



FOR LEASE

# ALEXAN CENTRAL PARK

16160 NE 80TH STREET • REDMOND, WA

**CBRE**

## PROPERTY HIGHLIGHTS

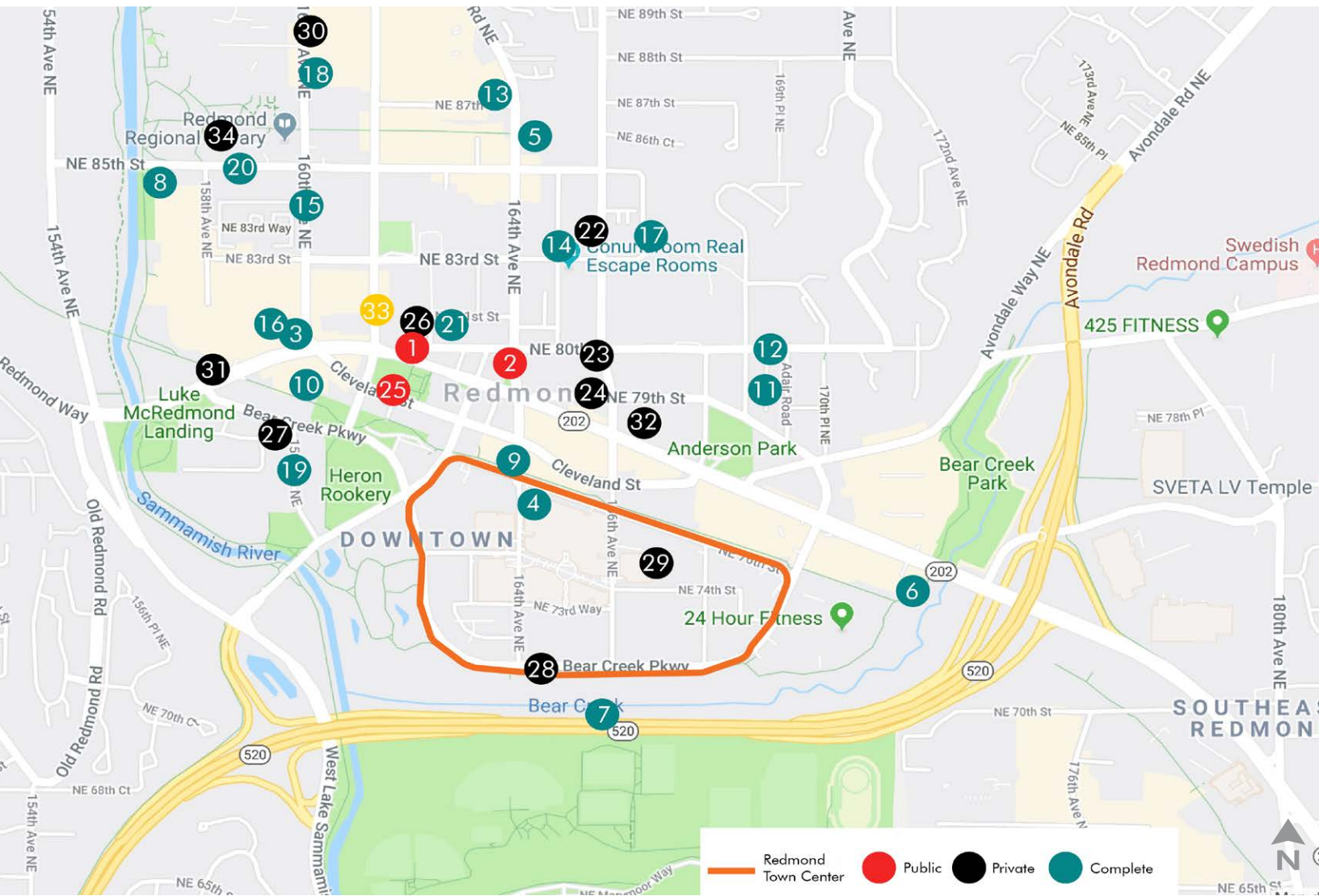
- +/-946 SF – 2,503 SF RSF
- Call for rates
- NNN:+ \$10.00 PSF
- Ideal location for restaurant, medical, services, fitness, banking or food uses such as coffee, fast food or a quick service restaurant.
- Type 1 Hood and grease trap available
- Retail spaces serve 193 luxury apartments with onsite parking
- Easy access to Highway 520 and 202
- Near Redmond Town Center and the Redmond Lightrail Station to be completed in 2024

