



REDMOND TOWN CENTER

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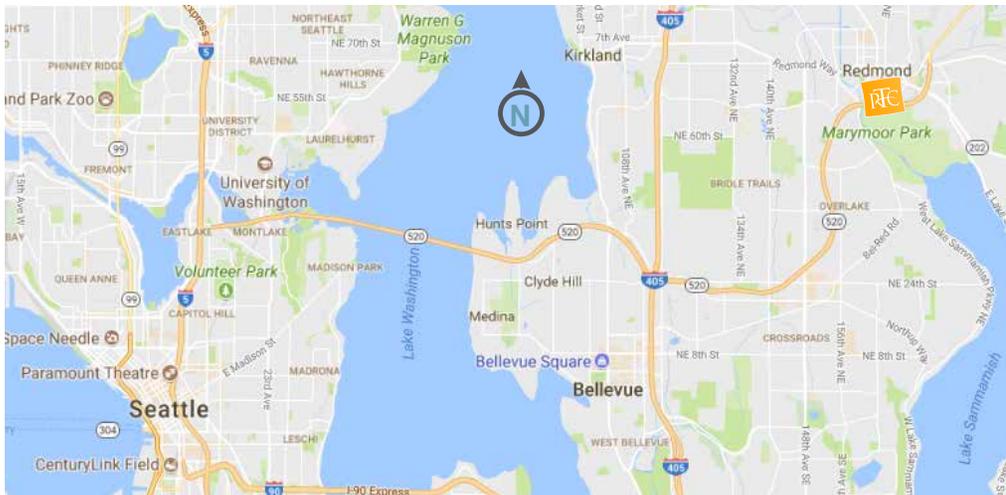
Redmond, Washington offers all of the natural beauty and eclectic activity you seek in the Pacific Northwest. From serene and meandering bike paths to competitive cycling events; from lively outdoor concerts to diverse family activities; from an upscale outdoor shopping center to local boutique stores, Redmond is an unforgettable experience. You can also experience nearby wineries, dining for every taste, and luxury accommodations in Redmond's world-class hotels.

Redmond based companies are global technology leaders that are changing the world in which we live including software, aerospace, interactive media and electronics. From Microsoft and Amazon to Nintendo, Meta and CrowdStrike, these firms are developing the next technologies to advance the global economy from cloud computing, virtual reality, and smart grid to manned missions to Mars. These firms have proved the region can recruit and retain the technologically skilled talent pool for those companies interested in making Redmond home. And Redmond Town Center benefits from multiple Microsoft, Amazon and Volkswagen corporate offices located within steps from the retail core.

Fun and exciting events take place all year long in Redmond. Regional and neighborhood parks, outdoor movies and concerts, sports tournaments, theater performances, annual festivals, a Saturday Farmers' Market, and local arts highlight the long list of Redmond activities and events.

Redmond is centrally located between Seattle/Bellevue and the Sammamish River Valley.

Provided by experienceredmond.com and onedredmond.com



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REDMOND TOWN CENTER HIGHLIGHTS





REDMOND TOWN-CENTER

PROJECT Redmond Town Center is an open air lifestyle center and urban village featuring two levels of retail with 118 merchants, including 21 food service operators, 22 health and fitness providers and over 10 professional services. Three hotels are located on campus along with Microsoft, Amazon and CrowdStrike corporate offices.

LOCATION 7525 166th Ave NE
Redmond, WA 98052

Located just off of SR-520 approximately 12 miles from Seattle, 8 miles NE of Bellevue and two miles from Microsoft's World Headquarters Campus and Meta. The Downtown Redmond Light Rail Station sits on the northern edge of the property providing access to Bellevue and Seattle (2026).

TENTANTS INCLUDE EVEREVE, Gene Juarez Salon, Tanishq, Guitar Center, Daiso, Goldfish Swim, IKEA, Orangetheory Fitness, TITLE Boxing Club, iPic Theaters, Gap, ShareTea, Evereve, Froglegs Culinary, White House | Black Market, Zumiez, Bellevue Classical Ballet, Jashn, and more...

DEMOGRAPHICS

POPULATION

1 Mile	20,175
3 Mile	88,509
5 Mile	149,859

91.4%
Age 25+
Population
Attended College

* Population within 1 Mile Radius, 2024
ESRI Demographics

DAYTIME POPULATION

1 Mile	27,497
3 Mile	107,450
5 Mile	181,663

90.5%
Employed in
White Collar
Role

* Population within 1 Mile Radius, 2024
ESRI Demographics

AVG HOUSEHOLD INCOME

1 Mile	\$189,206
3 Mile	\$224,837
5 Mile	\$220,329

\$267,828,274
Consumer Spending
Apparel & Services

* 2024 Consumer Spending
within 5 Mile Radius, ESRI Demographics

SHOPPER PROFILE

MEDIAN AGE: 34.8

MARRIED: 49.8%

LARGEST EMPLOYER: Microsoft

UNEMPLOYMENT RATE: 3.3% (JAN, 2025)

