

EASTLINE

DOWNTOWN REDMOND

Join Salt & Straw, Momiji, Mendocino Farms, Dave's Hot Chicken, Due' Cucina, Chewy Vet Care and Biang Biang Noodles at Redmond's most exciting new project!

16595 REDMOND WAY, REDMOND, WA

 **Kidder
Mathews**



High-profile, transit-oriented, mixed-use development now open in the heart of downtown Redmond



Highly visible
downtown location



Across from new
light rail station



Adjacent spaces can
be combined



Double-height
retail ceilings

29,000 SF
PRIME RETAIL

613
RESIDENTIAL UNITS
INCLUDED

79
DEDICATED VISITOR
PARKING STALLS

Development Highlights

TRANSIT FRIENDLY

Located directly across from the Downtown Redmond Light Rail Station and one block from Redmond Town Center

HOUSING GROWTH

Downtown Redmond is targeted to accommodate one third of the city's housing growth through 2030

HIGH-DENSITY LOCATION

±6,700 existing and ±2,750 planned multifamily units within walking distance

STRONG DAYTIME POPULATION & HIGH INCOME DEMOGRAPHICS

6,000 employees within one mile and an additional 1,400+ Amazon employees planned within a half mile

ESTIMATED DELIVERY

East Building and West Building available now!