Alexan Central Park in downtown Redmond is a high profile residential mixed-use project, with a pedestrian focus. It is conveniently located across from the new iconic signature 2.2 acre Downtown Park. The park serves as a gathering place for the community and features an all-weather protected digital water wall pavilion that can be used as a stage and performance space.



Redmond is a thriving, active, and well-educated city. New buildings blend with refurbished buildings, retaining the area's historic character and pleasant place to stroll during the day and evening. As the home for Microsoft, Nintendo of America, and Concur Technologies headquarters, it is often considered Washington's equivalent of Silicon Valley. Redmond is also home to the state's only velodrome and boasts a thriving cycling culture.





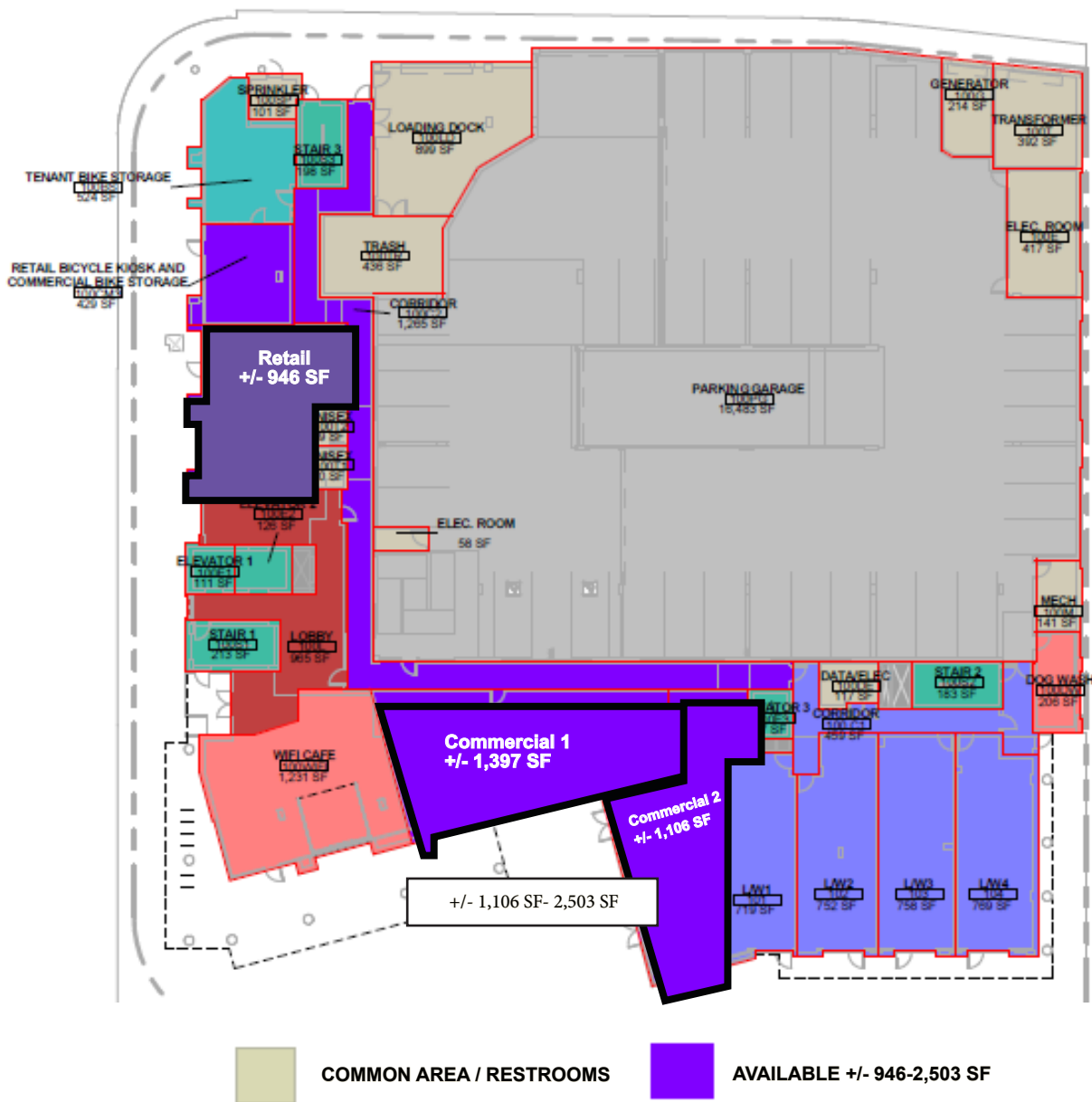
- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Downtown Park</li> <li>2. Two-way Street Conversion</li> <li>3. Cleveland St Streetscape</li> <li>4. 164th Ave NE Extension</li> <li>5. 164th Ave NE Rechannelization</li> <li>6. Redmond Central Connector</li> <li>7. Bear Creek Rehabilitation</li> <li>8. Allez Apartments (147 apartment units)</li> <li>9. Ellan Apartments (134 apartment units)</li> <li>10. Old Town Lofts (149 apartment units)</li> <li>11. Penny Lane Townhomes (4 townhome units)</li> <li>12. Remond Square Apartments (154 apartment units)</li> <li>13. Vision 5 (96 mini-suite units)</li> <li>14. The Luke (208 apartment units)</li> <li>15. Mile House (177 apartment units)</li> <li>16. Redmond Way Storm Water Treatment