



One Space Left!

# SPECTRA

AT MARYMOOR

17611 NE 70th St, Redmond, Washington, 98052



DEVELOPED BY



REPRESENTED BY



CONTACT

JACOB MORGAN  
206.550.2515 jacobm@jshproperties.com

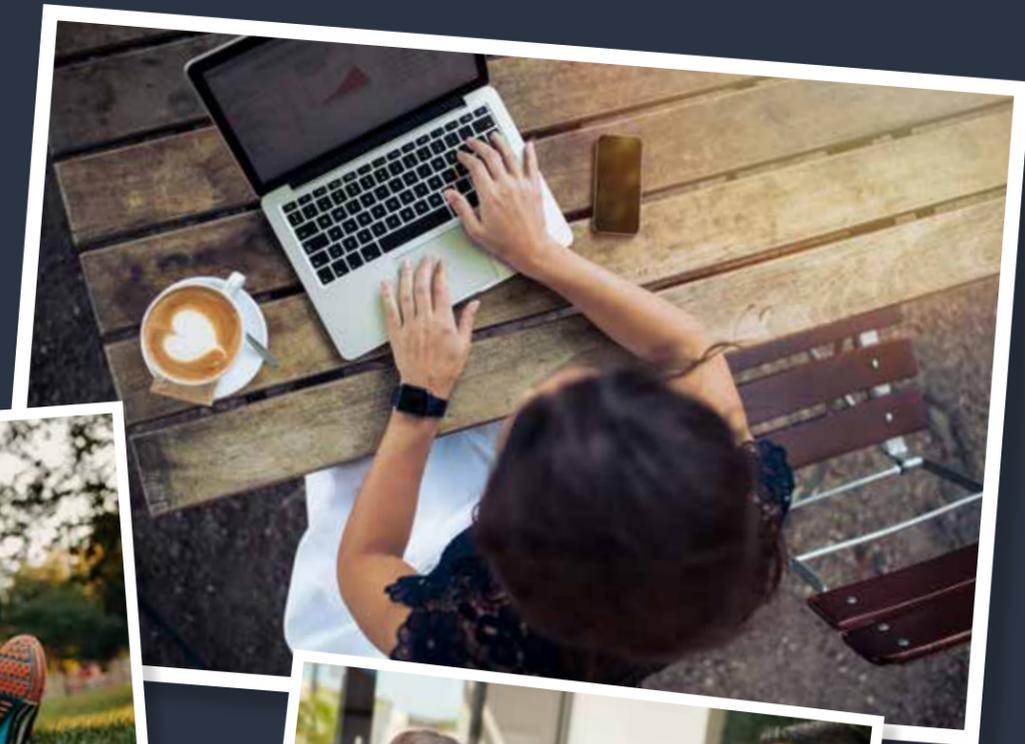
# SPECTRA

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		Leased to Bright Horizons
RETAIL WEST B		Leased to Phenix Salons
RETAIL WEST B-2	1,100	LAST SPACE 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 new Sound Transit Link Light Rail station.  
**Now Running:** Marymoor Station service to Bellevue. Seattle service launching May 2026
- 📍 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 (Over 44,000 employees), Nintendo of America HQ (approx. 1,500 emp), and Meta (approx. 1,500 emp), Amazon Services (approx 2,000 emp).
- 📍 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

