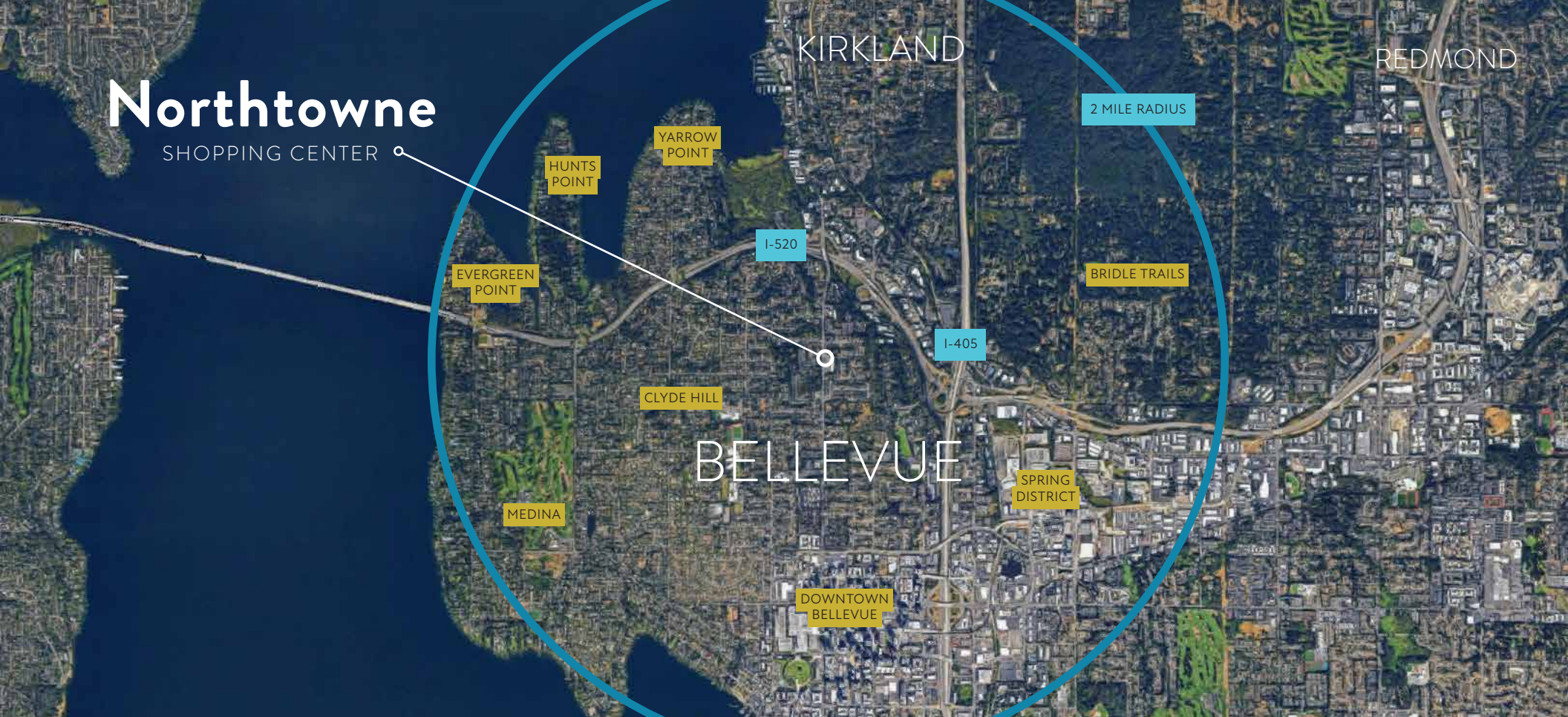
\$19

Online Games

ANNUAL LIFESTYLE SPENDING

Northtowne

SHOPPING CENTER



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,889	90,353	290,094
Daytime Population	19,294	156,053	385,238
Households	4,647	40,301	121,864
Avg. HH Income	\$244,905	\$230,242	\$225,133
Median Age	38.5	36.7	37.2

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. SITE PLANS ARE NOT TO SCALE.

NORTHTOWNE RETAIL FOR LEASE | 6 |

JSHPROPERTIES.COM