



BELLA BOTTEGA SHOPPING CENTER

*Rare Downtown Redmond QFC Anchored
Restaurant and Retail Opportunity*

JOIN CURRENT TENANTS



BELLA BOTTEGA SHOPPING CENTER



*Join QFC, CVS,
EvergreenHealth, Regal
Cinema, Charles Schwab,
Mud Bay, MOD Pizza,
And Many More In This
Bustling Center.*

Prime corner restaurant and in-line spaces available now, minutes from new Eastline Light Rail and major confluences SR 520, I-405, Hwy 202, and I-90

Strong traffic counts and generous surface parking serving the shopping center

Excellent demographics and daytime population, close to many of Redmond's top-producing employers

Call brokers for lease rates

SITE PLAN



Tenants & Availabilities

8862 BLDG

SUITE 101	Available - 4,167 SF (incl. 1,096 Mezzanine)
SUITE 102	CVS
SUITE 103	Available - 2,424 SF
SUITE 104	Recology
SUITE 105	Bella Vision
SUITE 106/107	Charles Schwab
SUITE 108	First Tech Federal Credit Union

8867 BLDG

ANCHOR	QFC
SUB-SPACE	Panda Express
SUITE 140	Bella Cleaners
SUITE 145	Mud Bay
SUITE A-1	Potbelly