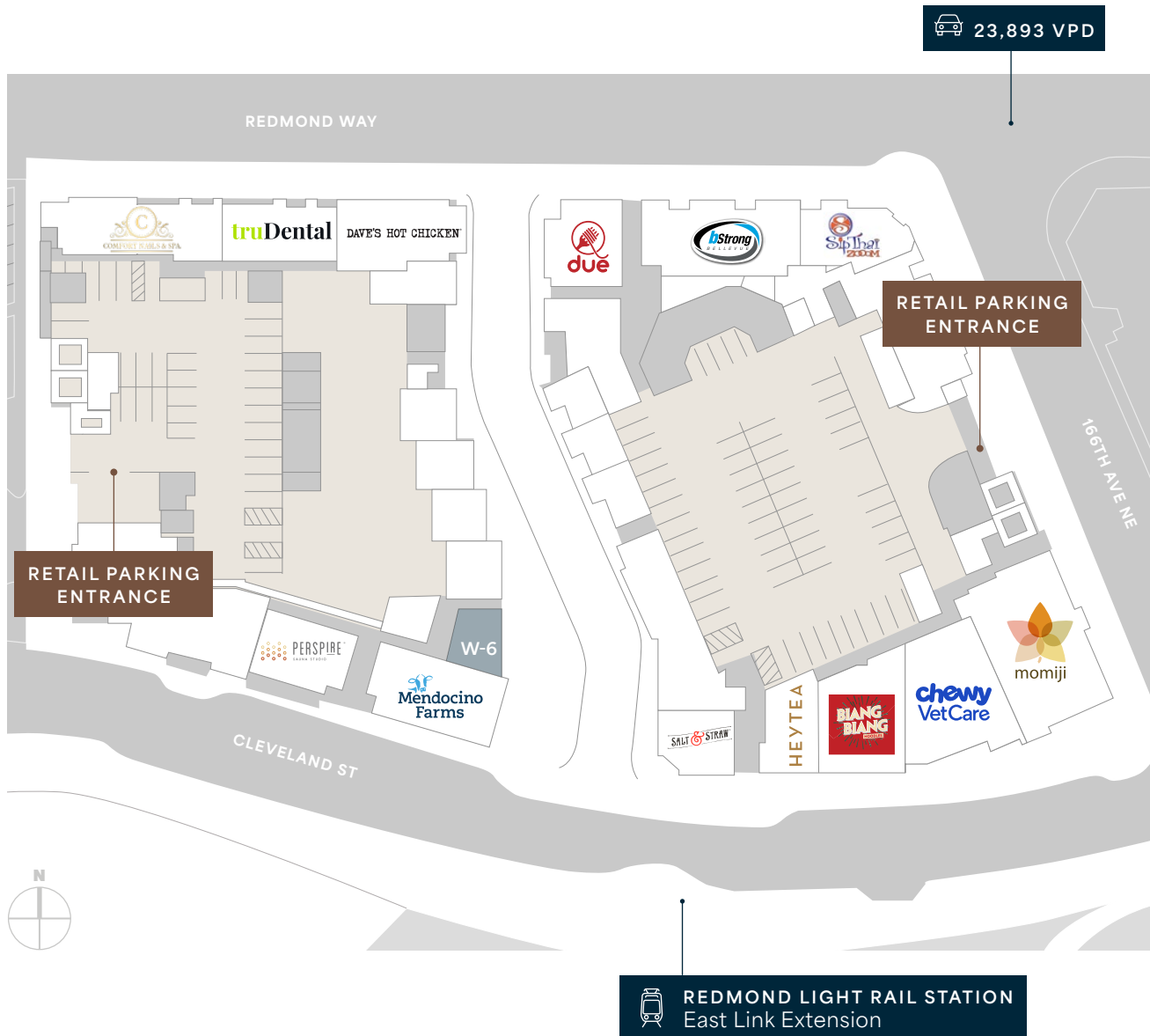
LEASE RATE

Call for rates

One Space Left!
772 SF retail available
directly below 613
residential units



1 Space Left!



772 SF

RETAIL SPACE AVAILABLE

SUITE	TENANT	SF
W-1	Comfort Nails	1,193
W-2	Comfort Nails	1,515
W-3	TruDental	1,568
W-5	Dave's Hot Chicken	2,438
W-6	Available	772
W-7	Mendocino Farms	2,632
W-8/9	Perspire Sauna Studios	2,006
E-1	Due' Cucina	1,705
E-2	bStrong	2,850
E-5	Sip Thai	1,508
E-6	Momiji	4,733
E-7	Chewy Vet Care	3,417
E-8	Biang Biang Noodles	2,768
E-9	HeyTea	1,417
E-10	Salt & Straw	1,224

Located directly across from the Downtown Redmond Light Rail Station and one block from Redmond Town Center

EAST LINK EXTENSION

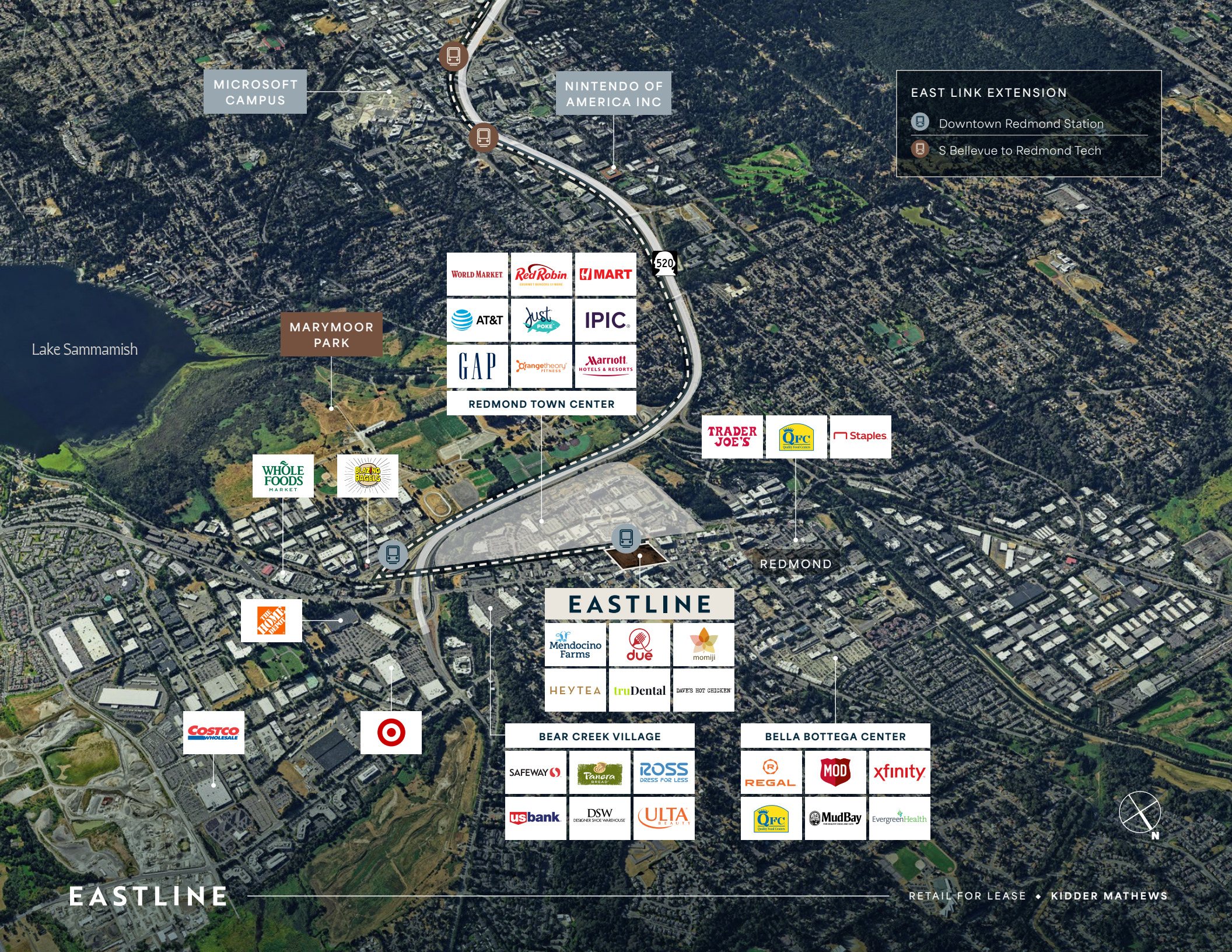
-  Downtown Redmond Station
-  S Bellevue to Redmond Tech
-  Judkins Park to Mercer Island (2026)

