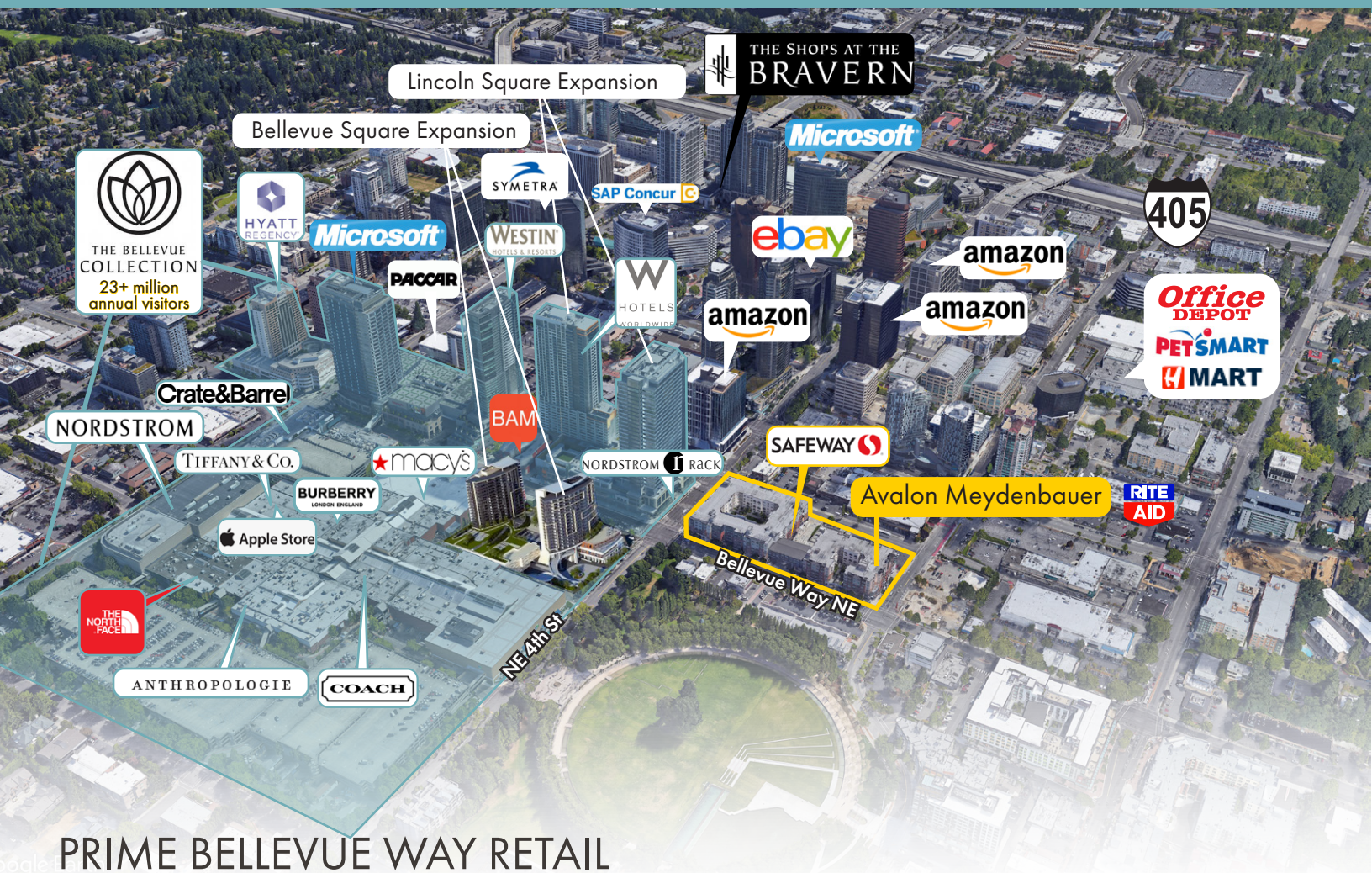


# Avalon Meydenbauer

RETAIL FOR LEASE

10495 NE Fourth Street, Bellevue WA 98004



## PRIME BELLEVUE WAY RETAIL

Avalon Meydenbauer is a Safeway anchored mixed use development with 360 luxury residential units. Located in one of the strongest retail destinations in Washington State, Avalon Meydenbauer features a coveted NE Fourth Street and Bellevue Way location, just feet from Bellevue Square and across the intersection from the \$1.2 Billion Lincoln Square South expansion with 710,000 SF of office, 180,000 SF of retail, and 218 residences above a 245-room W hotel. The Bellevue Square expansion is proposed to break ground in 2019, with plans to include 175,000 SF of high-end retail, 140 hotel rooms, and 250 new luxury residences. Avalon Meydenbauer has highly visible