

# ZEPHYR








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## ON THE PARK

8020 161st Avenue NE  
Redmond, WA 98052



# PROPERTY HIGHLIGHTS

-  +/-946 SF +/-1,397 RSF
-  Call for rates
-  NNN: + \$10.00 PSF
-  Ideal location for medical, services, fitness, banking or food uses not requiring a Type 1 Hood
-  Retail spaces serve 193 luxury apartments with onsite parking
-  Easy access to Highway 520 & 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.

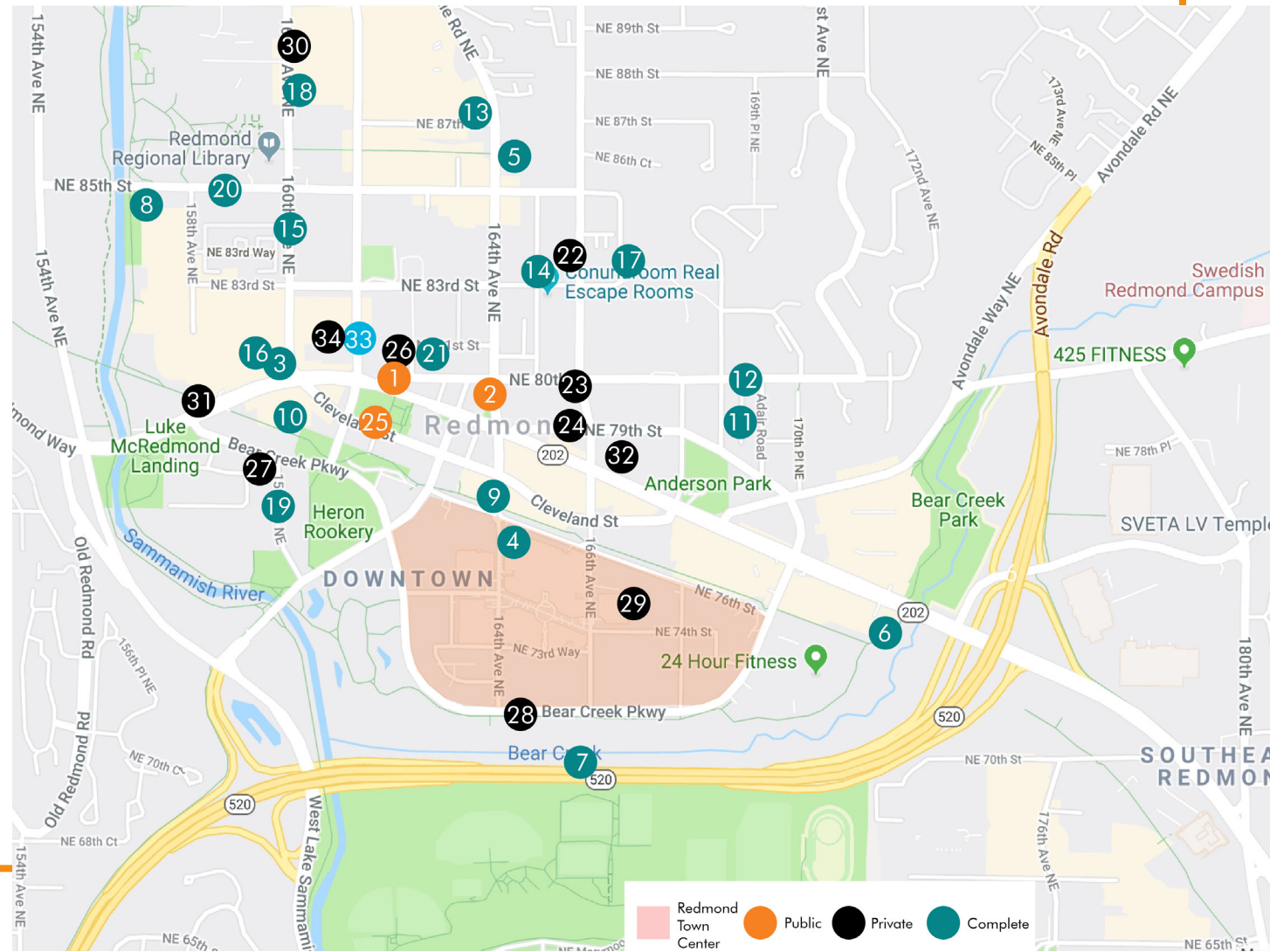


Redmond is a thriving, active, and well-educated city. New buildings blend with refurbished buildings, retaining the area's historic character and pleasant place to stroll during the day and evening. As the home for Microsoft, Nintendo of America, and

