

# Mixed-Use Retail

LOCATED IN THE SPRING DISTRICT



AVAILABLE FOR LEASE

RETAIL & RESTAURANT SPACE

12258 & 12288 NE 12TH LANE • BELLEVUE, WA 98005

**CBRE**

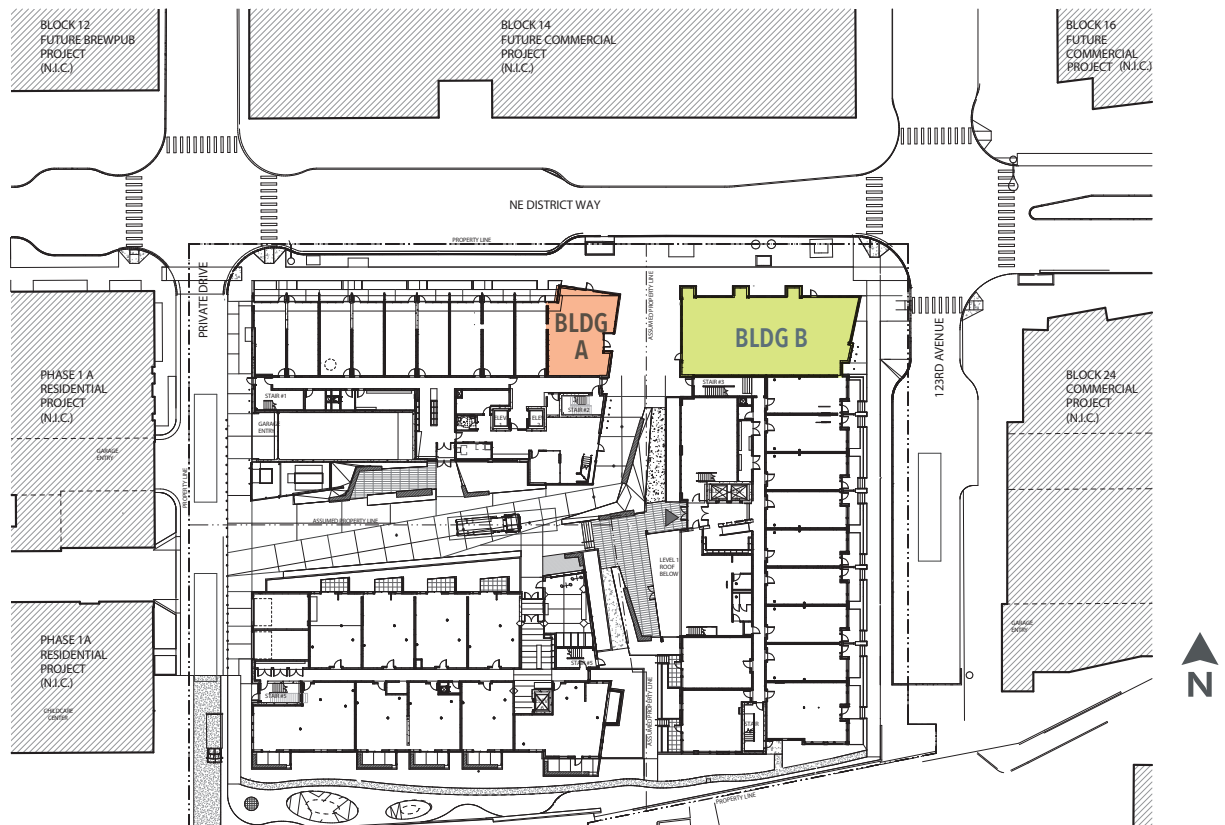
## HIGHLIGHTS

- Retail and restaurant space available for Late 2018 occupancy
- The Spring District is a 36-acre transit-oriented, mixed-use urban neighborhood under construction at the intersection of SR-520 and I-405
- Home of REI's headquarters and the Global Innovation Exchange, a joint technology innovation institute between the University of Washington and Tsinghua University
- Over 470,000 SF of office space and 822 residential units in The Spring District by 2019
- Easy access via mass transit, bicycle or car, and future access via Sound Transit's East Link light rail
- Be a part of this vibrant and growing community