signage, dedicated off-street parking, and benefits from a very affluent customer base with average annual household incomes within a 3 mile radius in excess of \$165,000. This is an excellent opportunity to be located in the heart of the Bellevue CBD, surrounded by national retailers, renowned restaurants and world class hotels. Join Safeway, BECU, Pokeworks, SONUS, Bishops Barbershop and more!



Tiffini Connell

(206) 283-5212

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

## WCCR

West Coast Commercial Realty

Retail  
Office  
Investment

DISCLAIMER: The above information 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. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

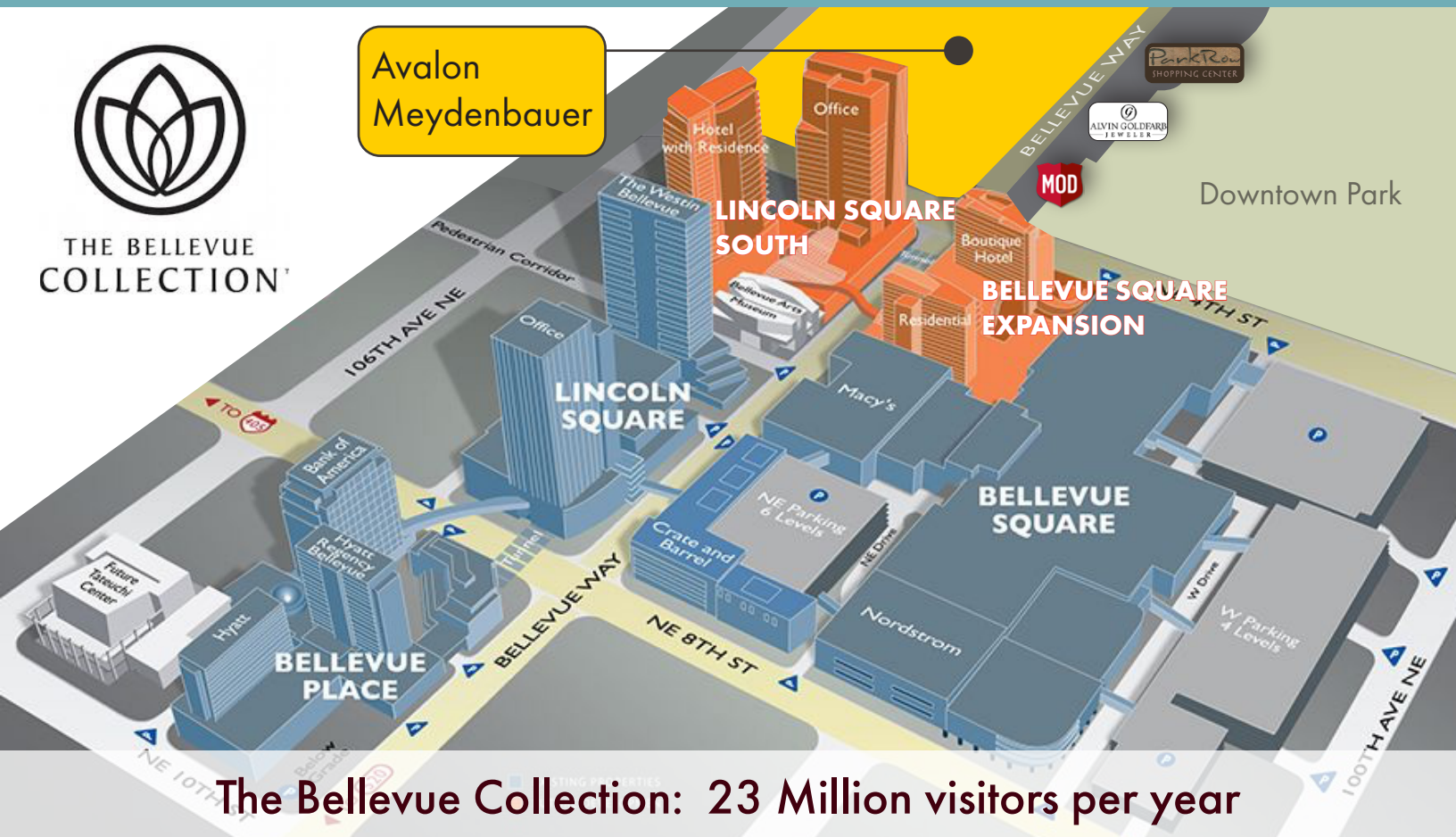
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Avalon  
Meydenbauer



