









# REDMOND TOWN CENTER

7525 166th Avenue NE | Redmond, WA 98052

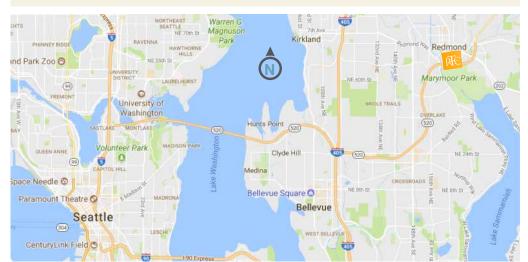
**Redmond, Washington** offers all of the natural beauty and eclectic activity you seek in the Pacific Northwest. From serene and meandering bike paths to competitive cycling events; from lively outdoor concerts to diverse family activities; from an upscale outdoor shopping center to local boutique stores, Redmond is an unforgettable experience. You can also experience nearby wineries, dining for every taste, and luxury accommodations in Redmond's world-class hotels.

Redmond based companies are global technology leaders that are changing the world in which we live including software, aerospace, interactive media and electronics. From Microsoft, Amazon, Nintendo, Oculus and Aerojet Rocketdyne to Physio-Control and Alstom Grid, these firms are developing the next technologies to advance the global economy from cloud computing, virtual reality, and smart grid to manned missions to Mars. These firms have proved the region can recruit and retain the technologically skilled talent pool for those companies interested in making Redmond home. And Redmond Town Center benefits from multiple Microsoft, Amazon and Volkswagon corporate offices located within steps from the retail core.

Fun and exciting events take place all year long in Redmond. Regional and neighborhood parks, outdoor movies and concerts, sports tournaments, theater performances, annual festivals, a Saturday Farmers' Market, and local arts highlight the long list of Redmond activities and events.

Redmond is centrally located between Seattle/Bellevue and the Sammamish River Valley.

Provided by experienceredmond.com and oneredmond.com







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#### **REDMOND TOWN CENTER HIGHLIGHTS**





PROJECT

Redmond Town Center is an open air lifestyle center and urban village featuring two levels of retail with 118 merchants, including 21 food service operators, 22 health and fitness providers and over 10 professional services, Three hotels are located on campus along with Microsoft, Amazon and Volkswagon corporate offices.

LOCATION

7525 166th Ave NE Redmond, WA 98052

Located just off of SR-520 approximately 12 miles from Seattle, 8 miles NE of Bellevue and two miles from Microsoft's World Headquarters Campus and Facebook's Oculus. Strong daytime employment base, including onsite Microsoft, Amazon and Volkswagon office buildings.

TENTANTS INCLUDE EVEREVE, Gene Juarez Salon, Guitar Center, Francesca's, Orangtheory
Fitness, TITLE Boxing Club, iPic Theaters, Gap, ShareTea, Evereve, Froglegs
Culinary, White House | Black Market, Zumiez, and more...

#### **DEMOGRAPHICS**

POPULATION

1 Mile 20,175 3 Mile 88,509 5 Mile 149,859

#### DAYTIME POPULATION

1 Mile
 27,497
 3 Mile
 107,450
 5 Mile
 181,663

#### AVG HOUSEHOLD INCOME

1 Mile \$189,206 3 Mile \$224,837 5 Mile \$220,329

#### SHOPPER PROFILE

MEDIAN AGE: 34.8

MARRIED: 49.8%

LARGEST EMPLOYER: Microsoft

UNEMPLOYMENT RATE: 3.3% (JAN, 2025)
LARGEST POPULATION: 25-54 (31.7%)

AVERAGE HOME VALU

(3-mile radius): \$1,453,446 (2024)

Strong migration rate

Average family size: 2.72 Children

91.4%
Age 25+
Population
Attended College

90.5% Employed in White Collar Role

\* Population within 1 Mile Radius, 202 ESRI Demographics

\$267,828,274 Consumer Spending Apparel & Services

within 5 Mile Radius, ESRI Demographics







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#### **REDMOND TOWN CENTER DIRECTORY**



