

Downtown Redmond Retail Sublease

16450 Redmond Way,
Redmond, WA 98052



REDMOND WAY

166TH AVENUE NE



DEMOGRAPHICS - 10 Min Drive



128,455
POPULATION



52,690
HOUSEHOLDS



\$154,705
AHHI



91,431
EMPLOYEES

On Site



17
SHARED RETAIL
PARKING STALLS



125
RESIDENTIAL UNITS
ON SITE

Walking Distance



6,700
NEW RESIDENTIAL UNITS
recently delivered / under construction

NEIGHBORHOOD VIBE

Downtown Redmond is a dense, walkable urban neighborhood with a vibrant mix of local and national retailers as well as some of the regions most popular food and beverage destinations. Anchored by the Downtown Redmond Park and Redmond Town Center, the area has recently experienced rapid growth and is well positioned for future development with the addition of two Link light rail stations set to open in 2025.

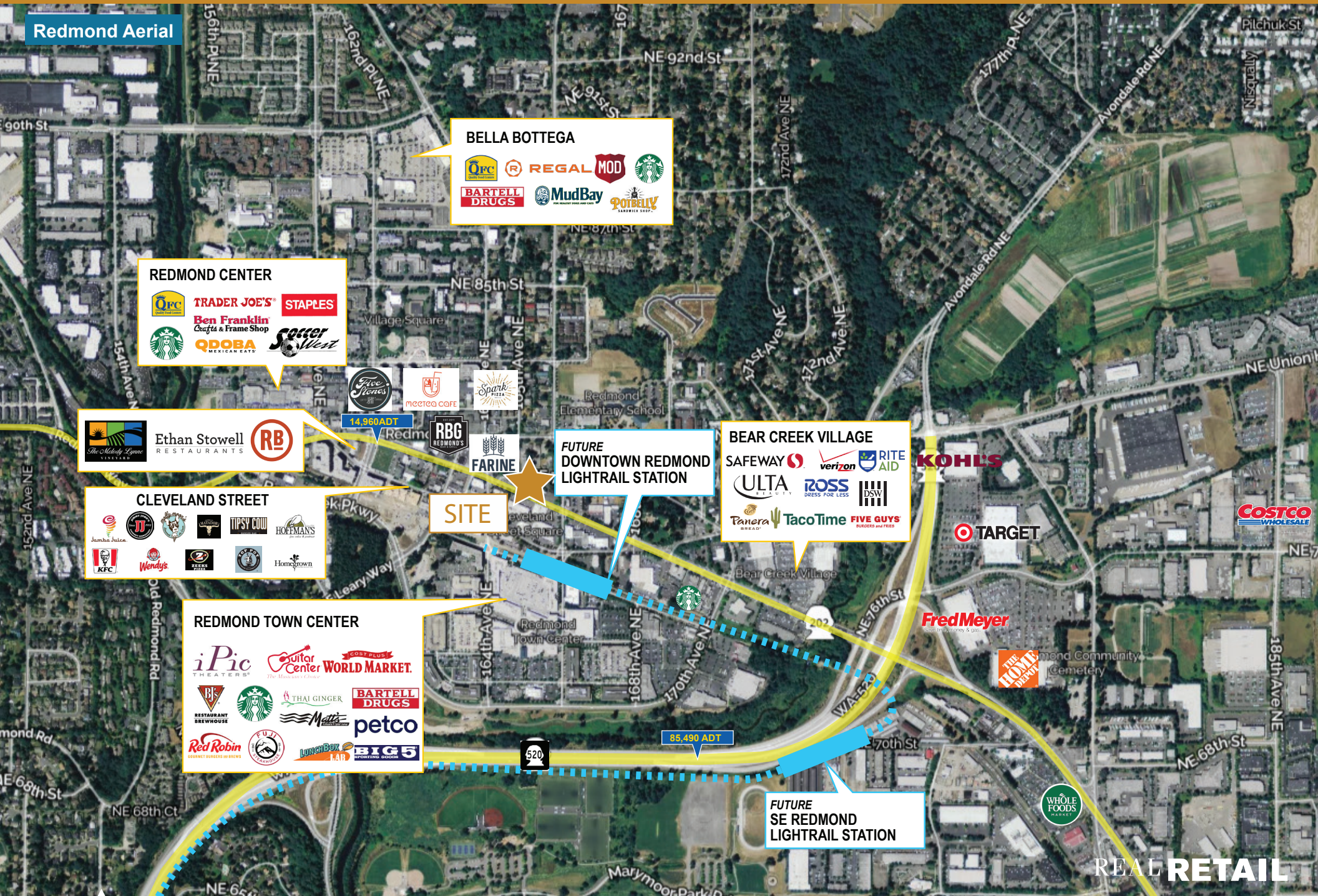


WALK SCORE
96



BIKE SCORE
91

Redmond Aerial



BELLA BOTTEGA

QFC REGAL MOD Starbucks
 BARTELL DRUGS MudBay POTBELLY

REDMOND CENTER

QFC TRADER JOE'S STAPLES
 Ben Franklin Crafts & Frame Shop Sutter West
 STARBUCKS QDOBA MEXICAN EATS

Ethan Stowell RESTAURANTS

RB

CLEVELAND STREET

Jamba Juice TJ Maxx TIPSYS COW HOFFMANN'S
 KFC Wendy's 7-Eleven Homegrown

REDMOND TOWN CENTER

iPic THEATERS Guitar Center WORLD MARKET.
 RESTAURANT BREWHOUSE STARBUCKS THAI GINGER BARTELL DRUGS
 Red Robin LUNCH BOX BIG 5