LARGEST POPULATION: 25-54 (31.7%)

AVERAGE HOME VALUE

(3-mile radius): \$1,453,446 (2024)

Strong migration rate

Average family size: 2.72 Children



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DOWNTOWN REDMOND LIGHT RAIL STATION



BEAR CREEK PLAZA

ROSS DSW
DESIGNER SHOE WAREHOUSE
ULTA BY CITY SAFEWAY
Panera BREAD



CREEKSIDE CROSSING

BR Bakery Bobbins
FATBURGER
Jersey Mike's SUBS
Papa Murphy's TAKE 'N BAKE PIZZA
OVERLAKE MEDICAL CENTER



REDMOND TOWN CENTER DIRECTORY



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REDMOND TOWN CENTER MAIN LEVEL TENANTS BY BUILDING

BUILDING A

SUITE	SQ.FT.	TENANT
A108	11,381	Flatstick Pub
A112	3,054	Pike Street Labs
A116	1,339	Quinn & Associates
A120	2,060	Premier Periodontics
A135	5,587	Redmond Signature Dentistry

BUILDING B

SUITE	SQ.FT.	TENANT
B101	1,867	VIO Med Spa
B103	4,573	K-Street KBBQ
B105	4,145	Brick & Mortar Books
B110/115	9,043	Gap/Gap Kids
B125	3,927	Evereve
B135	1,080	The Lash Lounge
B140	575	AVAILABLE

BUILDING C

SUITE	SQ.FT.	TENANT
C105	1,520	Starbucks
C110	1,485	Sama Wine Cellars
C115	1,971	Utopia AVAILABLE (Do not disturb tenant)
C120	3,765	Soma Intimates
C125	3,491	Chico's
C135	5,517	Hobby Town
C137	5,375	Fidelity Investments
C140	723	Shawarma Time

BUILDING D

SUITE	SQ.FT.	TENANT
D105	3,677	Orangetheory Fitness
D110	2,912	Zio Sal
D120	3,167	AT&T
D130	2,727	Eastside Dog
D135	1,124	Colors of Redmond
D140	3,496	Hand & Stone Massage & Facial Spa
D142	1,337	Lani's Tailor & Atelier
D145	1,824	Hotworx

BUILDING E

SUITE	SQ.FT.	TENANT
E100	316	Midnight Cookie
E105	8,500	Goldfish Swim School
E110	2,573	The French Bakery
E115	7,957	Daiso
E120	2,813	Bath and Body Works
E122	2,880	White House Black Market
E130	1,211	Pure Green OPENING SOON!
E135	1,201	francesca's AVAILABLE
E140	1,391	StretchLab
E145	4,149	John L. Scott
E150	4,229	Lenscrafters
E155	9,568	Gene Juarez
E160	6,687	Kinwell
E165	2,737	Pickles Playland

BUILDING F

SUITE	SQ.FT.	TENANT
F105	1,185	Fuego
F110	822	AVAILABLE
F112	1,487	Te-Hand Roll Bar
F115	3,535	Supreme Dumplings
F120	1,000	ComeBuyTea
F122	929	AVAILABLE
F126	2,201	Kizuki Ramen
F130	1,264	Sharetea
F133	2,230	T-Mobile
F135	4,863	Ducati AVAILABLE 07/01/2026
F140	2,985	Ikea
F142	2,740	Jashn
F145	699	Creperie de Paris
F150	2,010	Uncle's Games
F155/160	3,812	Tanishq Jewelry

BUILDING I

SUITE	SQ.FT.	TENANT
I105	8,167	Evergreen Health
I115	1,282	Management Office
I120	1,573	Kitanda
I123	1,209	Cold Stone Creamery
I125	1,654	United Studios of Self Defense Redmond

SUITE	SQ.FT.	TENANT
I130	1,637	Paint Away!
I135	8,174	Brightmont Academy
I145	1,022	Pony Express Redmond
I147	2,074	Just Poké



REDMOND TOWN CENTER UPPER LEVEL TENANTS BY BUILDING



BUILDING B

SUITE	SQ.FT.	TENANT
B205	15,393	Guitar Center
B220	1,870	Kumon of Redmond
B225	2,082	Thai Ginger
B230	740	FIT4MOM
B233	807	AVAILABLE
B240	2,022	FrogLegs Culinary

BUILDING C

SUITE	SQ.FT.	TENANT
C205	3,706	The Original Pancake House
C220	1,813	Optix Eyewear
C225	2,937	Zumiez
C230	2,730	Dong Ting Chun
C235	3,203	AVAILABLE
C237	2,394	Asante Salon - Aveda
C245	3,051	YogaSix
C250	3,016	CycleBar

