FOR LEASE

10625 MAIN ST, BELLEVUE, WA

MAIN STREET FLATS PHASE II

Retail space available for lease in the heart of Bellevue, WA

- Retail 3: ±2,237 SF
- Across Main Street from 1M SF Amazon-leased building, Dynamo
- Can accommodate multiple uses
- Located below 163 residential units
- One block east of Bellevue Way
- Contact brokers for lease rates

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KIDDER.COM

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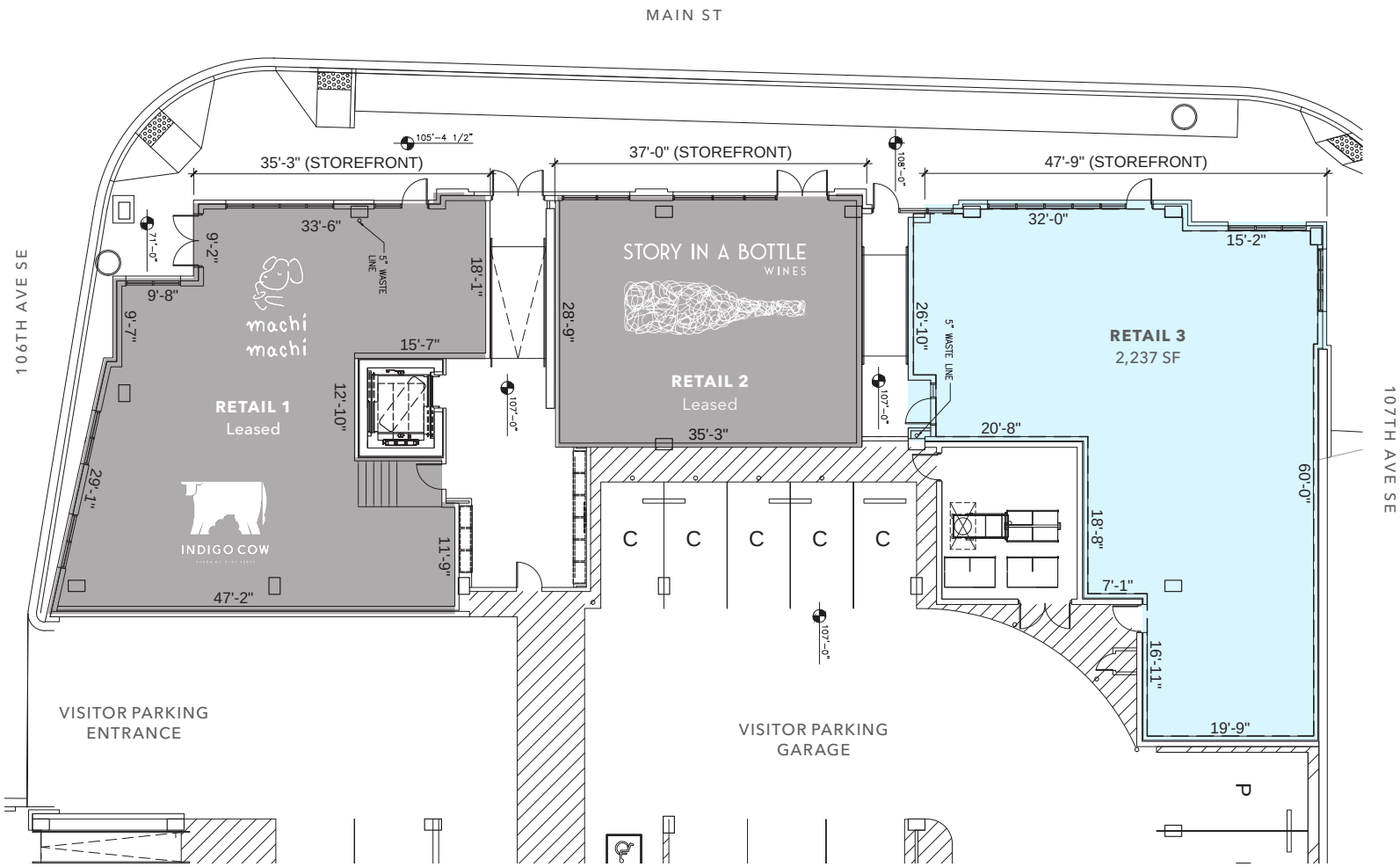
FLOOR PLAN

2,237 SF
RETAIL 3



*Floorplan not to scale. Dimensions are approximate and for marketing purposes and subject to verification by tenant.

