

Rare Opportunity  
**IN BELLEVUE**

**4,636 SF**  
AVAILABLE

BELLEVUE CBD

SUITE 2616

**4,636SF TOTAL AVAILABLE** →

Can be demised.

Do not disturb Tenant.



2616 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

# Northtowne

SHOPPING CENTER

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 **JSH | PROPERTIES, INC.**

**BELLEVUE WAY  
MONUMENT  
SIGNAGE  
AVAILABLE!**



  
**APOTHECO PHARMACY  
GROUP**  
**OPENING SOON!**

  
**FRENCH FLORIST**  
**OPENING SOON!**

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



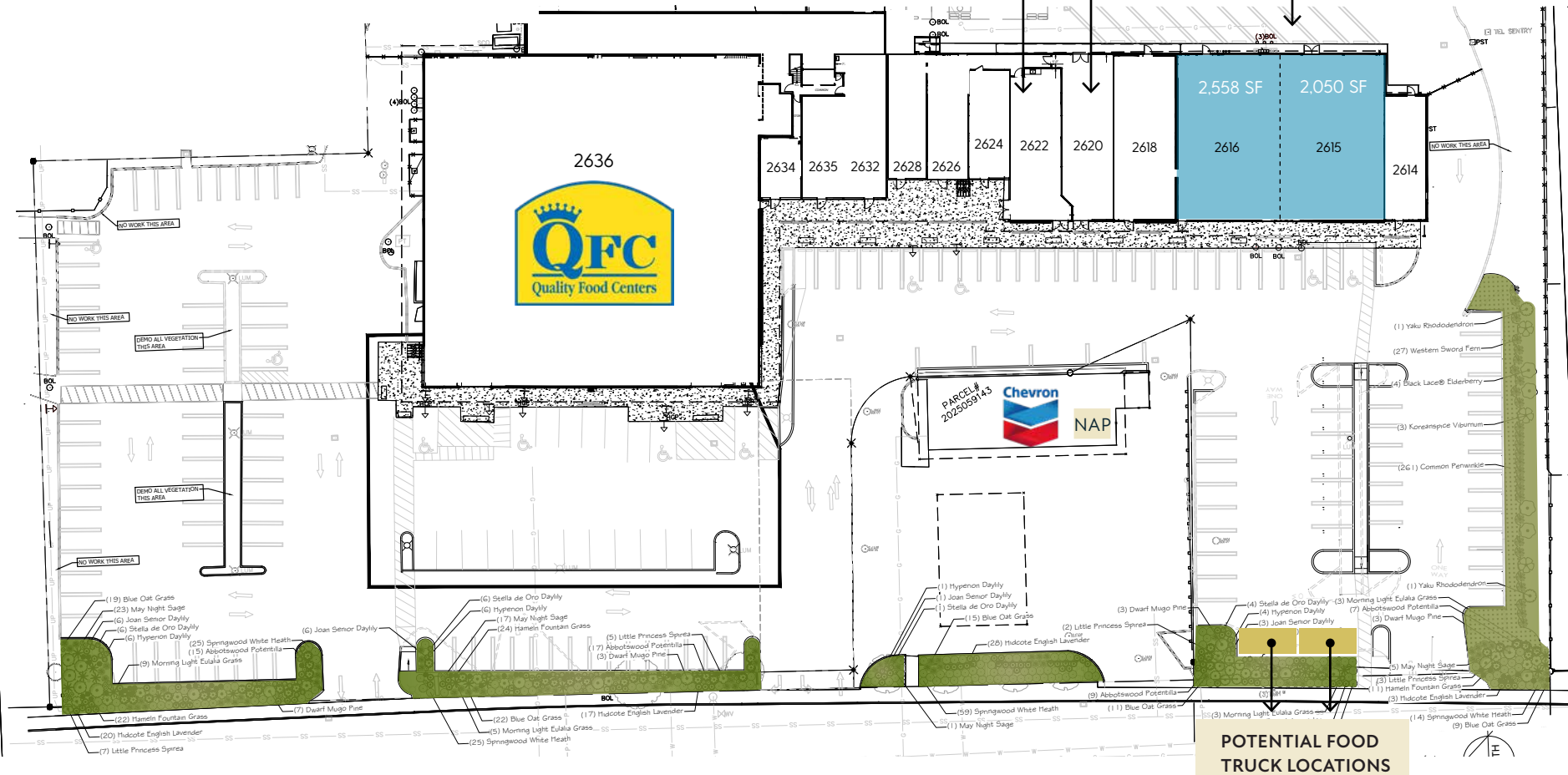
## SHOPPING CENTER



EST. 1978

**FRENCH FLORIST**  
**OPENING SOON!**

**SUITE 2616**  
**4,636SF TOTAL AVAILABLE**  
**\$40.00/sf/yr, NNN**  
**Demised: \$45.00/sf/yr, NNN**  
**NNN: \$11.50/SF**  
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## Bellevue Way NE