SITE

14,960 ADT

FUTURE DOWNTOWN REDMOND LIGHTRAIL STATION

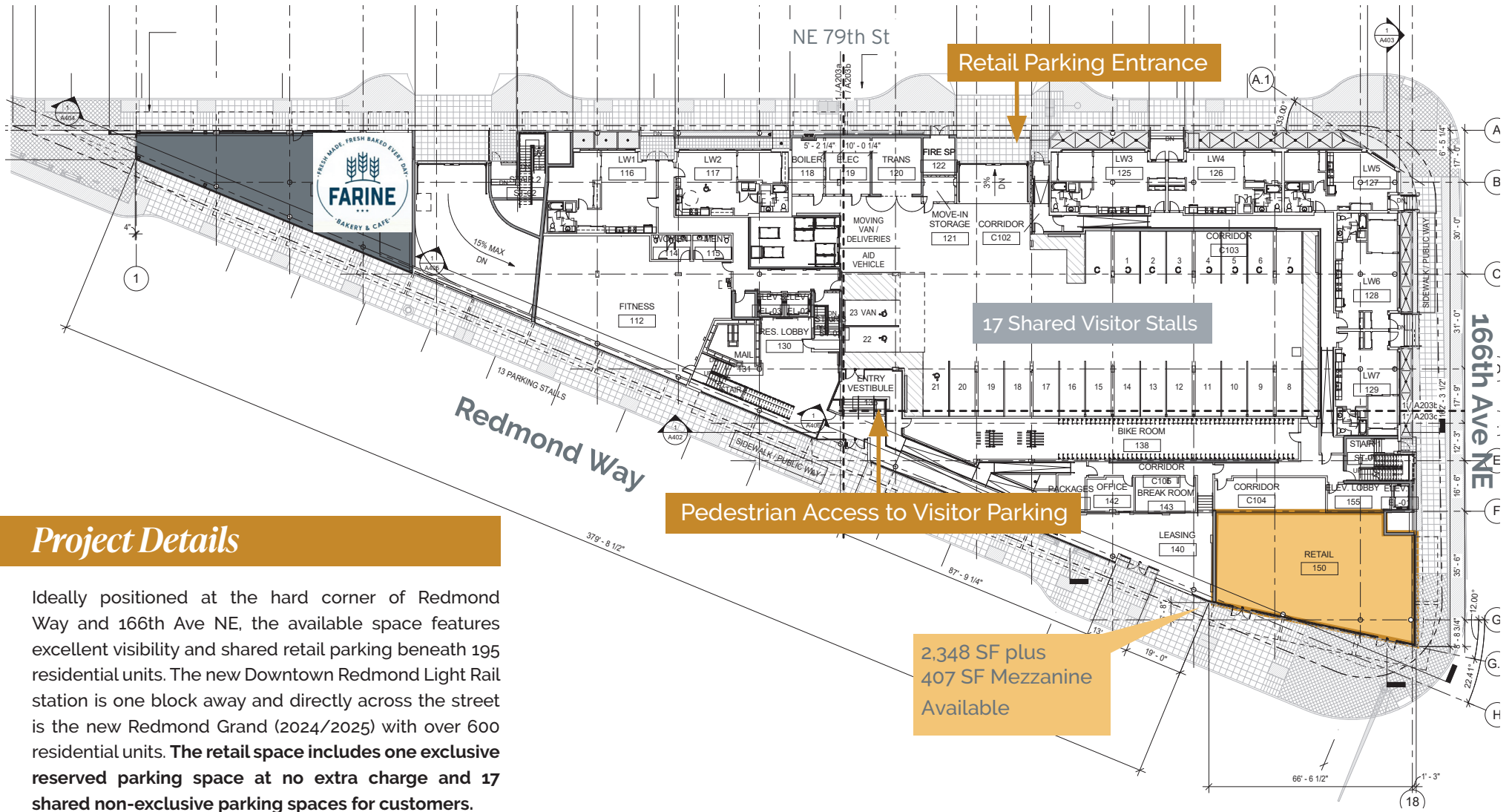
BEAR CREEK VILLAGE

SAFeway verizon RITE AID
 ULTA AT CITY ROSS DRESS FOR LESS DSW
 Panera Bread TacoTime FIVE GUYS

KOHL'S
TARGET
Fred Meyer
COSTCO WHOLESALE
WHOLE FOODS

FUTURE SE REDMOND LIGHTRAIL STATION

85,490 ADT



Project Details

Ideally positioned at the hard corner of Redmond Way and 166th Ave NE, the available space features excellent visibility and shared retail parking beneath 195 residential units. The new Downtown Redmond Light Rail station is one block away and directly across the street is the new Redmond Grand (2024/2025) with over 600 residential units. **The retail space includes one exclusive reserved parking space at no extra charge and 17 shared non-exclusive parking spaces for customers.**

Retail | Suite 150 **2,348 SF Plus**
407 SF Mezzanine

Rent **Please Call**

NNNs **\$.97**

Availability **Immediately**

REAL RETAIL

Maria Royer
206-619-0131 cell
mroyer@real-retail.net

Eric Zuehlsdorff
808-221-1134 cell
eric@real-retail.net

This information supplied herein has been secured from sources believed to be reliable; however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.