

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.



Plaza Looking South



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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



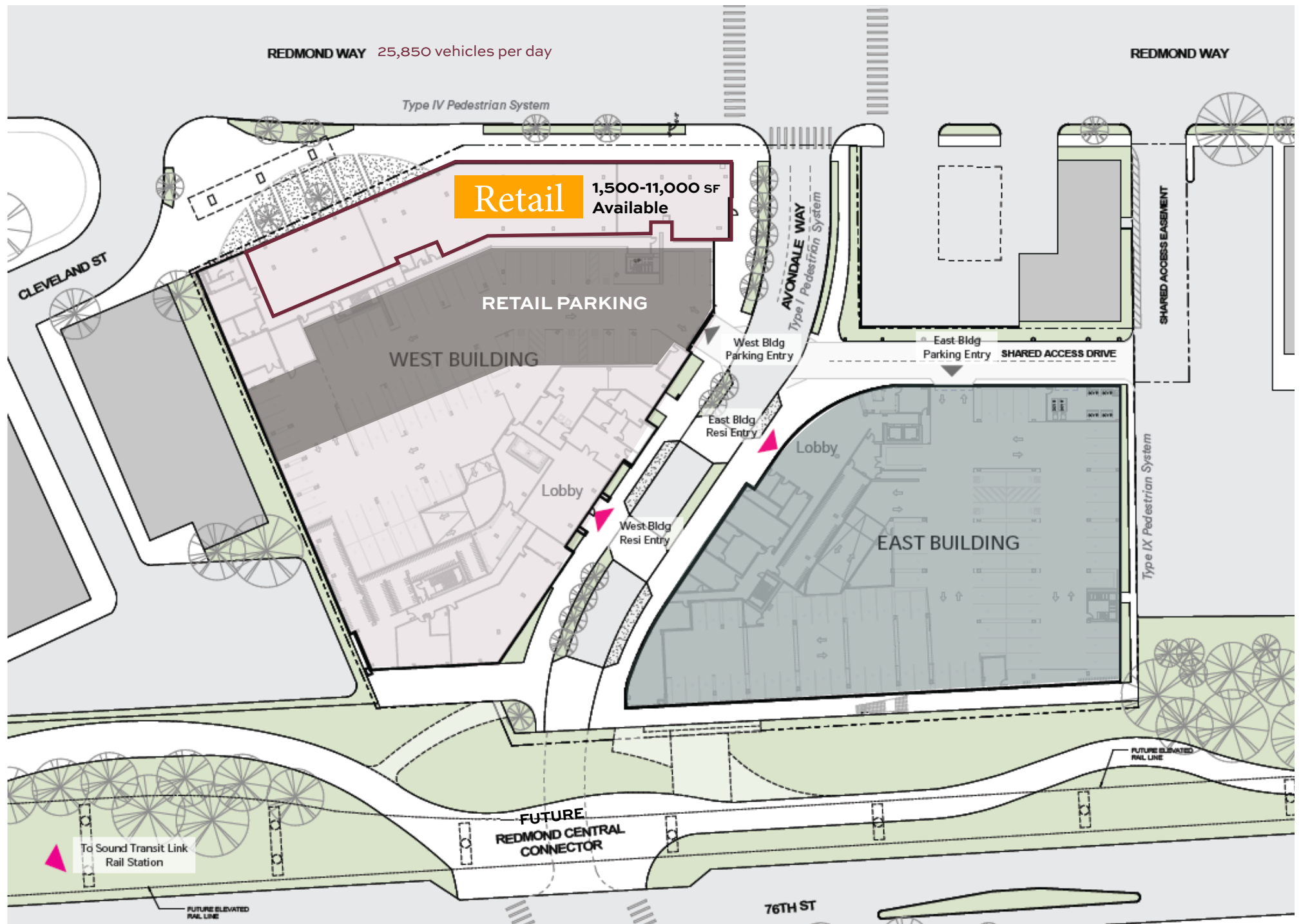
Dedicated Visitor Parking



Built-in Grease Shafts Available

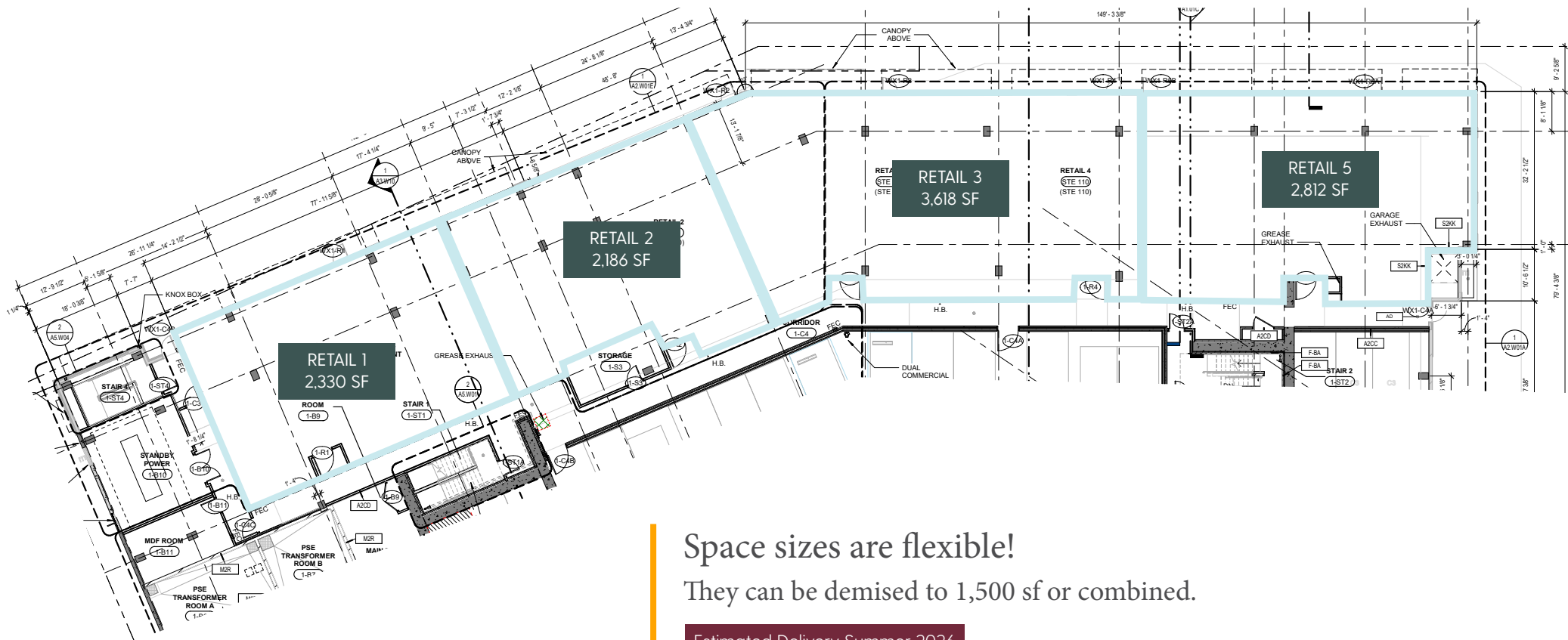


Patio Seating Available



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

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.

DOWNTOWN
REDMOND LIGHT
RAIL STATION
OPENING MID 2025

CENTRAL CONNECTOR

LAKE WASHINGTON
SCHOOL DISTRICT
OFFICES

REDMOND
TOWN CENTER

REDMOND WAY 25,850 VPD
FUTURE CENTRAL CONNECTOR

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

CORPORATE OFFICES

AREA RETAIL & HOTELS

amazon Microsoft
CROWDSTRIKE

iPic ENTERTAINMENT* GAP goldfish swim school DUCATI Orangetheory FITNESS Residence Inn Marriott ARCHER HOTEL MART WORLD MARKET Red Robin
BJ's RESTAURANT BREWHOUSE Guitar Center T-Mobile GENE JUAREZ MADDIOTT petco BIG 5 BARTLETT DRUGS 24 FITNESS

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AMLI REDMOND WAY RETAIL FOR LEASE |

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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