

FOR LEASE

FREE-STANDING RETAIL

8709

161ST AVENUE NE

Redmond, WA 98052



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CBRE

FOR LEASE FREE-STANDING RETAIL

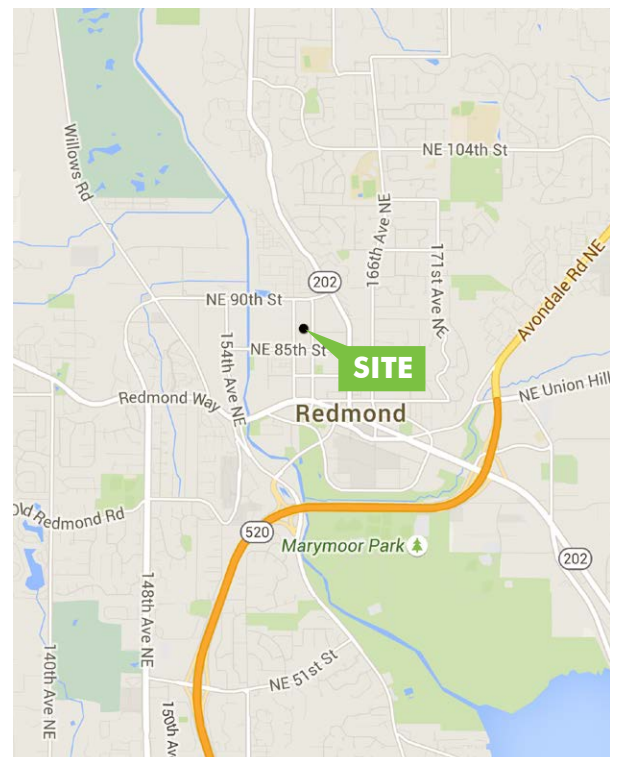


BUILDING HIGHLIGHTS

- + Free-standing junior anchor space
- + Build out includes basketball court, rock climbing wall
- + Adjacent to Bella Bottega Shopping Center
- + 96 parking stalls
- + 25' ceiling heights in half of the building

