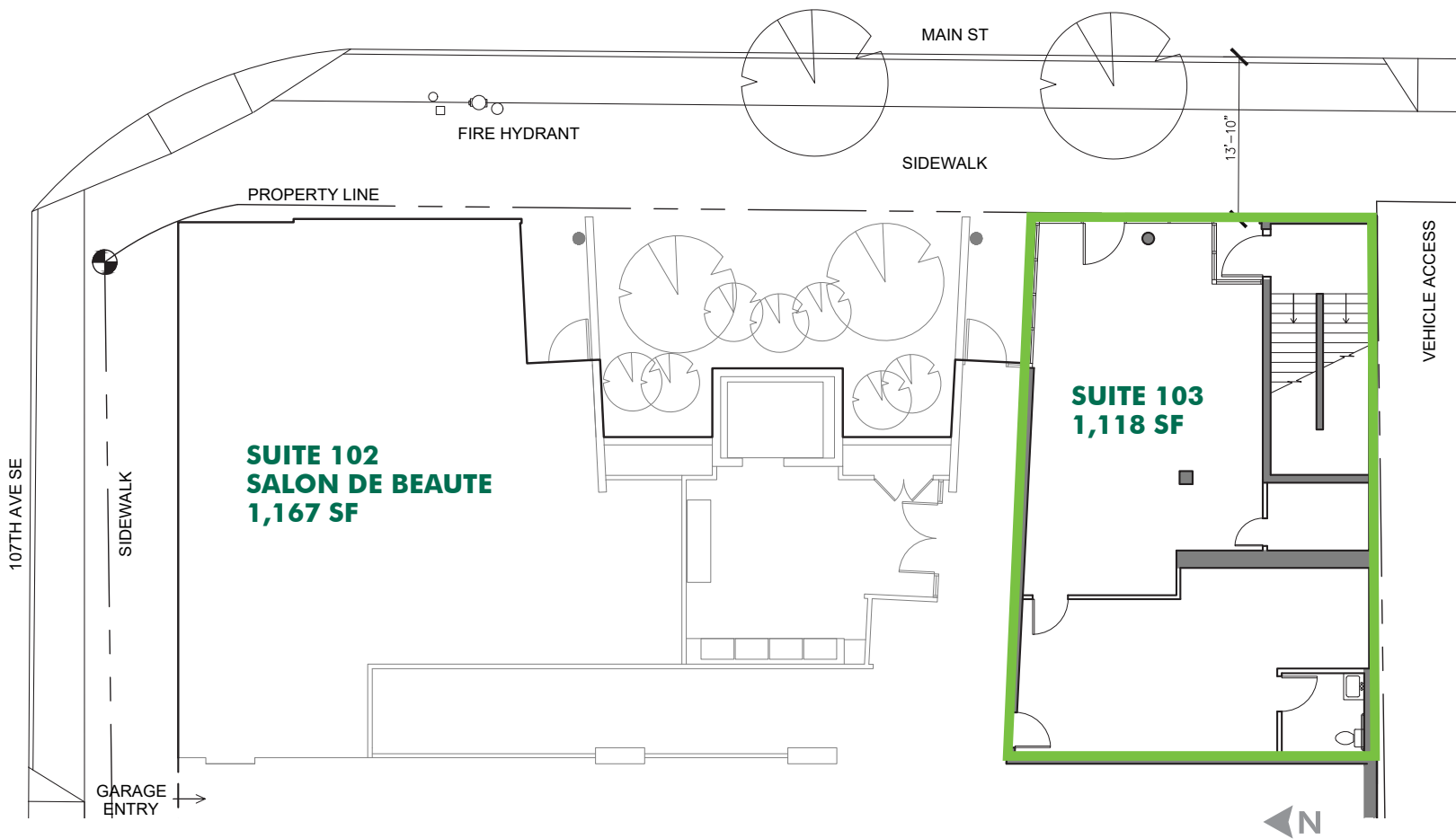


RETAIL SPACE FOR LEASE

SYLVA ON MAIN

10701 MAIN STREET | BELLEVUE, WA 98004





SUITE 103

A RARE OPPORTUNITY IN A GREAT LOCATION

Located in the heart of rapidly growing downtown Bellevue under 74 luxury living units. The area is known for having affluent residents and a skilled workforce. Numerous outdoor spaces and proximity to major highways bring residents in from all over the greater Seattle market seeking a place to shop, dine and be entertained.

- 1,118 SF
- 1-3 year special
- \$26.00PSF + NNN (\$8.00 PSF)
- Ideal location in the heart of downtown Bellevue
- High barrier to entry trade area surrounded by an affluent population
- Easily accessible via I-405, I-90, and SR-520
- Free available retail parking
- 5 minute walk to the new Link Rail transit station opening 2023



DEMOGRAPHICS*	1/2 MILE	1 MILE	3 MILES
2019 POPULATION - CURRENT YEAR ESTIMATE	11,031	23,078	93,018
2019 AVERAGE HOUSEHOLD INCOME	\$150,997	\$155,052	\$173,756
2019 AVERAGE VALUE OF HOMEOWNER OCC. HOUSING UNITS	\$983,530	\$1,023,445	\$1,092,177
2019 DAYTIME POPULATION	40,119	77,811	105,751

*Source: Ersi



BELLEVUE

Sylva on Main is in the heart of downtown Bellevue and surrounded by unmatched demographics, parks, pristine natural beauty, world class shopping, arts, and entertainment. Bellevue is home to many major employers such as Microsoft, Salesforce, Facebook, and to REI and the new Amazon world corporate headquarters.

DOWNTOWN BELLEVUE PARK



MEYDENBAUER BEACH PARK





BELLEVUE, WA #1

City in the nation for entrepreneurs (Forbes Magazine, 2008)



#4

Best city in the 100 Best Places to Live in America (CNN 2010)



#9

Safest cities in the country (crimes per 100,000)



LUXURY STORES
FINE DINING
ENTERTAINMENT
FASHION BOUTIQUES



SYLVA ON MAIN

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