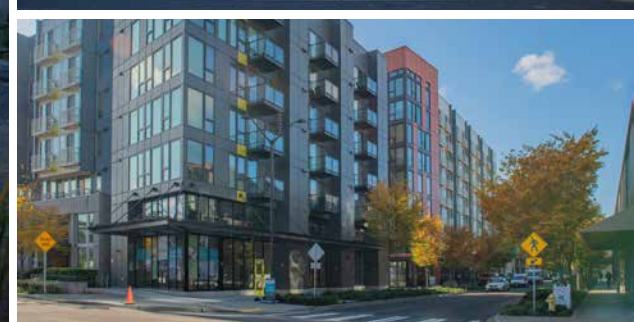


SPRING DISTRICT

1,423 to 2,846 SF
RETAIL AVAILABLE



12282 NE 12th Ln, Bellevue, WA 98005

Centrally located in Bellevue's Spring District, Arras Apartments comprises three multi-family buildings with 279 residences and 4,000 square feet of ground level retail. The Spring District is a 36 acre, mixed-use neighborhood located just to the east of Downtown Bellevue. It's home to 1.8 million square feet of leased Meta & Snowflake, Inc Office Space and a Sound Transit light rail station, which connects commuters to Microsoft's main campus, Downtown Bellevue, Redmond, and in May, 2026, to Seattle and the Seattle Tacoma International Airport.



ALEX VLASKI

425.505.2700

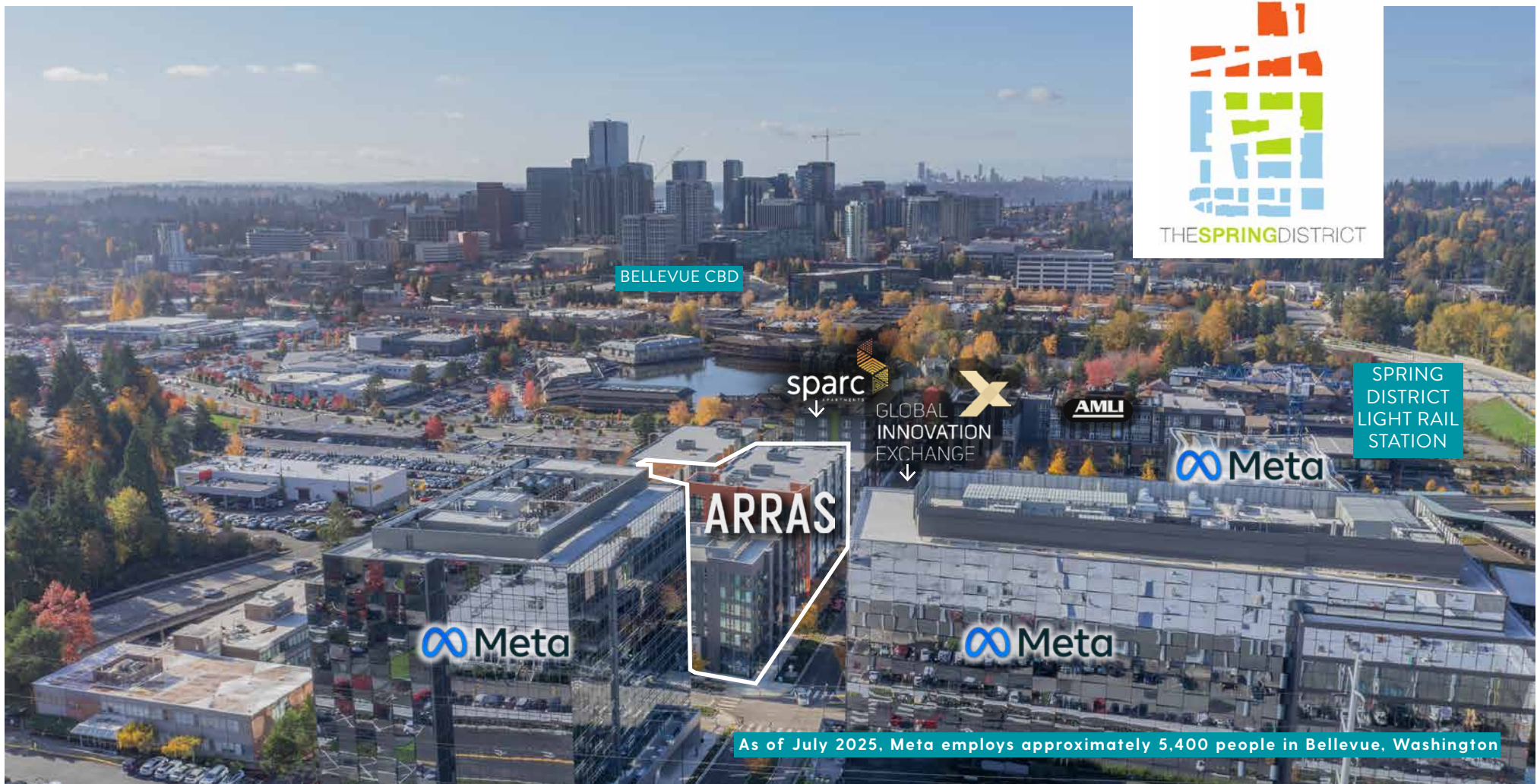
alexv@jshproperties.com

AARON BENNETT

206.859.4500

aaronb@jshproperties.com

 JSH | PROPERTIES, INC.



ARRAS RETAIL AVAILABLE NOW!