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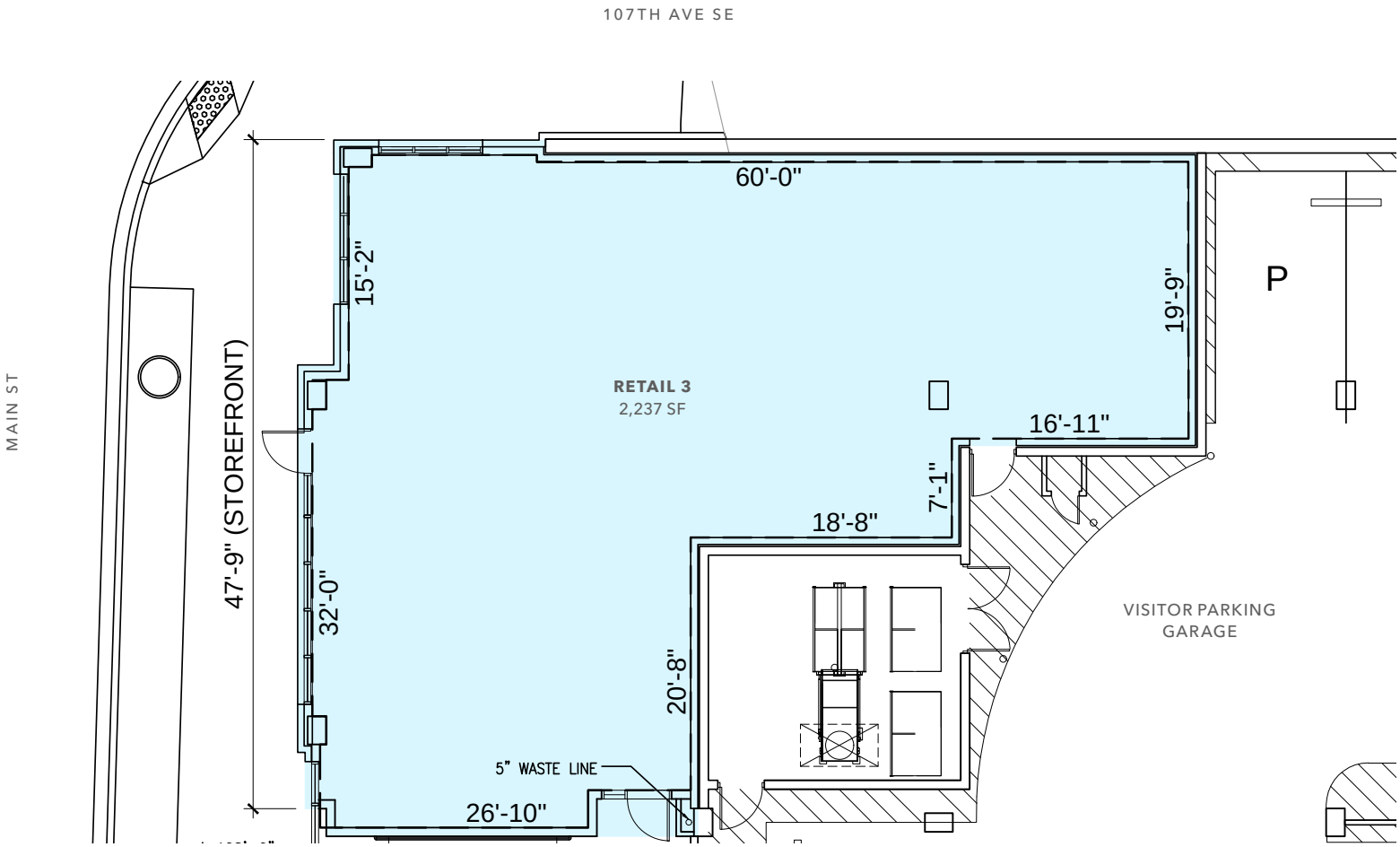
RETAIL 3 FLOOR PLAN

2,237 SF
RETAIL 3

±$11.46
NNN, PER SQUARE FOOT



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2024)	26,293	97,783	258,923
PROJECTED POPULATION (2029)	26,741	97,872	263,612
CENSUS POPULATION (2020)	21,818	93,927	258,782
PROJECTED GROWTH (2024-2029)	0.3%	–	0.4%
HISTORICAL GROWTH (2020-2024)	-	1.0%	-
MEDIAN AGE	35.9	38.0	38.8

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 CENSUS HOUSEHOLDS	11,764	40,659	106,429
2024 HOUSEHOLDS	14,504	43,444	109,926
2029 HOUSEHOLD PROJECTION	14,638	43,457	111,569
PROJ. ANNUAL GROWTH (2024-2029)	0.2%	–	0.3%
HISTORIC ANNUAL GROWTH (2020-2024)	4.9%	1.9%	1.3%
OWNER-OCCUPIED HOUSEHOLDS	26.6%	45.5%	53.9%
RENTER-OCCUPIED HOUSEHOLDS	73.4%	54.5%	46.1%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	$207,316	$217,010	$210,171
2024 MEDIAN HOUSEHOLD INCOME	$137,401	$149,227	$148,491
2024 INCOME AT $200K OR MORE	38.7%	41.1%	42.1%

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	48.9%	51.3%	53.9%
BLACK OR AFRICAN AMERICAN	3.2%	3.2%	4.4%
ASIAN OR PACIFIC ISLANDER	39.7%	36.2%	31.9%
NATIVE AMERICAN OR NATIVE ALASKAN	0.3%	0.3%	0.3%
OTHER RACES	2.0%	2.4%	2.3%
HISPANIC	6.3%	6.8%	6.9%

EDUCATION

	1 Mile	3 Miles	5 Miles
ASSOCIATES DEGREE ONLY	4.7%	5.7%	5.4%
BACHELORS DEGREE ONLY	35.5%	35.5%	36.7%
GRADUATE DEGREE	39.6%	37.4%	36.1%
BACHELOR'S DEGREE OR HIGHER	75.1%	73.0%	72.9%

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	4,527	12,105	21,344
TOTAL EMPLOYEES	54,374	110,628	173,568
EMPLOYEES PER BUSINESS	12.0	9.1	8.1
RESIDENTS PER BUSINESS	5.8	8.1	12.1

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