BUILDING D

SUITE	SQ.FT.	TENANT
D210	5,257	Windermere
D215	6,612	FCS Group
D220	1,924	Advantage Physical Therapy
D230	3,269	LEASE PENDING
D240	3,351	Trammell Crow Residential

BUILDING E

SUITE	SQ.FT.	TENANT
E200	38,858	iPic Theaters & Salt Lounge
E220	1,423	GripWerx Simulation Racing
E225	1,456	SkinLuxe
E230	2,246	Pinkabella Cupcakes
E245	1,059	Getty Jewellers
E252	3,002	4 Dreams Escape
E255	6,800	Fuji Steakhouse

BUILDING F

SUITE	SQ.FT.	TENANT
F210	7,731	Matts' Rotisserie & Oyster Lounge
F225	743	Studio Nails
F235	3,551	Kids Magic Lab
F250	3,410	SecondStory Repertory
F252	2,297	Bellevue Classical Ballet
F255	2,655	TITLE Boxing Club
F260	7,002	Town Center Dentistry

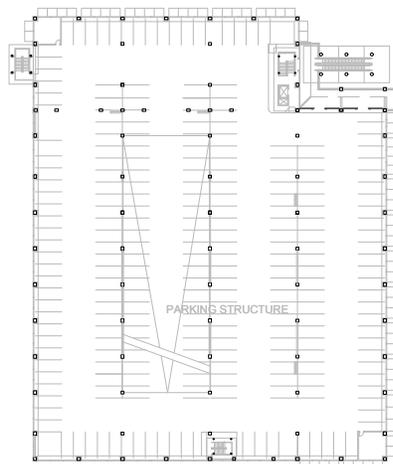


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REDMOND TOWN CENTER UPPER LEVEL



