



SPECTRA

AT MARYMOOR

ONLY ONE RETAIL SPACE LEFT!

17611 NE 70th St, Redmond, Washington, 98052



JACOB MORGAN

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 JSH | PROPERTIES, INC.

SPECTRA

AT MARYMOOR

SPECTRA AT MARYMOOR RETAIL SERVES RESIDENTS AND EMPLOYEES OF REDMOND AND SAMMAMISH.

SPECTRA at Marymoor is a mixed-use project with 30,595 SF of retail Positioned below over 450 residential units. This well positioned retail location sits on the East Lake Sammamish Trail and across from Marymoor Park and Lake Sammamish.

RETAIL.
RESIDENTIAL.



SPECTRA AT MARYMOOR RETAIL

SPACE AVAILABLE	RSF	COMMENTS
RETAIL NORTH A		Leased to SupaBanana
RETAIL NORTH B		Leased to Sasquatch Fitness
RETAIL NORTH C		Leased to Stone Korean BBQ
RETAIL WEST A		Lease to Bright Horizons
RETAIL WEST B		Leased to Phenix Salons
RETAIL WEST B-2	1,100	AVAILABLE

30,595 RSF of retail space for lease below 182,913 sf Residential

16-19' floor to floor height - see site plans for details



SPECTRA AT MARYMOOR IS A NEW 1-BLOCK, 4.88-ACRE, PEDESTRIAN FRIENDLY NEIGHBORHOOD ADJACENT TO MARYMOOR PARK, LOCATED DIRECTLY OFF HIGHWAY 520.

- Across the street from the Sound Transit Link Light Rail station opening May 10th, 2025.
- Adjacent to Marymoor Park, with over 3 million people visiting annually to enjoy Marymoor's 640 acres packed with recreational activities, rare amenities, and community-enriching events and concerts that are first class.
- Located near Lake Sammamish, an 8-mile long fresh water lake loved by boating, kayaking, sup, and swimming enthusiasts.
- Direct access to the East Lake Sammamish Trail, an 11-mile multi-use recreational trail from Redmond to Issaquah.
- Pedestrian friendly with Whole Foods and several restaurants located within blocks.
- Within 3 miles of Microsoft HQ (47,000 employees), Nintendo of America HQ (650 emp), and Oculus Research.
- Ample underground and surface parking to accommodate residents and commercial Tenants.
- 450 residential units and over 29,232 square feet of retail

2025 DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION	12,732	102,327	244,768
DAYTIME POPULATION	20,883	126,018	293,088
AVERAGE HH INCOME	\$184,215	\$216,324	\$221,805