**44,000+**  
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**

**LMC Marymoor  
South Park**  
46 live/work units  
239 residential units  
Completed

**THE SPOKE-AVENUE**  
163 residential units  
Completed



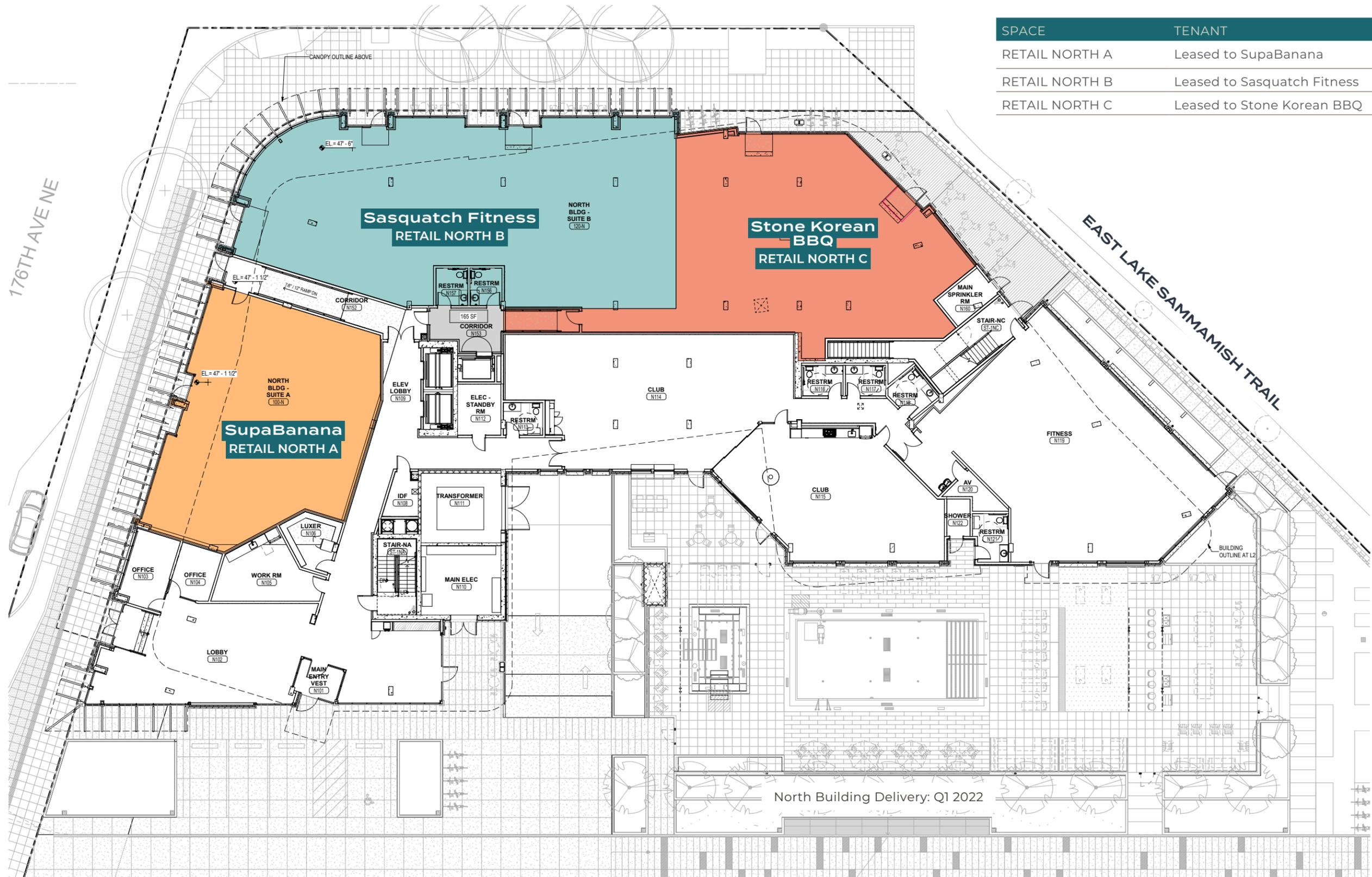
**MARYMOOR  
PARK STATION**

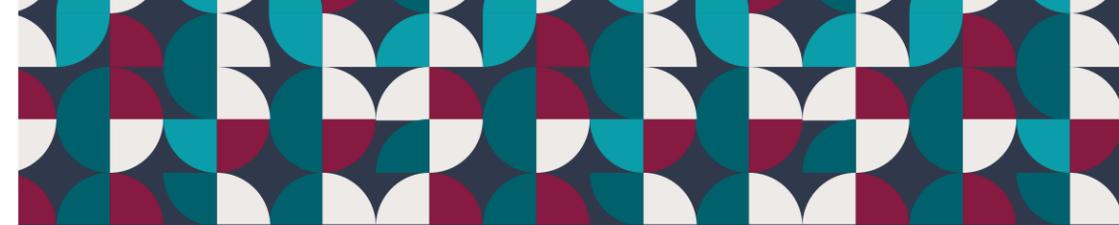