STE 2636	QFC	21,120
STE 2636-A	Eastside Wine Storage	17,412
STE 234	Northowne Barbers	370
STE 2632	Brief Encounter	1,695
STE 2628	Subway	885

STE 2626	Seymour's Styling Salon	552
STE 2624	European Shoe Repair	750
STE 2622	Apotheco	1,341
STE 2620	The French Florist	1,436
STE 2618	Sushi In-Joy	2,129

STE 2616	AVAILABLE (Can be demised)	4,636
STE 2614	Esthetique Nail & Spa	805
LOT	Potential Food Truck Location	

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NORTHTOWNE RETAIL FOR LEASE | 3 |

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SUITE 2616 - POTENTIAL DEMISING PLAN



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## 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



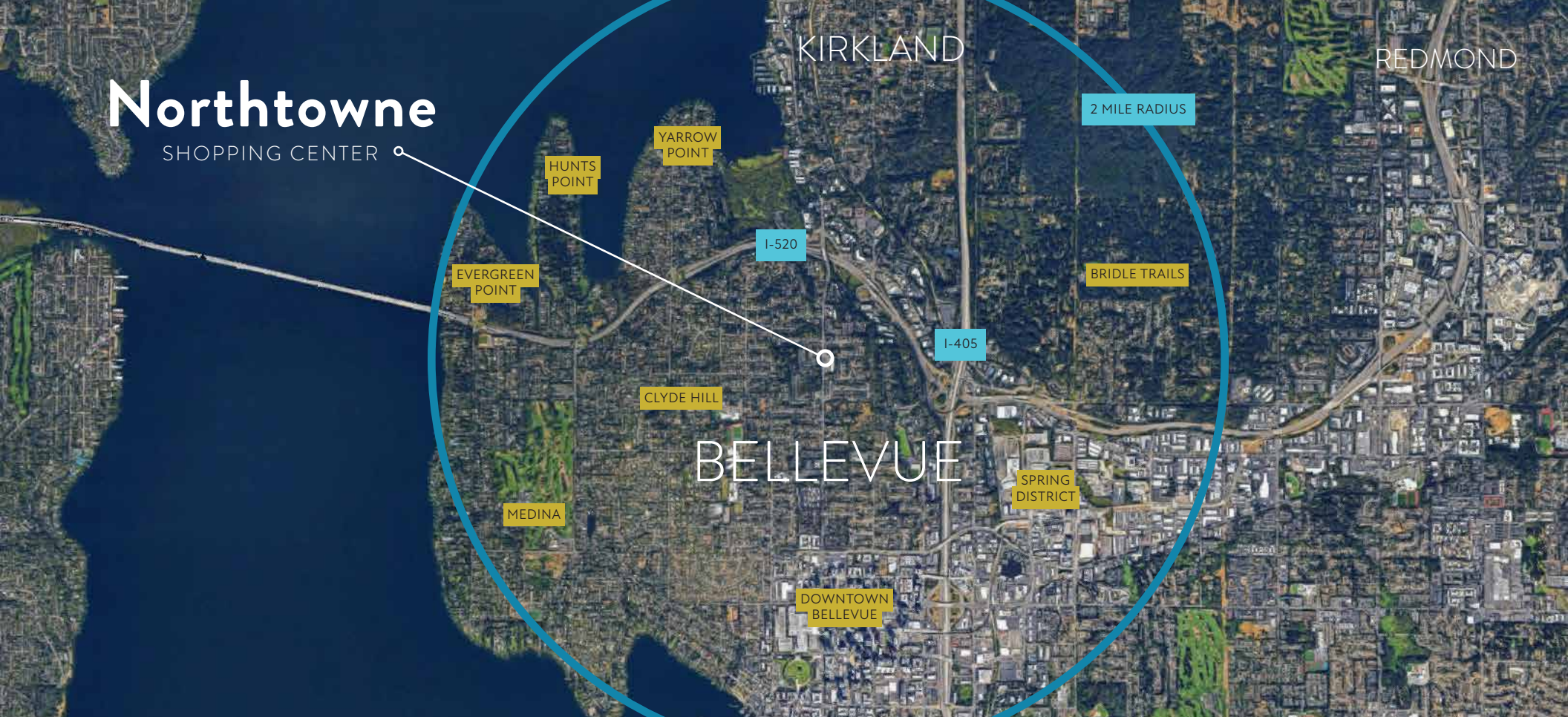
\$19

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

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