STRONG CUSTOMER BASE

450
RESIDENTIAL
UNITS ONSITE

47,000
MICROSOFT
EMPLOYEES

LIGHT RAIL
MARYMOOR
LIGHT RAIL STATION

\$216,324
AVG HH INCOME
WITHIN 3-MILES

75.3%
BACHELOR'S OR
GRADUATE/PROF
DEGREES

SPECTRA

AT MARYMOOR

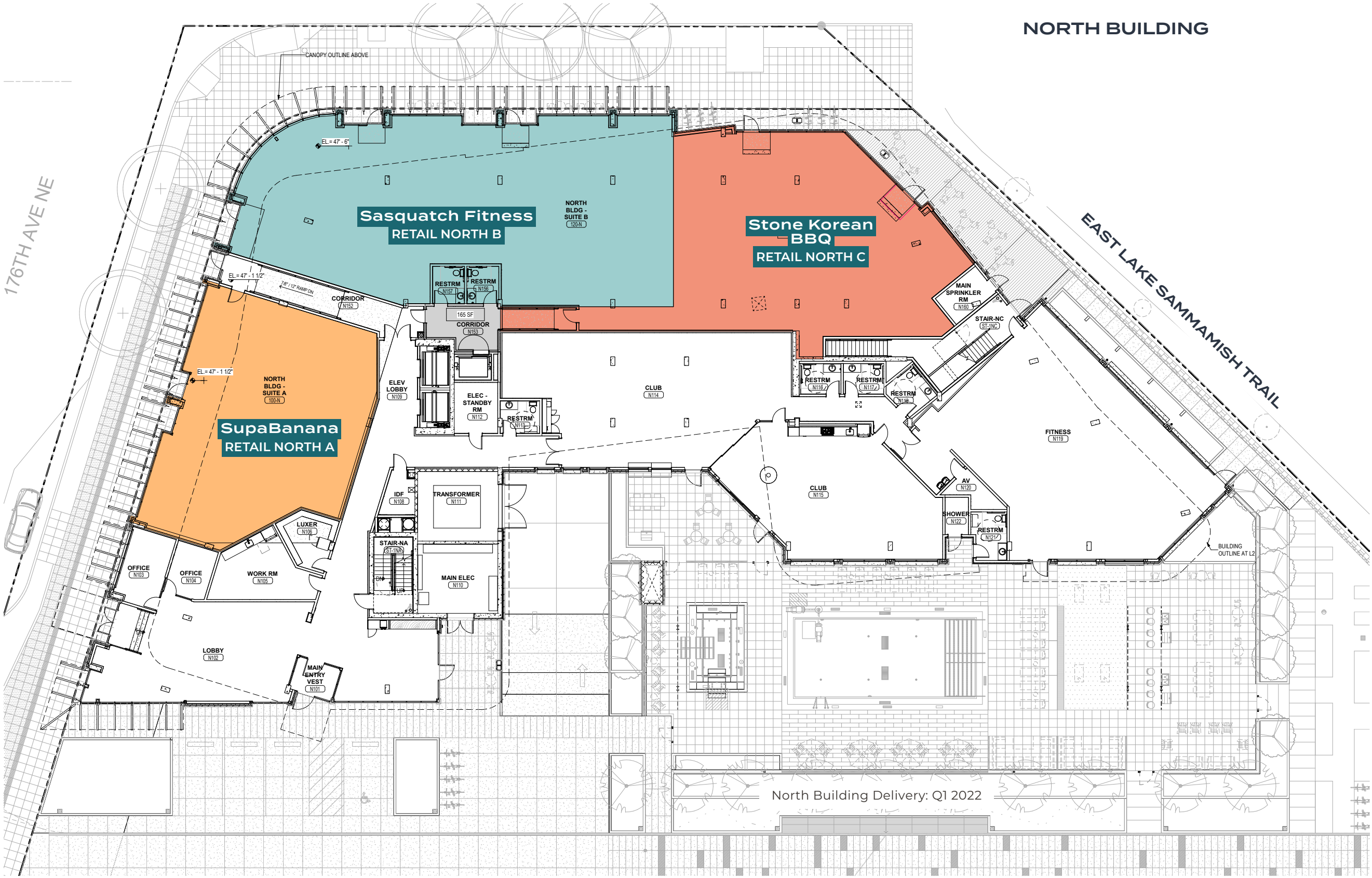


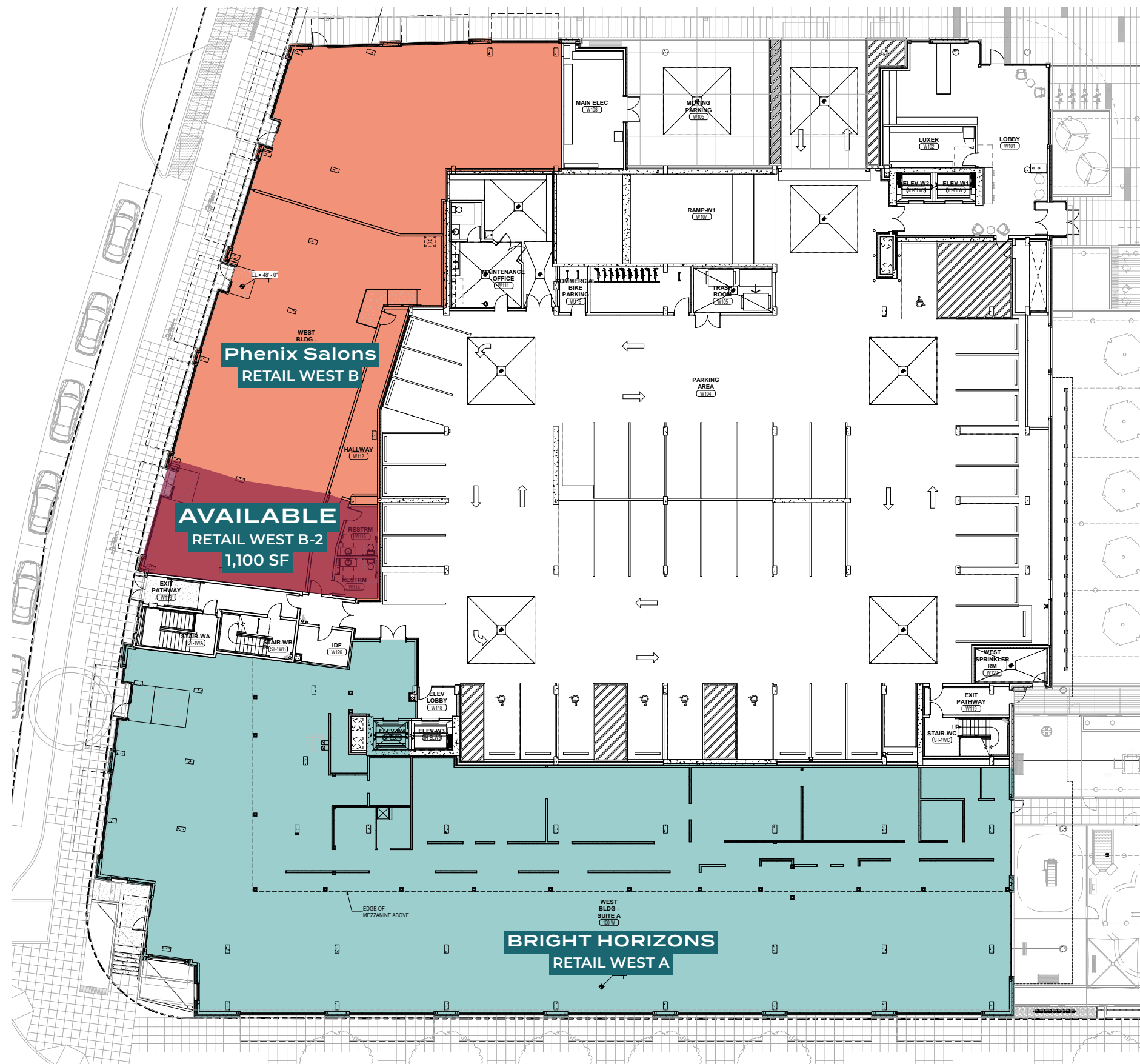
EASTLAKE
SAMMAMISH
TRAIL

MARYMOOR
PARK STATION
OPENING MAY 10TH, 2025

NE 70TH STREET

NORTH BUILDING





WEST BUILDING

SPACE AVAILABLE	RSF	COMMENTS
RETAIL WEST A		Lease to Bright Horizons
RETAIL WEST B		Leased to Phenix Salons
RETAIL WEST B-2	1,100	AVAILABLE



Marymoor Station Service Starts May 10th, 2025!