EASTLINE



EASTLINE

RETAIL FOR LEASE ♦ KIDDER MATHEWS



MICROSOFT
CAMPUS

NINTENDO OF
AMERICA INC

EAST LINK EXTENSION

 Downtown Redmond Station

 S Bellevue to Redmond Tech

Lake Sammamish

MARYMOOR
PARK

WORLD MARKET	Red Robin Gourmet Burgers & More	MART
AT&T	Just POKÉ	IPIC®
GAP	Orangetheory® FITNESS	Marriott. HOTELS & RESORTS
REDMOND TOWN CENTER		

520

WHOLE
FOODS
MARKET

Blue Bird
Bagels

TRADER JOE'S	QFC Quality Food & Center	Staples
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REDMOND

THE HOME
DEPOT

EASTLINE

Mendocino Farms	due	momiji
HEYTEA	truDental	DAVE'S HOT CHICKEN

COSTCO
WHOLESALE

Target

BEAR CREEK VILLAGE

SAFeway	Panera BREAD & CO.	ROSS DRESS FOR LESS
usbank	DSW DESIGNER SHOE WAREHOUSE	ULTA BEAUTY

BELLA BOTTEGA CENTER

REGAL	MOD	xfinity
QFC	MudBay FOR EASY OIL CHANGING	EvergreenHealth

EASTLINE

Nearby Attractions



RESTAURANTS & BARS

- 01 Mendocino Farms
- 02 Hey Tea
- 03 Momiji
- 04 Dave's Hot Chicken
- 05 Tian Tian Noodles
- 06 Topsy Cow Redmond
- 07 Dough Zone
- 08 Woodblock
- 09 Brown's Stockyard Exchange
- 10 BJ's Restaurant & Brewhouse
- 11 Zio Sal Ristorante
- 12 Thai Ginger
- 13 Flatstick Pub - Redmond
- 14 Just Poke
- 15 Caadxi Mezcaleria
- 16 Agave Cocina & Cantina
- 17 Farine Bakery & Cafe
- 18 Prime Steakhouse Redmond
- 19 Racha Noodles & Thai Cuisine

MAJOR EMPLOYERS

- 01 Amazon
- 02 Microsoft
- 03 AT&T

PARKS & RECREATION

- 01 Marymoor Park
- 02 Anderson Park
- 03 Dudley Carter Park
- 04 Redmond Central Park
- 05 Downtown Park

SHOPPING & LIFESTYLE

- 01 Redmond Town Center
- 02 Orange Theory
- 03 Town Center Plaza
- 04 Redmond Center
- 05 Safeway
- 06 Hilton Garden Inn
- 07 Regal Bella Bottega
- 08 QFC
- 09 Trader Joe's
- 10 Ulta Beauty
- 11 H Mart Redmond
- 12 IPIC Theaters
- 13 Archer Hotel
- 14 KeyBank



