

REDMOND
RAIL DISTRICT
BUILDING

Shake Shack Anchored Shopping Center at
Entrance to Downtown Redmond Rail Station

1,416 sf
AVAILABLE

SHAKE SHACK
OPENING SOON!



OPENING SOON!
363 Locations (Globally) 260 Locations (U.S.)

NATIONAL
RESTAURANT
LEASE PENDING
260 Locations (U.S.)

YUKON
STANDUP STEAKHOUSE

OPENING SOON
Parent Company of
Beecher's Cheese


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The Redmond Rail District Building — a redeveloped retail hub at the entrance of Downtown Redmond’s new Light Rail Station.

Nestled in Downtown Redmond — ensuring built-in foot traffic. Surrounded by a mix of upscale apartments, townhomes, and vibrant retail, the location offers excellent visibility and accessibility. The area’s educated, professional population near Microsoft and Amazon corporate offices creates a strong customer base for retail, dining, and service-oriented businesses. The light rail station connects residents to Bellevue and soon, Seattle.




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363 Locations
(Globally)

**1,416 sf
AVAILABLE**



SHAKE SHACK
OPENING SOON!

NATIONAL RESTAURANT LEASE PENDING
260 Locations (U.S.)





3.47
Average
Family Size



73.8%
Population w/
Bachelors and/or
Graduate Degree



\$234,949
Average Household
Income
(5-mile radius)

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	21,778	108,282	259,886
Daytime Population	29,620	134,606	318,355
Households	10,856	43,594	103,814
Avg. HH Income	\$189,047	\$229,485	\$234,949

Site Plan



TENANTS	RSF	RATE/SF	NNN/SF	NOTES
SHAKE SHACK	3,521			OPENING SOON!
AVAILABLE	1,416	CALL		AVAILABLE
YUKON STANDUP STEAKHOUSE	1,450			OPENING SOON!
JOE & THE JUICE	2,074			OPENING SOON!
NATIONAL RESTAURANT	2,655			LEASE PENDING!

**R E D M O N D
R A I L D I S T R I C T
B U I L D I N G**

Redmond, Washington



STRONG POPULATION GROWTH: 21,778 residents within 1 mile in 2025, projected to grow to 24,667 by 2030

HIGH HOUSEHOLD INCOMES: Average household income exceeds \$189,000 within 1 mile and over \$229,000 within 3 miles in 2025

AFFLUENT HOUSING MARKET: Median home values surpass \$1.1 million within 1 mile and \$1.27 million within 3 miles in 2025

EDUCATED WORKFORCE: Over 73% of residents hold bachelor's or graduate degrees within 1 mile

HIGH SPENDING POTENTIAL: Local households index well above the national average for spending on dining, apparel, travel, and personal care

PROFESSIONAL EMPLOYMENT BASE: 89% white-collar workforce within 1 mile, concentrated in management, business, financial, and professional occupations

VIBRANT URBAN LIFESTYLE: Surrounded by “Metro Renters” and “Laptops & Lattes” tapestry segments—young professionals with high disposable incomes



Area Retail, Employers, and Developments

THE CHARLES
246 UNITS
COMPLETED

BROADSTONE VEGA
362 UNITS
UNDER CONSTRUCTION

646 CASCADE VIEW EAST
270 UNITS
COMPLETED

CHELSEA SQUARE II
733 UNITS
IN PLANNING/DEVELOPMENT

REDMOND 87
132 UNITS
IN PLANNING/DEVELOPMENT

80TH & 164TH
217 UNITS
UNDER CONSTRUCTION

AML1 REDMOND WAY
374 UNITS
UNDER CONSTRUCTION



REDMOND
RAIL DISTRICT
BUILDING

DOWNTOWN REDMOND PARK

LAKE WASHINGTON
SCHOOL DISTRICT OFFICES
RATED #4 DISTRICT IN WASHINGTON

MARRIOTT RESIDENCE INN
MARRIOTT HOTEL

REDMOND
TOWN CENTER

EASTLINE GRAND
MULTI-FAMILY DEV
613 RESIDENTIAL UNITS
COMPLETED

HILTON GARDEN
INN - REDMOND

CLEVELAND
121 RES. UNITS

SOUND TRANSIT
DOWNTOWN REDMOND
LIGHT RAIL STATION

CROWDSTRIKE
CORP. OFFICE

MICROSOFT
CORPORATE OFFICE

AMAZON
CORPORATE OFFICE

AMAZON
CORPORATE OFFICE

ARCHER
HOTEL

AMAZON
CORPORATE OFFICE

MICROSOFT
CORPORATE OFFICE

MICROSOFT
CORPORATE OFFICE

Redmond Retail



**REDMOND
RAIL DISTRICT
BUILDING**

BEAR CREEK PLAZA

ROSS, DSW, Panera Bread, ULTA, SAFEWAY

**DOWNTOWN REDMOND
LIGHT RAIL STATION**

TO WOODINVILLE

TO BELLEVUE & SEATTLE

CREEKSIDE CROSSING

BR, FAT BURGER, Jersey Mike's, Papa Murphy's, OVERLAKE MEDICAL CENTER

MARYMOOR PARK is visited by over 3 million people per year. It spans 640 acres in Redmond making it King County's largest and one of its most popular parks. Amenities include a 40-acre off-lease dog park, the Jerry Baker Memorial Velodrome for bicycle racing, soccer, baseball and cricket fields, tennis courts, playgrounds, a climbing wall, a dedicated area for RC airplanes, rowing/boat launch, and more. Notable events include Marymoor Live Summer Concert Series (5,000 capacity), Outdoor Movies, Washington Brewer's Festival, and Cirque du Soleil.

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Redmond's Largest Employers



Redmond, Washington is a nationally recognized technology hub and home to some of the world's most influential companies. Microsoft's global headquarters anchors the city with more than 44,000 employees, while Nintendo of America's headquarters and Meta's rapidly expanding Reality Labs and "Building X" campus add to the concentration of innovation. Amazon, Honeywell, and numerous other high-tech, aerospace, and advanced manufacturing firms also maintain major operations in Redmond. This dense cluster of leading employers fuels a highly educated, high-income workforce and steady demand for nearby retail, dining, and professional services.

Microsoft Corporation	Over 44,000	Largest employer in Redmond; global HQ campus.
Amazon & Subsidiaries	1,800-2,300	Local Amazon operations, logistics, and tech support.
Meta (Reality Labs / Building X)	1,500-2,000	Regional facility and AR/VR operations.
Nintendo of America, Inc.	1,500-2,000	U.S. headquarters.
Lake Washington School District	3,115	District staff working in Redmond schools/programs.
City of Redmond (Municipal Government)	900-999	City staff.
CBRE, Inc.	700-799	Major real estate and property services firm.
Terex Washington & USA	500-599	Industrial/manufacturing.
Honeywell International, Inc.	400-499	Engineering / advanced manufacturing presence.

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