Facility</li> <li>17. Core 83 (120 apartment units)</li> <li>18. Providence Senior Housing (74 senior units)</li> </ol> | <ol style="list-style-type: none"> <li>19. The Carter (180 apartment units)</li> <li>20. Public Safety Building Renovation</li> <li>21. 162TEN (96 single resident units)</li> <li>22. The Village (96 residential units)</li> <li>23. Station House Lofts (197 apartment units)</li> <li>24. Remond Triangle (195 apartment units)</li> <li>25. Light Rail Extension</li> <li>26. Ravello Apartments (102 apartment units)</li> <li>27. Heron Flats and Lofts (95 apartment units)</li> <li>28. Archer Hotel (160 hotel rooms)</li> <li>29. Talisman Apartments (286 apartment units)</li> <li>30. Modera (300 apartment units)</li> <li>31. Bear Creek Mixed Use (360 apartment units)</li> <li>32. Anderson Park Hotel (150 room hotel)</li> <li>33. <b>Alexan Central Park (190 apartment units)</b></li> <li>34. Modera River Trail (250 apartment units)</li> </ol> |
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# DEMOGRAPHICS

| POPULATION                              | 1 MILE    | 3 MILE    | 5 MILE    |
|---|-----------|-----------|-----------|
| 2020 Population - Current Year Estimate | 21,188    | 95,230    | 241,741   |
| 2020 Daytime Population                 | 27,875    | 118,181   | 280,645   |
| 2020 Median Age                         | 34.4      | 36.0      | 38.0      |
| 2020 Average Household Income           | \$144,344 | \$162,401 | \$167,626 |

Source: ERSI 2020

# SITE PLAN



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## CONTACT US

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