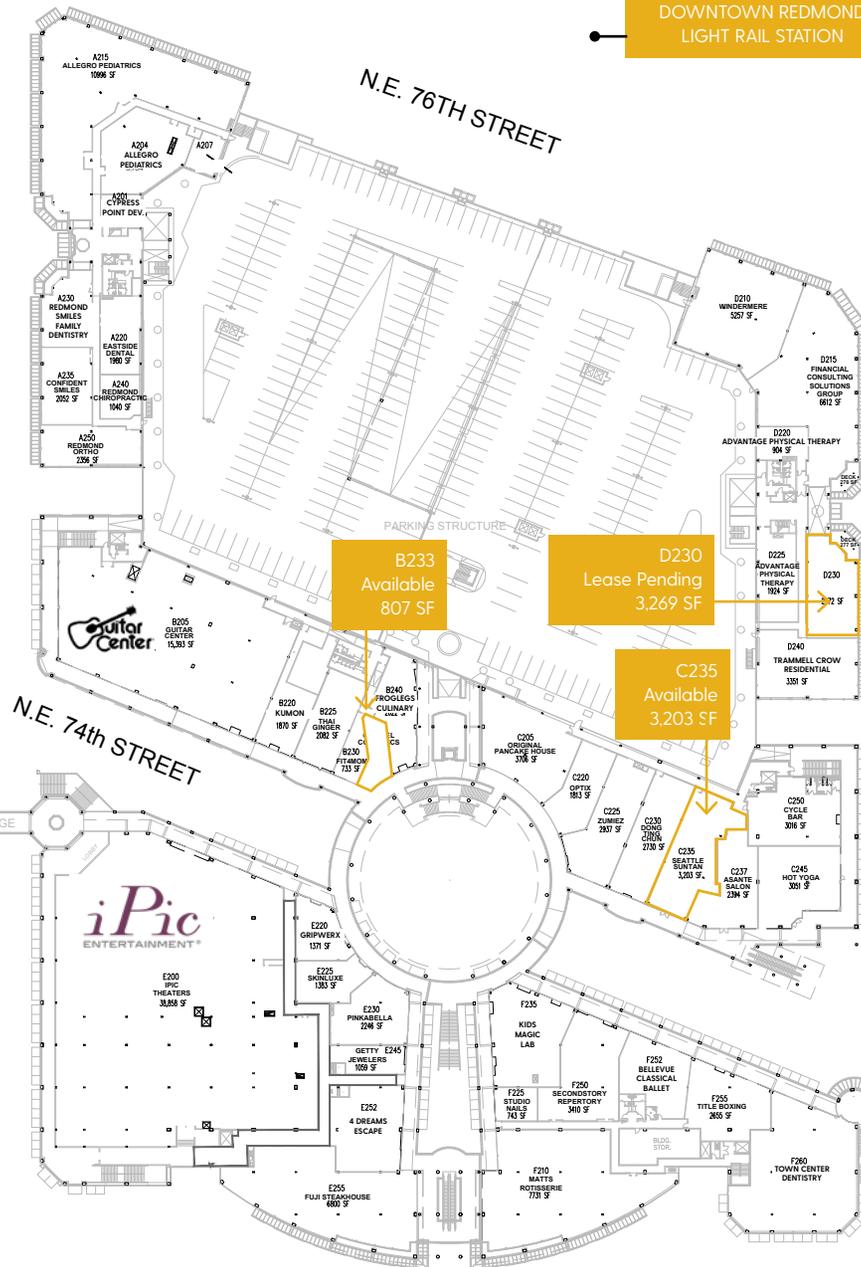
N.E. 74TH



N.E. 73rd WAY



DOWNTOWN REDMOND LIGHT RAIL STATION



B233 Available 807 SF

D230 Lease Pending 3,269 SF

C235 Available 3,203 SF



166TH AVE. NE



The Talisman Apartments

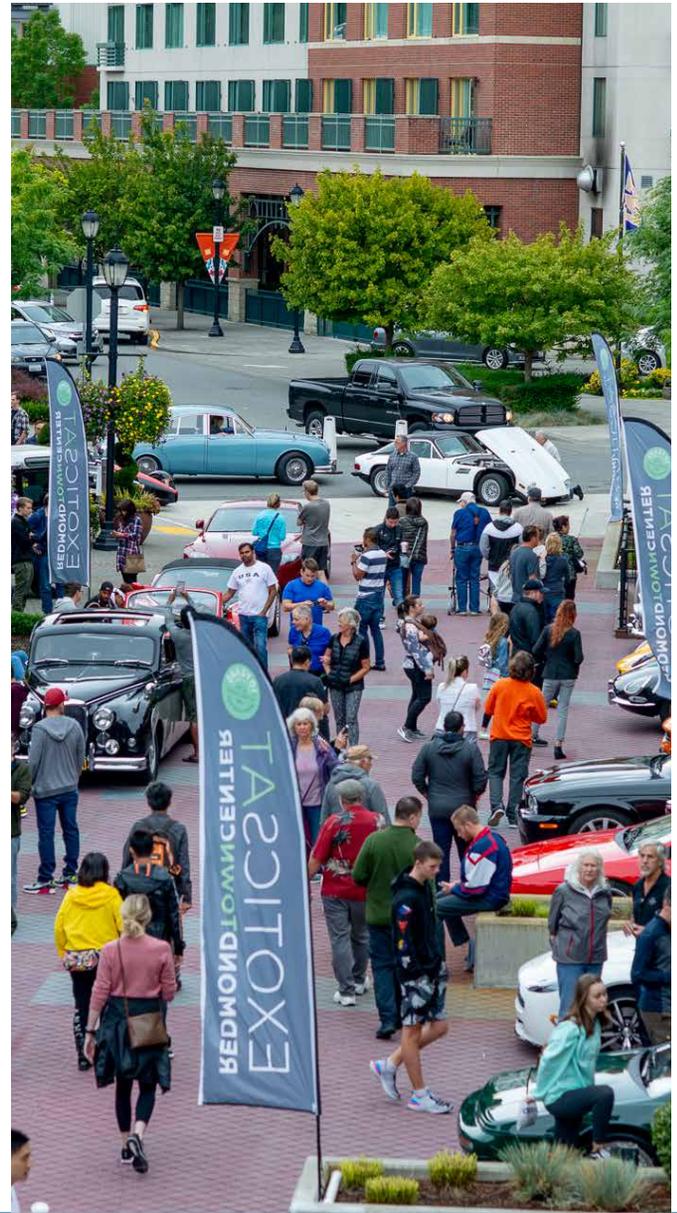
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REDMOND TOWN CENTER FOOT TRAFFIC

With Microsoft, Amazon and Volkswagen Corporate Offices surrounding the center, Redmond Town Center enjoys a steady flow of professionals seeking dining, shopping, and services throughout the day and into the evening. Nearby hotels, including the Archer Hotel, Marriott Hotel, and Marriott Residence Inn, bring additional business travelers and tourists to the area. The Sound Transit Downtown Redmond Light Rail Station, located just north of the property, boosts accessibility and foot traffic, connecting the center to the greater Seattle area. With all these key destinations within one block, Redmond Town Center is perfectly positioned as a thriving retail hub with access to a diverse and affluent customer base.



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REDMOND TOWN CENTER EVENTS

Engaging Community Events take place all year long in Redmond bringing a myriad of local and out of town visitors. Regional and neighborhood parks, concerts, sports tournaments, theater performances, annual festivals, and local arts highlight the long list of Redmond activities and events.



REDMOND TOWN CENTER RETAIL LEASING

For more information or a tour of available space, call 425.455.0500.

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