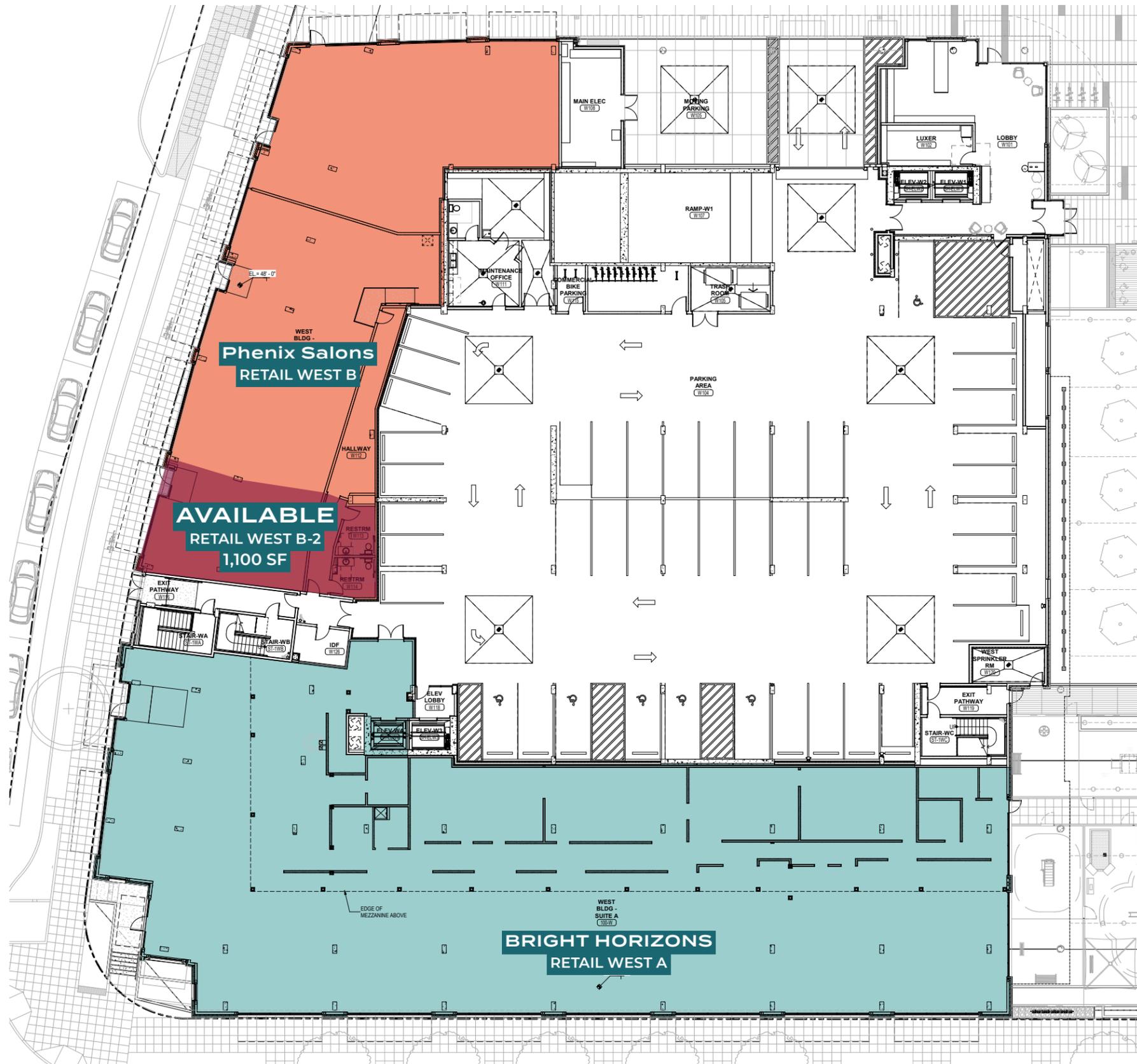
**Now Running:** Marymoor Station service to Bellevue  
Seattle service launching May 2026

NE 70TH STREET

NORTH BUILDING

SPACE	TENANT
RETAIL NORTH A	Leased to SupaBanana
RETAIL NORTH B	Leased to Sasquatch Fitness
RETAIL NORTH C	Leased to Stone Korean BBQ





