

# Junior Anchor Space Available\*

\*08/01/2021

26,400 SF - \$25/SF + NNN

**RARE OPPORTUNITY**

Only one space available  
in this busy grocery-anchored  
shopping center in Bellevue.



# Evergreen Village

140TH AVE NE AND NE BEL-RED ROAD BELLEVUE, WA 98005

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Available 08/01/2021  
26,400 SF - \$25/SF + NNN



- » **ANCHORS:** Safeway Grocery & Gas, Applebee's, and Puetz Golf.
- » Strong neighborhood center with great visibility and access.
- » Located within 5 minutes to Spring District and Bel/Red 130th Light Rail Station (2023).



# EVERGREEN VILLAGE

~120' W X ~220' D  
MEZZANINE, LOADING DOCK AND TRASH COMPACTOR LOCATED AT REAR OF SPACE.



NNN = \$8.54

MICROSOFT HEADQUARTERS  
1.9 MILES

VEHICLES PER DAY: BEL-RED ROAD  
23,000

DOWNTOWN BELLEVUE  
2.6 MILES

VEHICLES PER DAY: 140TH AVE NE  
18,210



## EVERGREEN VILLAGE



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*Bellevue/Redmond Trade area customer base is affluent with an average household family income of \$162,058 within a 3 mile radius. Microsoft headquarters is located less than two miles from shopping center.*

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>Population</b>	18,017	128,584	256,913
<b>Daytime Population</b>	24,164	179,998	322,535
<b>Households</b>	7,186	54,363	107,032
<b>Avg. HH Income</b>	\$154,731	\$162,058	\$172,428

## EVERGREEN VILLAGE