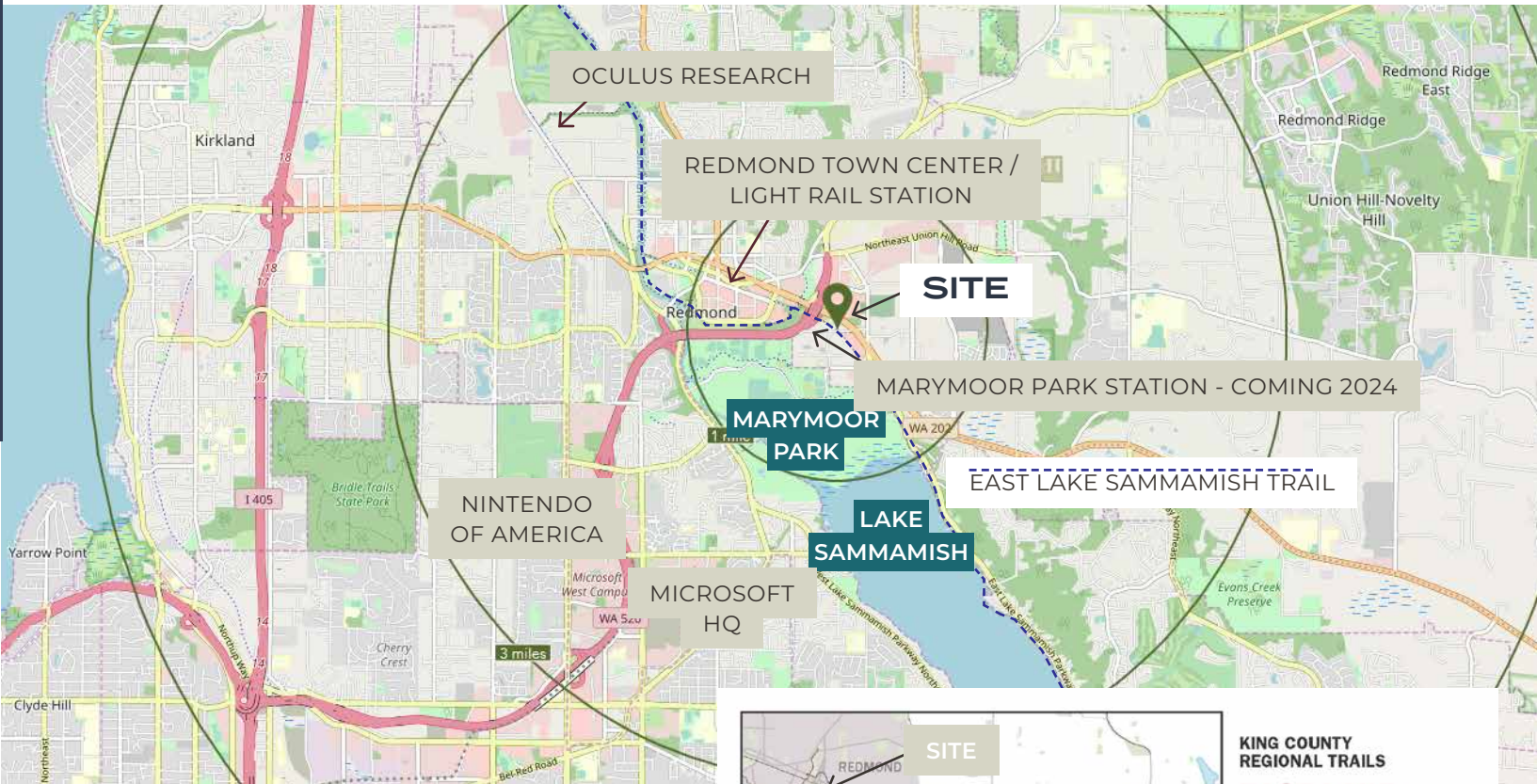
The Downtown Redmond Link Extension adds two new light rail stations in southeast Redmond, serving Marymoor Village near Marymoor Park, and in the downtown residential and retail core.

Located along SR 520 just west of SR 202/Redmond Way, this station is at surface level, providing easy access to the range of activities located at Marymoor Park. The station supports the City of Redmond's plans to develop the neighborhood into a denser, walkable neighborhood. Plans call for a 1,400-stall parking garage at this station.

*Provided by <https://www.soundtransit.org/system-expansion/downtown-redmond-link-extension>



**PROJECTED RIDERSHIP
INCLUDING EAST LINK EXTENSION:**
43,000 - 52,000
daily riders by 2026*



EAST LAKE SAMMAMISH TRAIL

REDEVELOPED: 2019
Marymoor Village has direct access to East Lake Sammamish Trail, which was recently redeveloped with new paving and landscaping. This 11-mile route from Redmond to Issaquah is a popular path for running, biking and local marathons.



REDMOND / SAMMAMISH RETAIL CORE





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