## WEST BUILDING

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

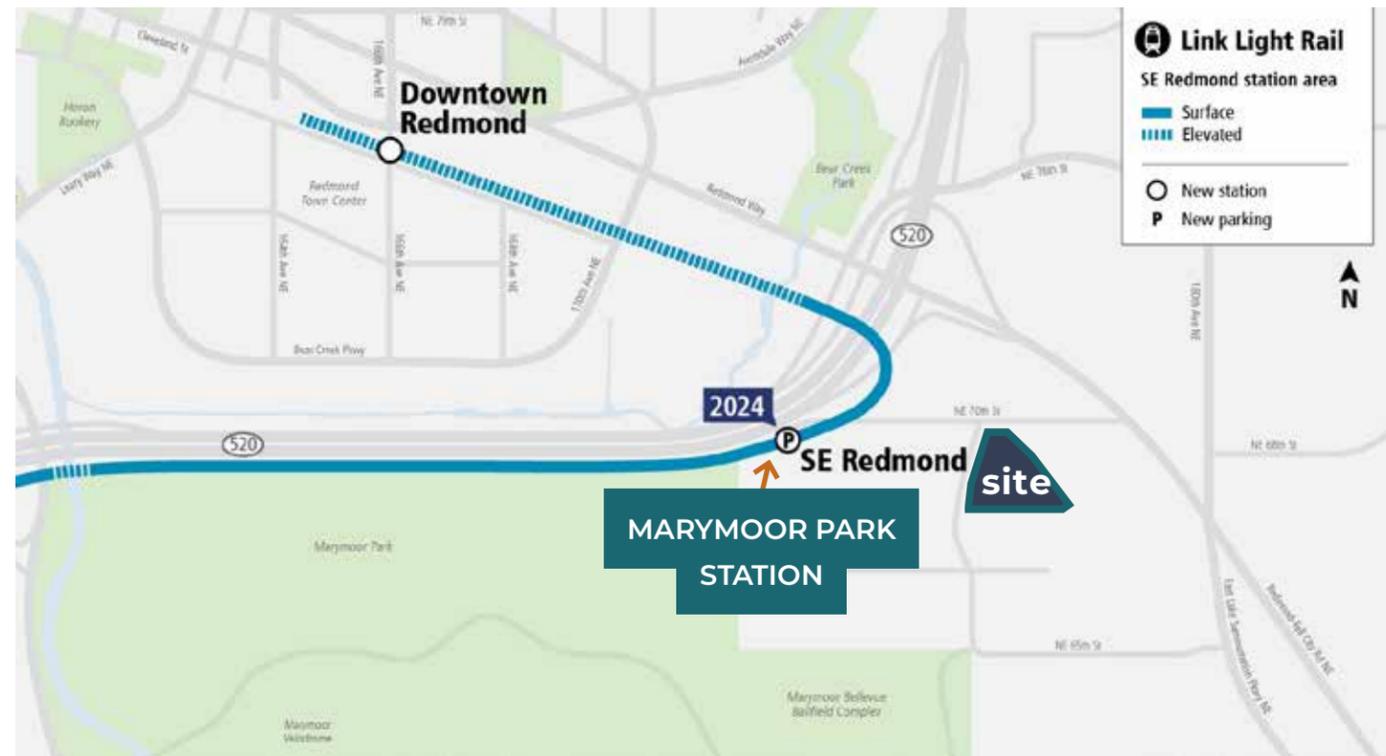


**Now Running: Marymoor Station service to Bellevue**  
 Seattle service launching May 2026

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.

