



RETAIL AVAILABLE
4,401 SF
*NO FOOD OR FITNESS USES.

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.
SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

BEAR CREEK VILLAGE

AVONDALE ROAD NE & NE REDMOND WAY | REDMOND, WA 98052

STEVEN E. OLSEN
425.283.5465
steveo@jshproperties.com

 JSH | PROPERTIES, INC.

425.455.0500 | jshproperties.com

RETAIL AVAILABLE
4,401 SF
*NO FOOD OR FITNESS USES.



THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.
SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.
SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.
SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

BEAR CREEK VILLAGE TENANTS



17015	Jiffy Lube
17100	O'Reilly Auto Parts
17170	Ross Dress For Less
17168	Ulta Beauty
17106	Agave Cocina & Cantina
17164	SportClips
17158	DSW
17130	AVAILABLE - Former Farouche Salon
17128	AVAILABLE - (2/1/26) Game Stop
17124	Five Guys
17126	Redmond Modern Dentistry
17118	Taco Time
17262	Panera Bread Company
17258	Verizon Wireless
17256	Apna Bazar
17246	Safeway
17220	DEAL PENDING
17218	Yummy Teriyaki
17214	Massage Envy
17210-7212	Drawn2Art
17208	The Barber Shop at BCV
17215	Sol Collective
17223	Redmond Rehabilitation PT
17196	Starbucks
17192	GNC
17190	American Freestyle Alterations
17188	Just Food for Dogs
17186	Bear Creek Florist

2025 NNN: \$9.00 PSF/YR

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.

SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

BEAR CREEK VILLAGE AERIAL



- » Strong lineup of tenants including Safeway, Ross, DSW, and ULTA
- » Very strong neighborhood center with excellent visibility and access
- » Trade area customer base is affluent and favorably influenced by Microsoft

2025 Demographics	1 MILE	3 MILES	5 MILES
POPULATION	16,855	103,434	247,508
DAYTIME POPULATION	26,568	130,793	298,847
AVG HOUSEHOLD INCOME	\$164,466	\$198,075	\$206,564

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.
SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.