#### **REDMOND TOWN CENTER** MAIN LEVEL TENANTS BY BUILDING

### BUILDING A

SUITE	SQ.FT.	TENANT
A108	11,381	Flatstick Pub
A112	3,054	Pike Street Labs
A116	1,339	Quinn & Associates
A120	2,060	Premier Periodontics
A135	5,587	Redmond Signature Dentistry

### BUILDING B

SUITE	SQ.FT.	TENANT
3101	1,867	VIO Med Spa
3103	4,573	K-Street KBBQ
3105	4,145	Brick & Mortar Books
3115	9,043	Gap/Gap Kids
3125	3,927	Evereve
3135	1,080	The Lash Lounge
3140	575	AVAILABLE

### BUILDING C

SUITE	SQ.FT.	TENANT
C105	1,520	Starbucks
C110	1,485	Sama Wine Cellars
C115	1,971	<b>Utopia LOI Pending</b>
		(Do not disturb tenant)
C120	3,765	Soma Intimates
C125	3,491	Chico's
C135	5,517	Hobby Town
C137	5,375	Fidelity Investments
C140	723	Shawarma Time

# BUILDING D

SUITE	SQ.FT.	TENANT
D105	3,677	Orangetheory Fitness
D110	2,912	Zio Sal
D120	3,167	AT&T
D130	2,727	Eastside Dog
D135	1,124	Colors of Redmond
D140	3,496	Hand & Stone
		Massage & Facial Spa
D142	1,337	Lani's Tailor & Atelier
D145	1,824	Hotworx

### BUILDING E

SUITE	SQ.FT.	TENANT
E100	316	Cow Chip Cookies
E105	8,500	Goldfish Swim School
E110	2,573	The French Bakery
E115	7,957	Daiso
E120	2,813	Bath and Body Works
E122	2,880	White House   Black Market
E130	1,211	AVAILABLE
E135	1,201	francesca's
E140	1,391	StretchLab
E145	4,149	John L. Scott
E150	4,229	Lenscrafters
E155	9,568	Gene Juarez
E160	6,687	Kinwell
E165	2,737	Pickles Playland

### BUILDING F

SUITE	SQ.FT.	TENANT
F105	1,185	Fuego
F110	822	Sunglass Hut
F112	1,487	Asher Goods
F115	4,535	Restaurants Opening Soon!
F122	929	Claire's Boutique
F126	2,201	Kizuki Ramen
F130	1,264	ShareTea
F133	2,230	T-Mobile
F135	4,863	Ducati Redmond
F140	2,985	Lease Pending
F142	2,740	Qala Indian Restaurant
F145	699	Creperie de Paris
F150	2,010	Uncle's Games
F155/160	3,812	Tanishq Jewelry

### BUILDING I

SUITE	SQ.FT.	TENANT
1105	8,167	Evergreen Health
1115	1,282	Management Office
1120	1,573	Kitanda
1123	1,209	Cold Stone Creamery
1125	1,654	United Studios of
		Self Defense Redmond

SUITE	SQ.FT.	TENANT
1130	1,637	Paint Away!
1135	8,174	Brightmont Academy
1145	1,022	Pony Express Redmond
1147	2,074	Just Poké





#### **REDMOND TOWN CENTER** UPPER LEVEL TENANTS BY BUILDING



### BUILDING B

SUITE	SQ.FT.	TENANT
B205	15,393	Guitar Center
B220	1,870	Kumon of Redmond
B225	2,082	Thai Ginger
B230	740	FIT4MOM
B233	807	AVAILABLE
B240	2,022	FrogLegs Culinary

### BUILDING C

SUITI	E SQ.FT.	TENANT
C205	3,706	The Original Pancake House
C220	1,813	Optix Eyewear
C225	2,937	Zumiez
C230	2,730	Dong Ting Chun
C235	3,203	Seattle Sun Tan
C237	2,394	Asante Salon - Aveda
C245	3,051	YogaSix
C250	3,016	CycleBar

### BUILDING D

SUITE	SQ.FT.	TENANT
D210	5,257	Windermere
D215	6,612	FCS Group
D220	1,924	Advantage Physical Therapy
D230	3,269	AVAILABLE
D240	3.351	Trammell Crow Residential