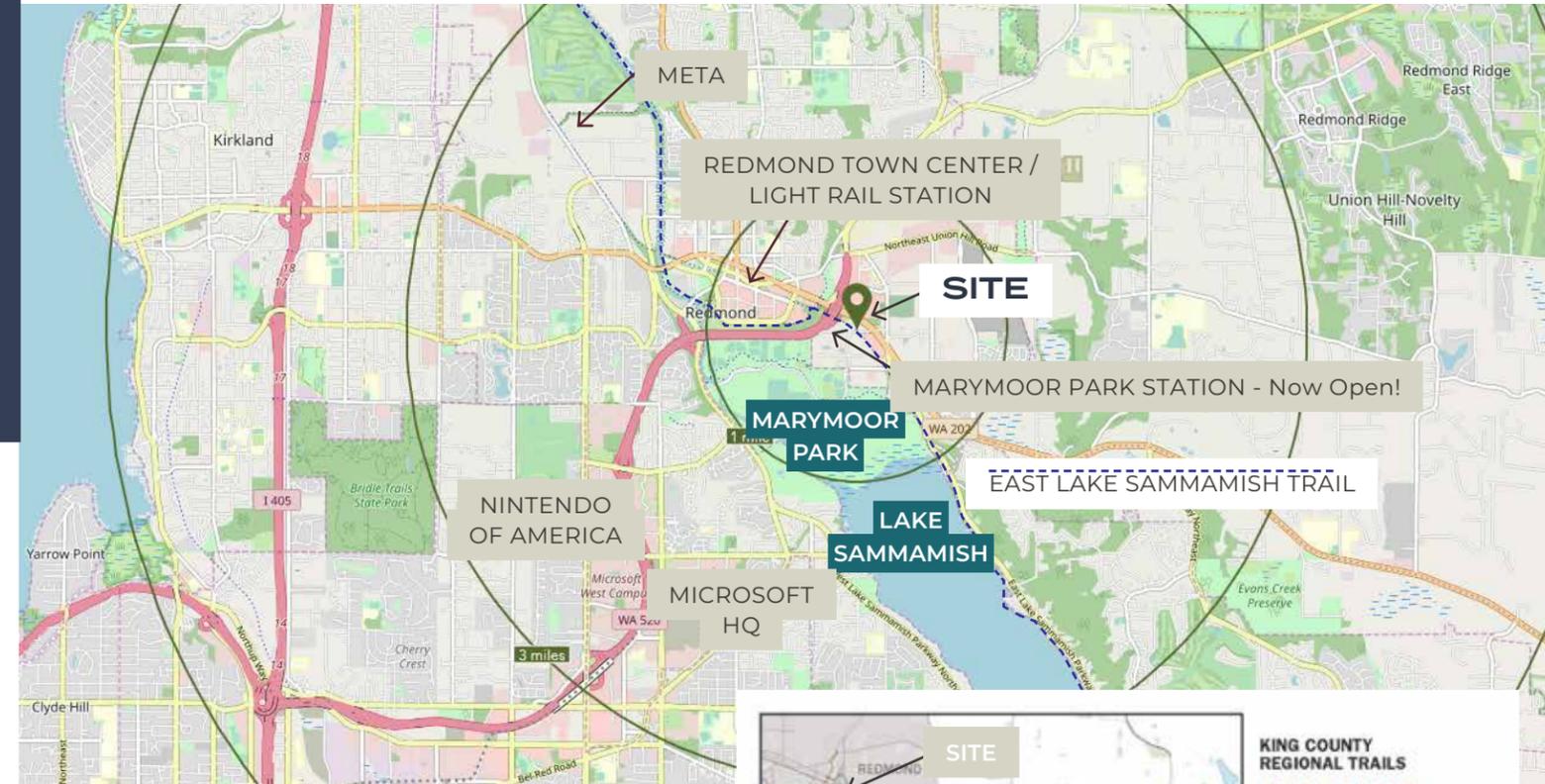
Located along SR 520 just west of SR 202/Redmond Way, this station is at surface level, providing easy access to the range of activities located at Marymoor Park. The station supports the City of Redmond's plans to develop the neighborhood into a denser, walkable neighborhood. 1,400-stall parking garage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

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



**PROJECTED RIDERSHIP INCLUDING EAST LINK EXTENSION:**

**50,000+**  
 daily riders by 2030



**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 TOWN CENTER

- MARRIOTT
- GAP
- REDMOND TOWN CENTER
- FLAT STICK PUB
- goldfish swim school
- iPic ENTERTAINMENT
- DUCATI
- Red Robin GOURMET BURGERS & BREW
- ARCHER HOTEL
- Guitar Center
- BJ's RESTAURANT BREWHOUSE
- MART
- petco
- Microsoft
- Fidelity
- 24 FITNESS

BEAR CREEK PLAZA

- ROSS
- DSW
- ULTA BEAUTY
- SAFeway

TARGET

Fred Meyer

THE HOME DEPOT

MARYMOOR PARK STATION

NE 70TH ST

site

- BLAZING BAGELS
- MICHAEL'S AUTO REPAIR
- BIRCH TREE ACADEMY
- RAINING COOKIES
- CLASS ACT CATERING
- SIGN PROS
- QAMARIA YEMENI COFFEE CO.
- PECK RACING
- REDMOND ART WORKS

THE SPOKE APARTMENTS  
THE PIPER APARTMENTS

MARYMOOR PARK & EVENT SPACE

- WHOLE FOODS MARKET
- CHIPOTLE MEXICAN GRILL
- Peets Coffee & Tea
- UMPQUA BANK
- Tires LES SCHWAB



JACOB MORGAN | RETAIL BROKER

206.550.2515 | [jacobm@jshproperties.com](mailto:jacobm@jshproperties.com)

[JSHPROPERTIES.COM](http://JSHPROPERTIES.COM)