## 2017 DEMOGRAPHICS

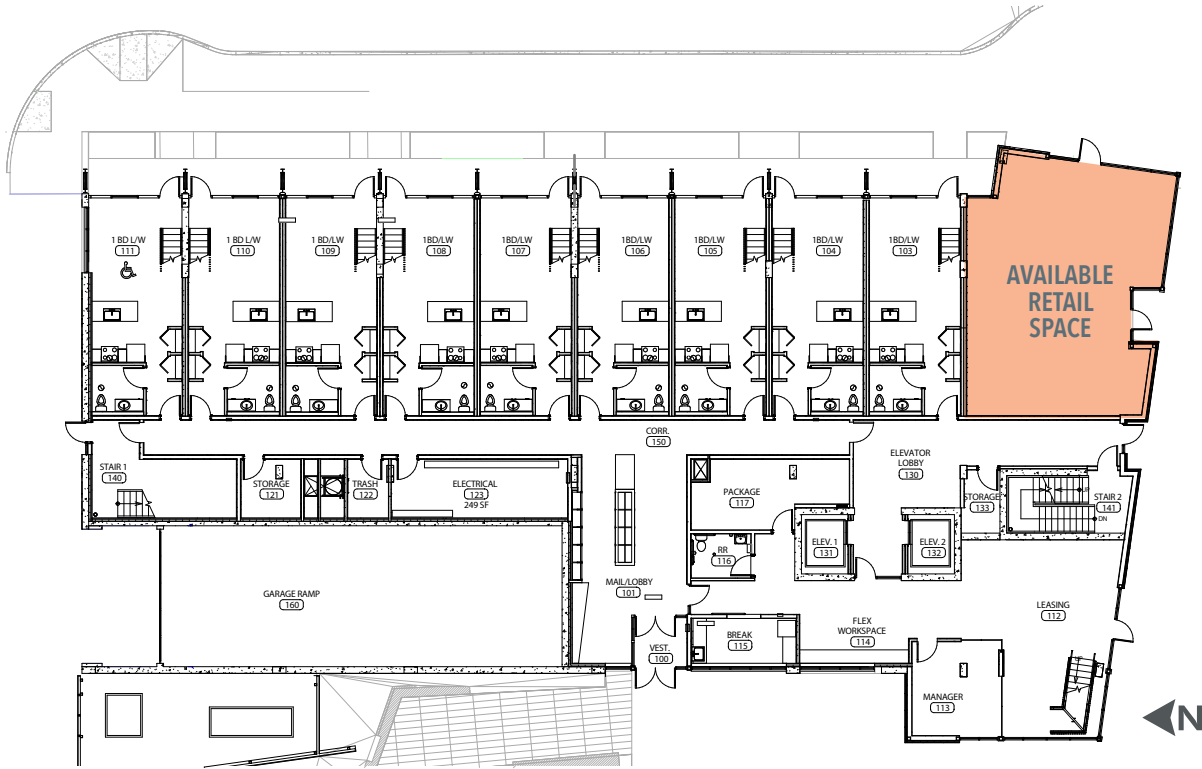
	1-Mile Radius	2-Miles Radius	3-Miles Radius	15-Minutes
Employees	12,037	105,413	224,754	273,232
Daytime Population	56,474	233,306	357,161	422,530
Employees	46,604	163,102	223,326	265,725
Average Household Income	\$111,636	\$133,815	\$143,726	\$136,549