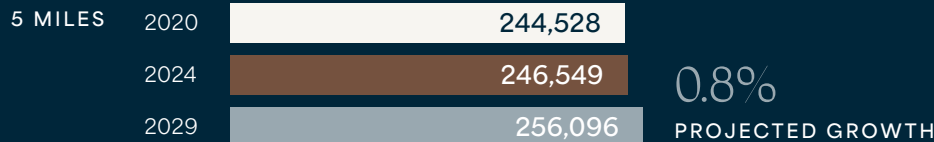
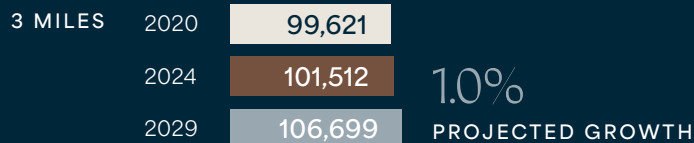
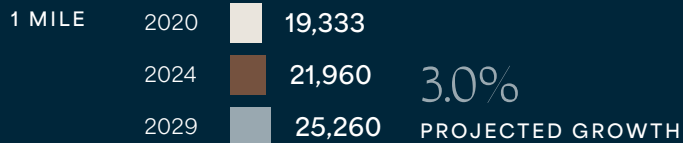
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RETAIL FOR LEASE • KIDDER MATHEWS

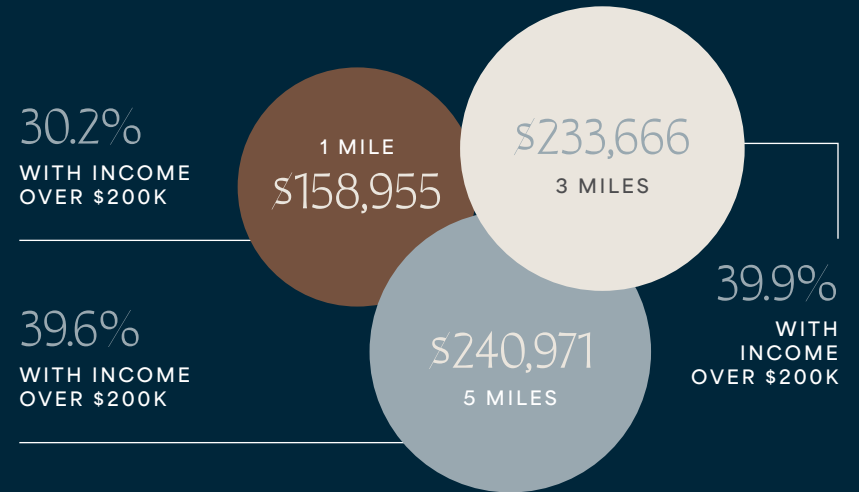
Strong daytime population & household income

Data Source:
©2024, Sites USA

POPULATION

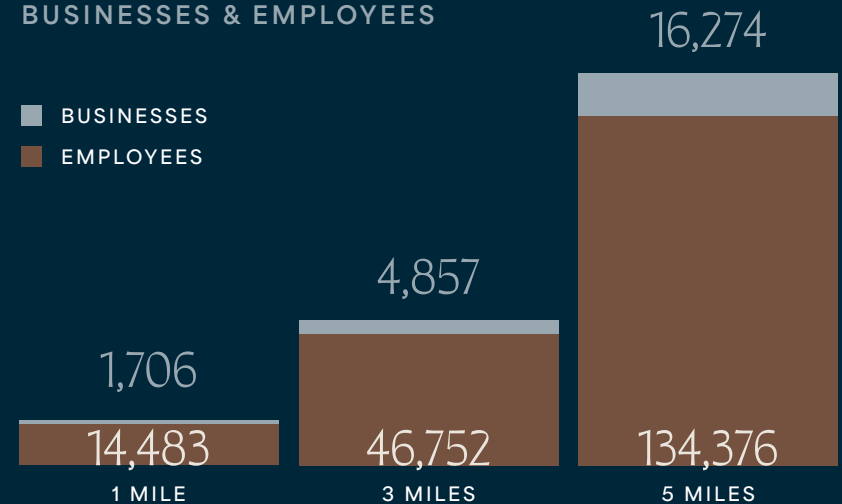


2024 AVERAGE HOUSEHOLD INCOME



2024 TOTAL BUSINESSES & EMPLOYEES

BUSINESSES
EMPLOYEES



2024
BACHELOR'S
DEGREE+

73.7%
1 MILE

74.2%
3 MILES

71.2%
5 MILES



2024
MEDIAN
AGE

32.6
1 MILE

36.1
3 MILES

37.2
5 MILES



EASTLINE

DOWNTOWN REDMOND

For Retail
Leasing, Contact

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