### BUILDING E

SUITE	SQ.FT.	TENANT
E200	38,858	iPic Theaters & Salt Lounge
E220	1,423	GripWerx
E225	1,456	SkinLuxe
E230	2,246	Pinkabella Cupcakes
E245	1,059	Getty Jewellers
E252	3,002	4 Dreams Escape
E255	6,800	Fuji Steakhouse

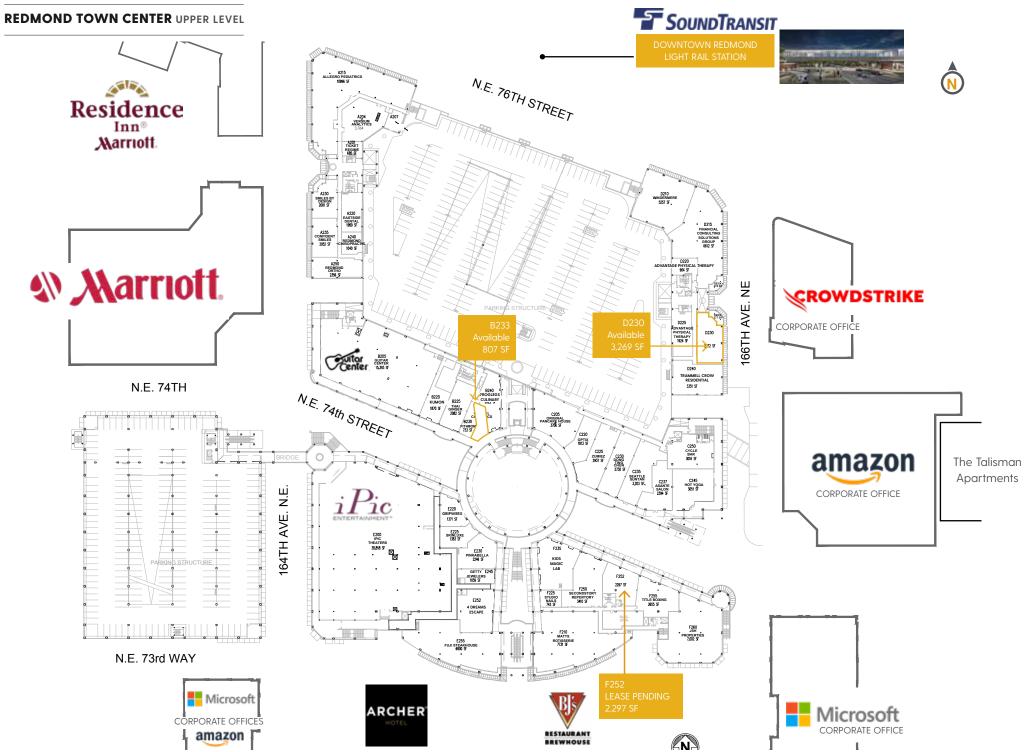
# BUILDING F

SUITE	SQ.FT.	TENANT
F210	7,731	Matts' Rotisserie
F225	743	Studio Nails
F235	3,551	Kids Magic Lab
F250	3,410	SecondStory Repertor
F252	2,297	Lease Pending
F255	2,655	TITLE Boxing Club
F260	7,002	Town Center Dentistry









#### **REDMOND TOWN CENTER FOOT TRAFFIC**

With Microsoft, Amazon and Volkswagon Corporate Offices surrounding the center. Redmond Town Center enjoys a steady flow of professionals seeking dining, shopping, and services throughout the day and into the evening. Nearby hotels, including the Archer Hotel, Marriott Hotel, and Marriott Residence Inn, bring additional business travelers and tourists to the area. The soon-to-open Sound Transit Downtown Redmond Light Rail Station, located just north of the property, will further boost accessibility and foot traffic, connecting the center to the greater Seattle area. With all these key destinations within one block, Redmond Town Center is perfectly positioned as a thriving retail hub with access to a diverse and affluent customer base.



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**REDMOND TOWN CENTER EVENTS** 

Engaging Community Events take place all year long in Redmond bringint a myriad of local and out of town visitors. Regional and neighborhood parks, concerts, sports tournaments, theater performances, annual festivals, and local arts highlight the long list of Redmond activities and events.







#### **REDMOND TOWN CENTER RETAIL LEASING**

For more information or a tour of available space, call 425.455.0500.

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