## SITE PLAN



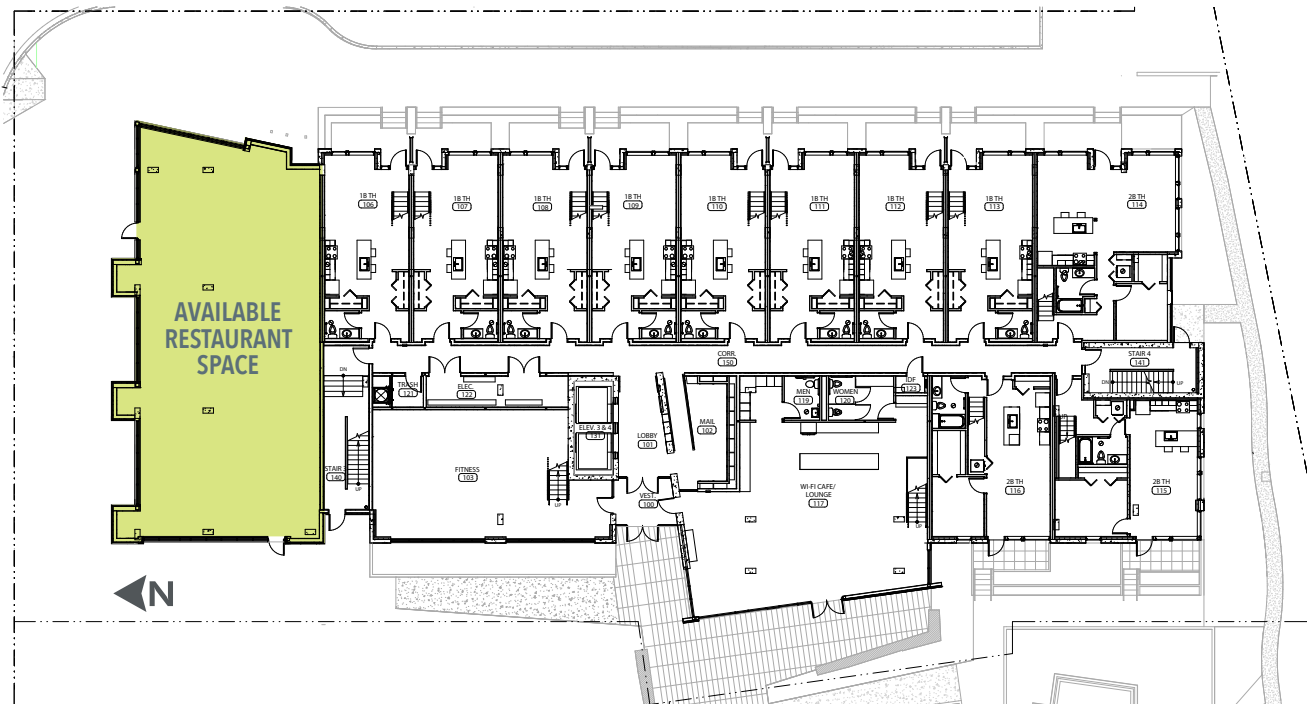
**BUILDING A** | 12258 NE 12th LANE

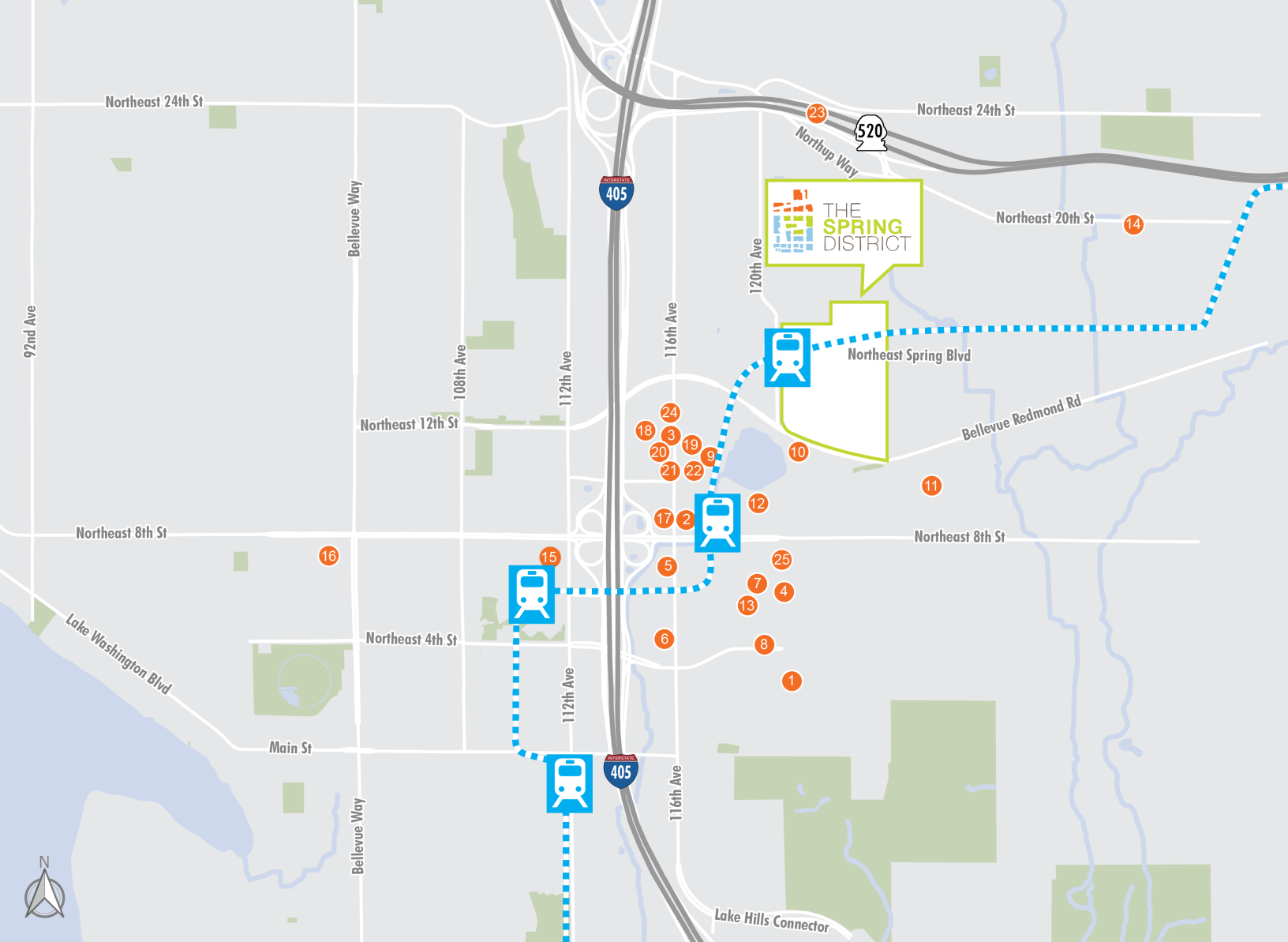
±1,099 SF OF RETAIL SPACE



**BUILDING B** | 12288 NE 12th LANE

±2,814 SF OF RESTAURANT SPACE





## LOCAL AMENITIES LEGEND

- |                                    |                        |                             |                       |
|------------------------------------|------------------------|-----------------------------|-----------------------|
| 1 Home Depot                       | 8 Best Buy             | 15 The Shops at The Bravern | 22 Ethan Allen        |
| 2 Whole Foods                      | 9 Albert Lee Appliance | 16 The Bellevue Collection  | 23 Road Runner Sports |
| 3 Overlake Hospital Medical Center | 10 Crab Pot            | 17 Kaiser Permanente        | 24 Starbucks          |
| 4 Starbucks                        | 11 Banner Bank         | 18 Dania                    | 25 Bartell Drugs      |
| 5 Chick-fil-A                      | 12 I Love Sushi        | 19 All The Best Pet Care    |                       |
| 6 REI                              | 13 Total Wine & More   | 20 Kohler Signature Store   |                       |
| 7 Uwajimaya                        | 14 Car Toys            | 21 Kasala                   |                       |

FOR MORE INFORMATION PLEASE CONTACT:

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 **THE SPRING DISTRICT**

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