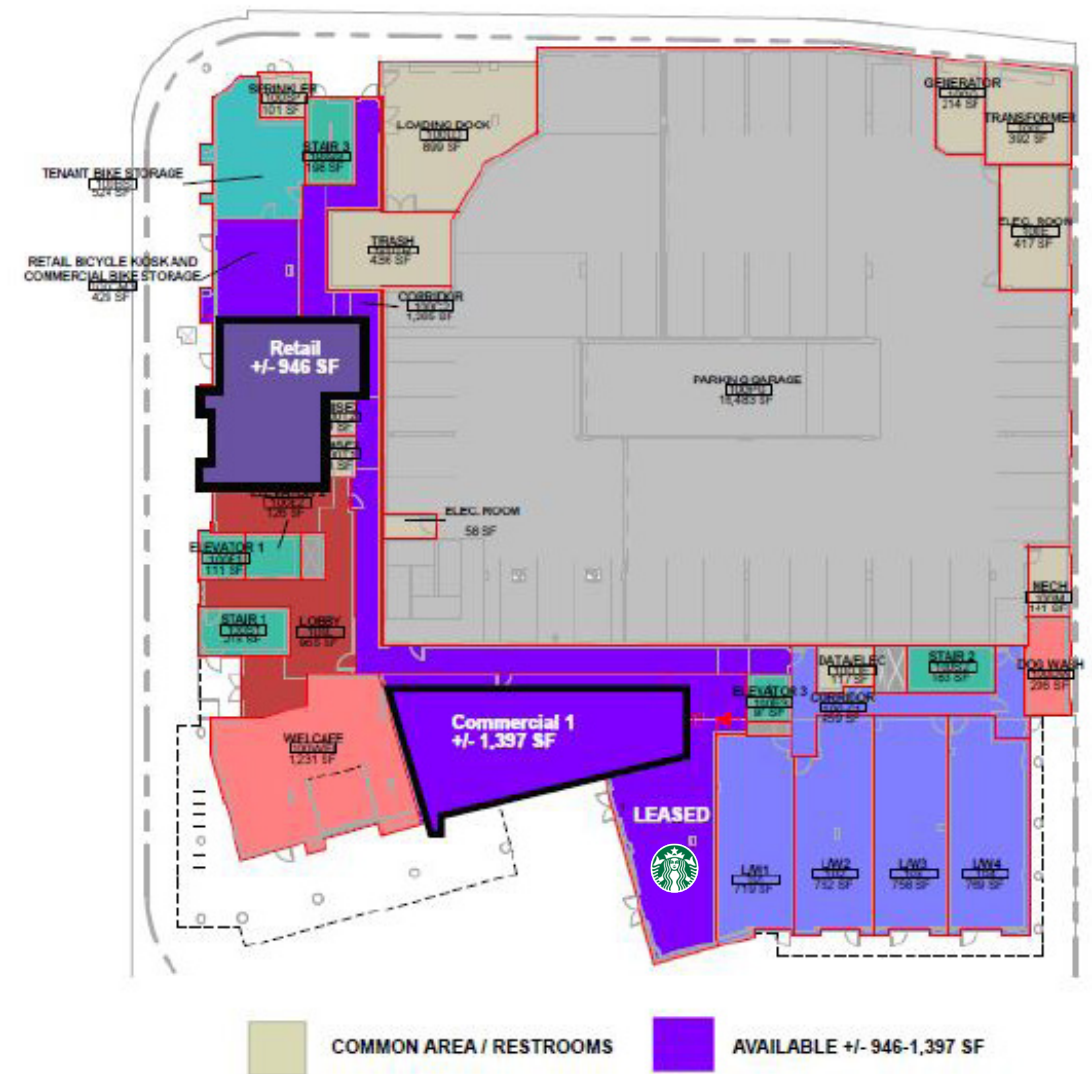
Concur Technologies headquarters, it is often considered Washington's equivalent of Silicon Valley. Redmond is also home to the state's only velodrome and boasts a thriving cycling culture.

# 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



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| 1. DOWNTOWN PARK                                   | 18. PROVIDENCE SENIOR HOUSING (74 SENIOR UNITS) |
| 2. TWO-WAY STREET CONVERSION                       | 19. THE CARTER (180 APARTMENT UNITS)            |
| 3. CLEVELAND ST STREETScape                        | 20. PUBLIC SAFETY BUILDING RENOVATION           |
| 4. 164TH AVE NE EXTENSION                          | 21. 162TEN (96 SINGLE RESIDENT UNITS)           |
| 5. 164TH AVE NE RECHANNELIZATION                   | 22. THE VILLAGE (96 RESIDENTIAL UNITS)          |
| 6. REDMOND CENTRAL CONNECTOR                       | 23. STATION HOUSE LOFTS (197 APARTMENT UNITS)   |
| 7. BEAR CREEK REHABILITATION                       | 24. REMOND TRIANGLE (195 APARTMENT UNITS)       |
| 8. ALLEZ APARTMENTS (147 APARTMENT UNITS)          | 25. LIGHT RAIL EXTENSION                        |
| 9. ELLAN APARTMENTS (134 APARTMENT UNITS)          | 26. RAVELLO APARTMENTS (102 APARTMENT UNITS)    |
| 10. OLD TOWN LOFTS (149 APARTMENT UNITS)           | 27. HERON FLATS AND LOFTS (95 APARTMENT UNITS)  |
| 11. PENNY LANE TOWNHOMES (4 TOWNHOME UNITS)        | 28. ARCHER HOTEL (160 HOTEL ROOMS)              |
| 12. REMOND SQUARE APARTMENTS (154 APARTMENT UNITS) | 29. TALISMAN APARTMENTS (286 APARTMENT UNITS)   |
| 13. VISION 5 (96 MINI-SUITE UNITS)                 | 30. MODERA (300 APARTMENT UNITS)                |
| 14. THE LUKE (208 APARTMENT UNITS)                 | 31. BEAR CREEK MIXED USE (360 APARTMENT UNITS)  |
| 15. MILE HOUSE (177 APARTMENT UNITS)               | 32. ANDERSON PARK HOTEL (150 ROOM HOTEL)        |
| 16. REDMOND WAY STORM WATER TREATMENT FACILITY     | 33. ALEXAN CENTRAL PARK (190 APARTMENT UNITS)   |
| 17. CORE 83 (120 APARTMENT UNITS)                  | 34. MODERA RIVER TRAIL (250 APARTMENT UNITS)    |



# SITE PLAN

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## CONTACT US

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