The Bellevue Collection: 23 Million visitors per year

Located directly across from The Bellevue Collection, which just completed a \$1.2 Billion expansion

**LINCOLN SQUARE SOUTH: Recently Completed.** 218 Luxury residences above the 245 room W Hotel, 710,000 SF of Class A office, and 180,000 SF of retail anchored by Nordstrom Rack. Notable office tenants include WeWork, Pokemon, Bank of America, Unity, Samsung, Valve, & Epic Games.

**BELLEVUE SQUARE EXPANSION: Under Construction.** 175,000 SF luxury retail, 140 room boutique hotel, 250 high-rise residences.

**BELLEVUE SQUARE:** One of the best performing retail destinations in the country with over 23 million visitors each year. Over 180 high end stores, anchored by a top performing Nordstrom.

**LINCOLN SQUARE:** Two towers with over 310K sf of retail, dining and entertainment; a 148-room luxury residential tower and 337-room Westin hotel. Notable office tenants include Microsoft, Eddie Bauer (corporate offices).

**BELLEVUE PLACE:** Features a 733-room Hyatt Regency, 450,000 SF of upscale offices, and boutique retail.



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## HIGH INCOME DEMOGRAPHICS

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$145,473

3-Mile: \$165,496

5-Mile: \$162,418



### TOTAL POPULATION

1-Mile: 18,597

3-Mile: 79,996

5-Mile: 250,892



### DAYTIME EMPLOYEES

1-Mile: 39,931

3-Mile: 95,059

5-Mile: 191,810



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- 1 **The Bellevue Collection** : Luxury retail and entertainment options, premier residences, Class A office. Major retailers include Nordstrom, Macy's, Crate & Barrel, the Apple Store, the Microsoft Store, Tiffini & Co., Michael Kors, Burberry, Nordstrom Rack, Pottery Barn, Lululemon, Williams-Sonoma.
- 2 **The Shops at the Bravern** : High-end luxury shopping. Major retailers include Neiman Marcus, Hermes, Gucci, Louis Vuitton, Jimmy Choo, Prada, Tory Burch.
- 3 **Meydenbauer Center and the Bellevue Arts Museum** : Performances and visual arts experiences year-round.
- 4 **Downtown Park** : 20 acres with a half-mile walking loop and a cascading water feature that ends in a reflecting pool.

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Office  
Investment

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LOCATED DIRECTLY ACROSS THE STREET  
FROM THE LINCOLN SQUARE EXPANSION

NE 4TH STREET



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