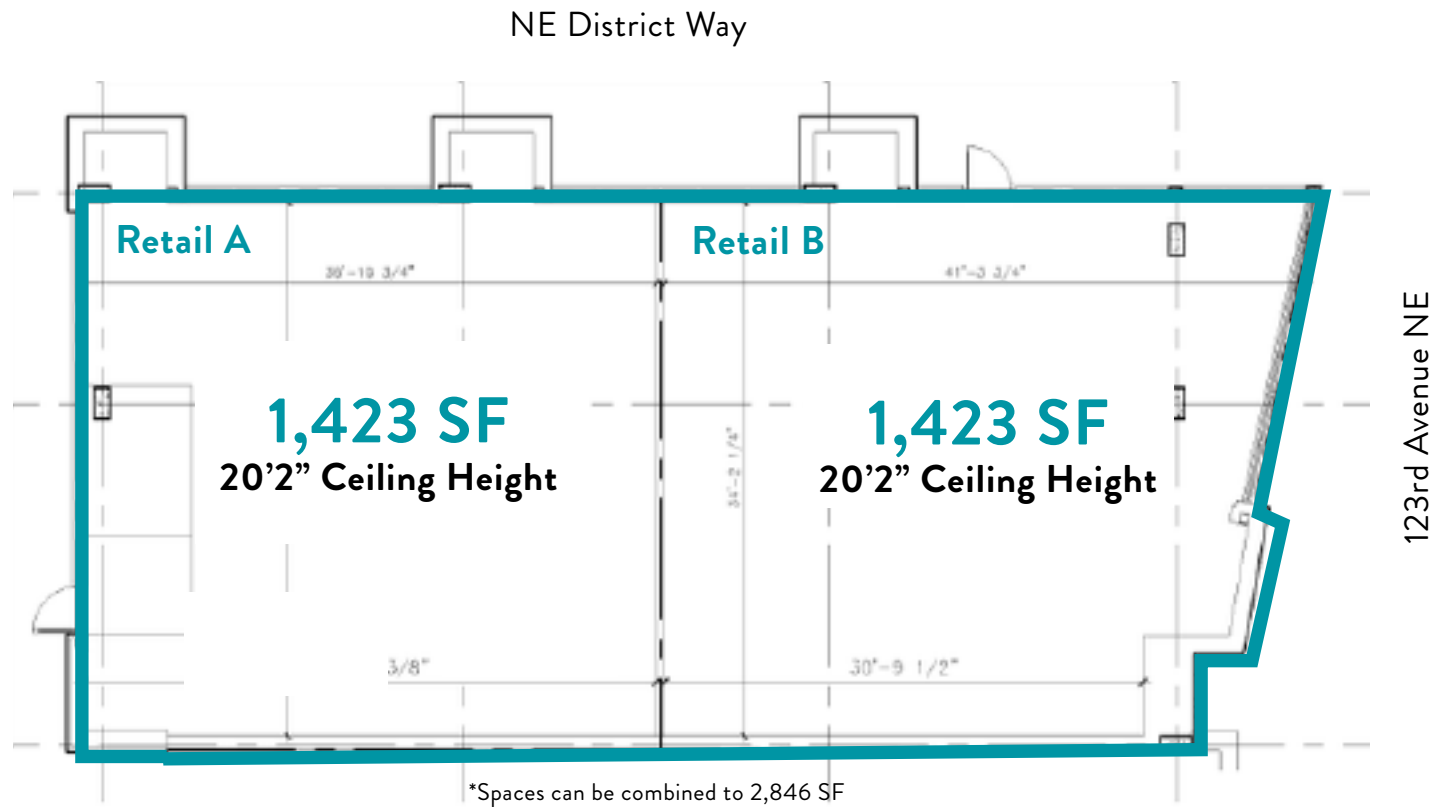
- » 2,846 SF Retail sits below 279 Arras Apartment units
- » Neighbors with Sparc & AMLI with 414 residences.
- » Across the street from Global Innovation Exchange (GIX) and 1.8 Million SF of Meta & Snowflake, Inc. office buildings
- » Co-tenants: Bellevue Brewing, Banoo Cafe and Wells Fargo
- » 1.7 miles from Bellevue Central Business District



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AVAILABLE	RSF	BASE RENT	NNN EST./SF	FEATURES
Retail A	1,423*	\$40.00	\$10.00	Ideal for restaurant, service, medical, pet Type 1 venting and grease interceptor available. *Spaces can be combined to 2,846 SF
Retail B	1,423*	\$40.00	\$10.00	Ideal for service, medical, pet. *Spaces can be combined to 2,846 SF
Combined	2,846	\$35.00	\$10.00	Ideal for restaurant, service, medical, pet Type 1 venting and grease interceptor available.



DEMOGRAPHICS ~ 1 MILE RADIUS

KEY FACTS



17,849

Population



34.2

Median Age



1.9

Average
Household Size



\$225,934

2023 Average
Household Income
(Esri)



3%

No High
School
Diploma



8%

High School
Graduate



11%

Some College



79%

Bachelor's/Grad/Pro
f Degree

EMPLOYMENT



90%

White Collar



5%

Blue Collar



5%

Services



2,804

Total Businesses



40,138

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$5,069

Apparel &
Services



\$469

Computers &
Hardware



\$8,594

Eating Out



\$7,005

Travel



\$242

Theatre/Operas/
Concerts



\$164

Movies/Museums/
Parks



\$14,302

Groceries



\$12,634

Health Care



\$153

Sports Events



\$21

Online Games

ANNUAL LIFESTYLE SPENDING



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	17,849	124,514	260,527
Daytime Population	51,276	213,359	358,141
Households	9,462	53,102	107,991
Avg. HH Income	\$225,934	\$248,591	\$251,293
Median Age	34.2	36.6	38.1



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