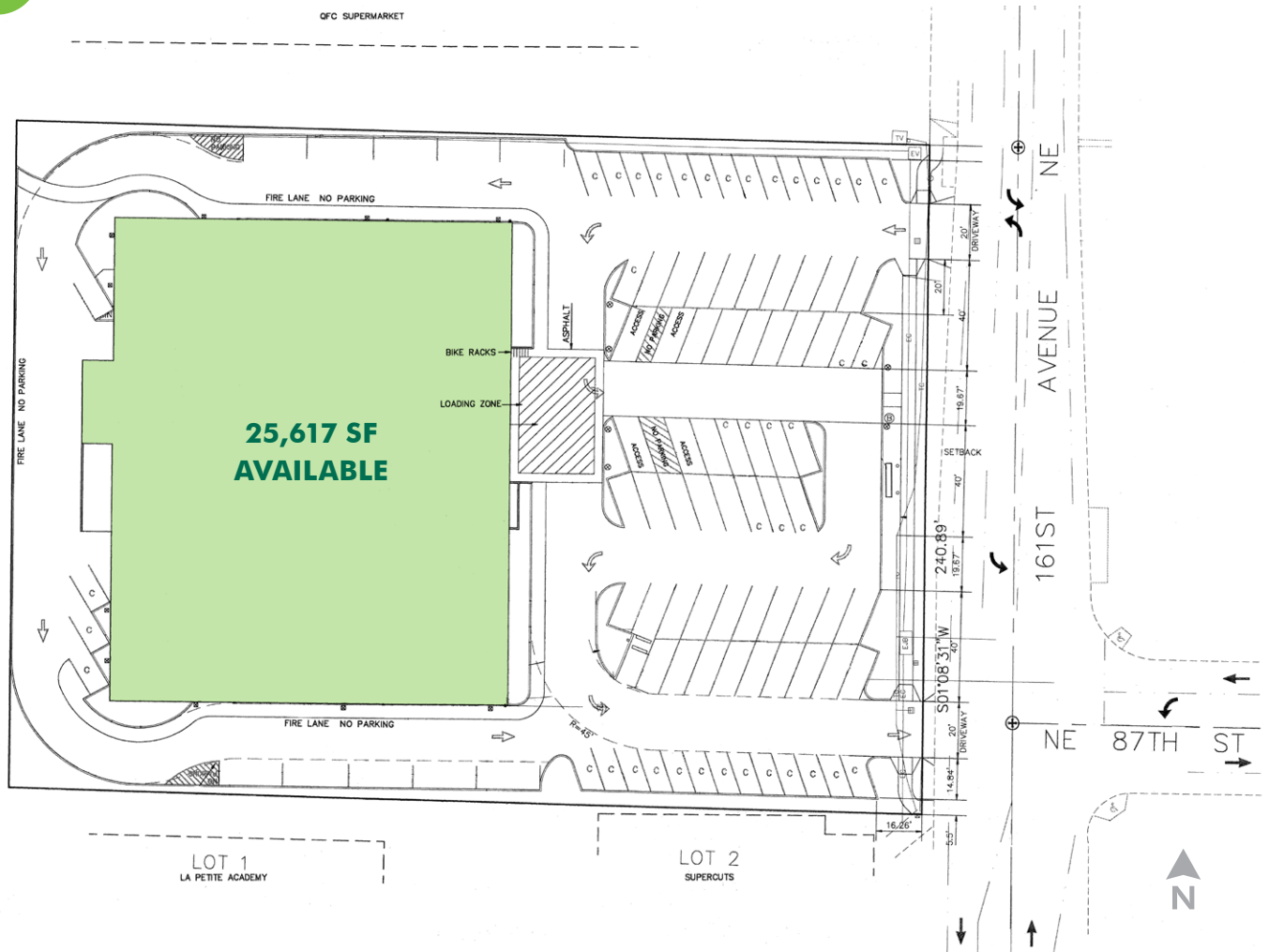
Property Profile

Land Area	1.8 acres (78,404 SF)
Building Area	25,617 SF
Zoning	Town Square, City of Redmond
Lease Rate	\$20.00 PSF





SITE PLAN

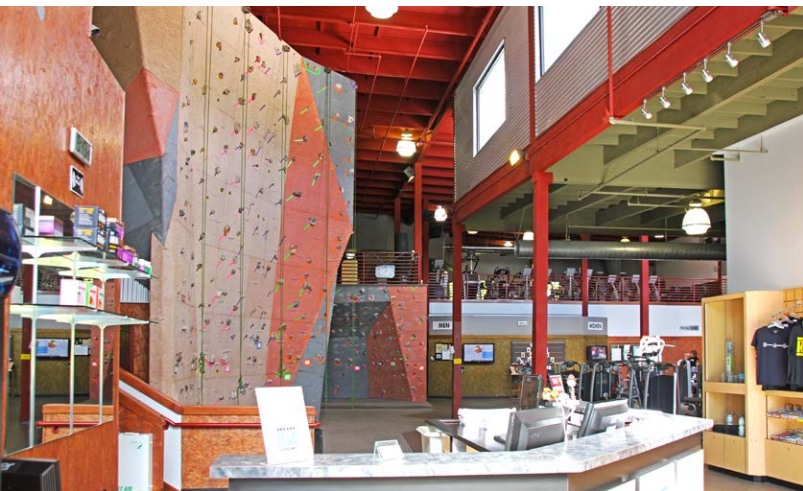


2015 DEMOGRAPHICS

Estimated demographics	1 mile	3 miles	5 miles
Population	17,584	84,445	217,520
Daytime Population	21,402	114,244	240,517
No. of Households	7,969	34,698	88,551
Average Household Income	\$110,236	\$121,203	\$122,889

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