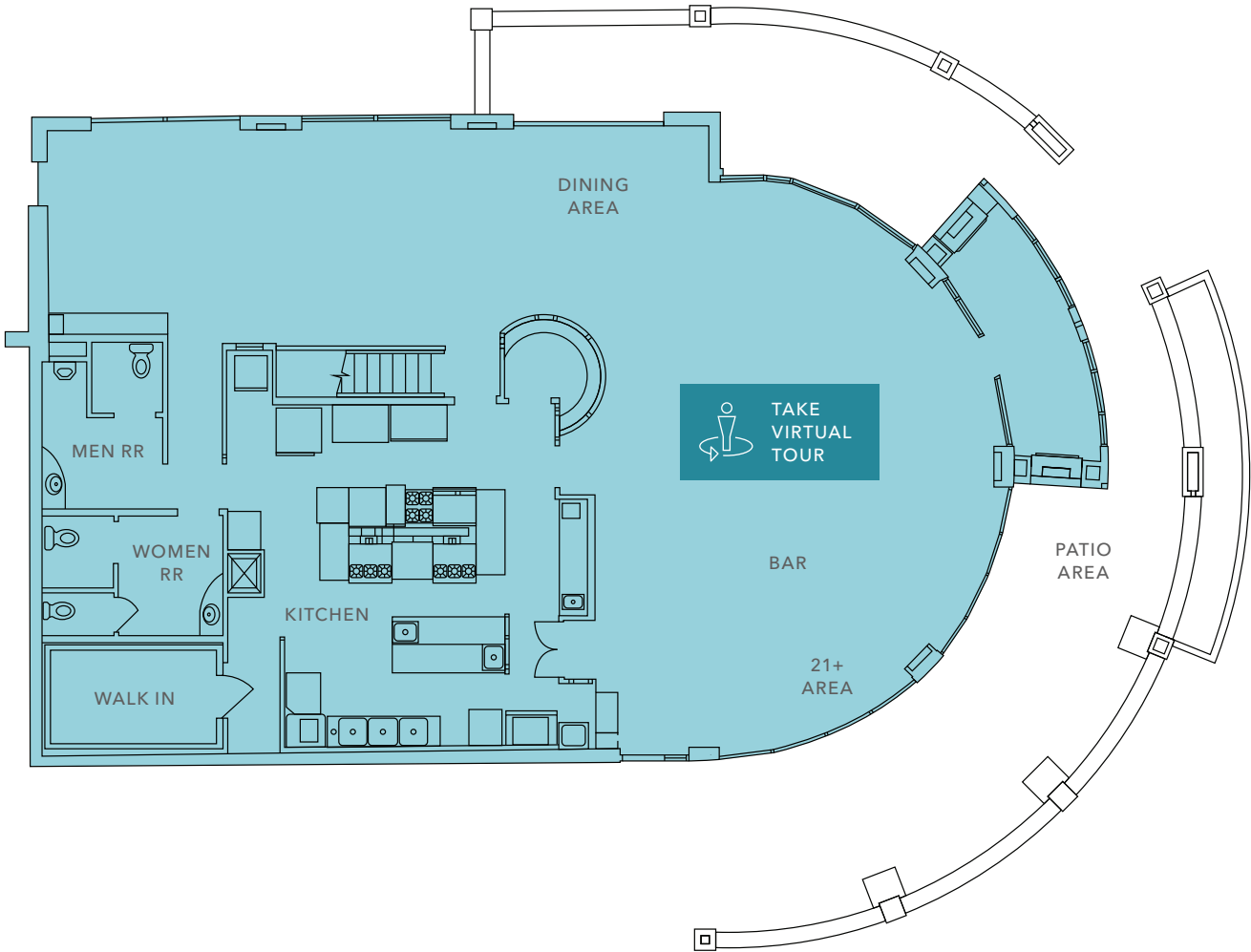
8900 BLDG

SUITE 105	Racha Thai
SUITE 115	JJ Mahoneys
SUITE 125	Xfinity
SUITE 140	4/4 School of Music
SUITE 145	Yummy Pho
SUITE 155	Levue Nails & Spa
SUITE 165	MOD Pizza
SUITE 170	Noburu Ramen & Sushi

8976 BLDG	Woomdang - Korean BBQ
8980 BLDG	EvergreenHealth
8890 BLDG	Regal Bella Bottega
16280 BLDG	Jack in the Box

FLOOR PLAN | SUITE 101

Not to scale, subject to tenant field verification



~4,167 SF

AVAILABLE - INCLUDES
~1,096 SF MEZZANINE

CALL
BROKERS

LEASE RATE

\$11.10

EST. NNN/SF/YR

NOW

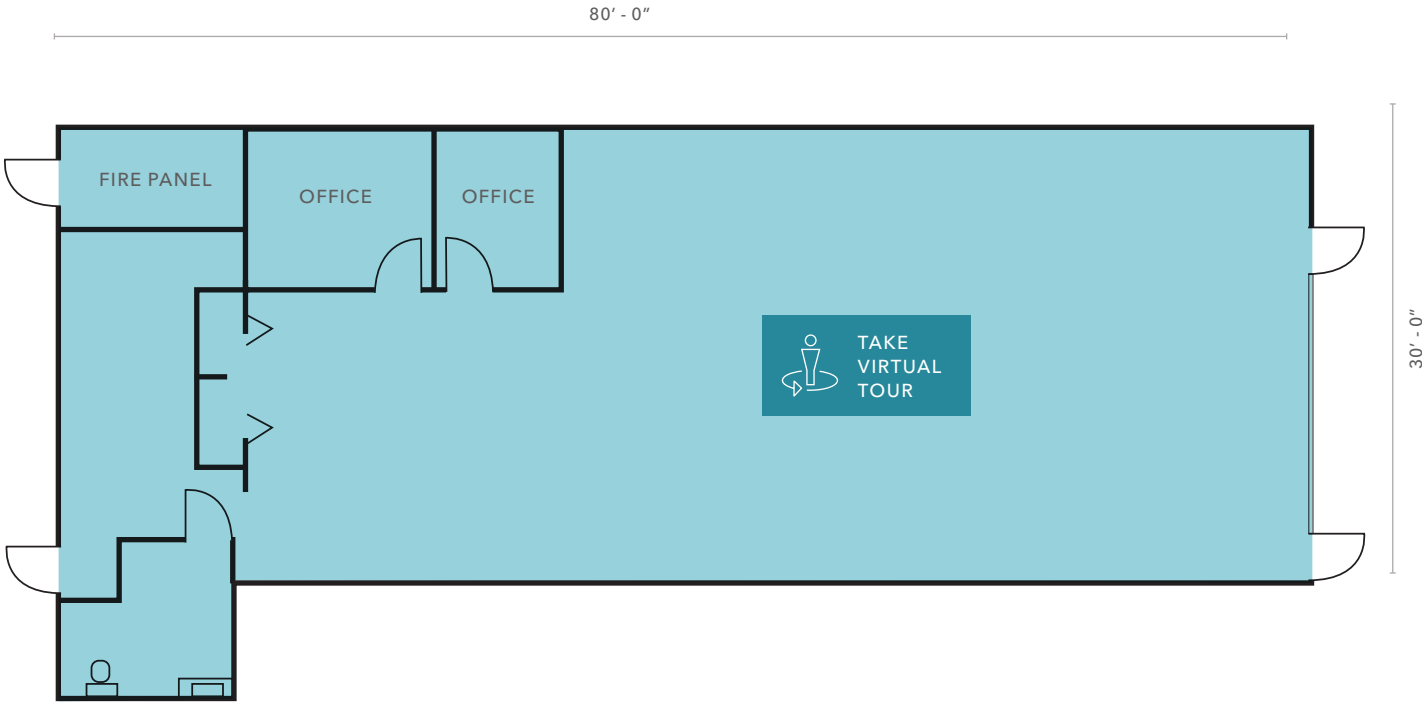
AVAILABLE



TAKE VIRTUAL TOUR
OF SUITE 101

FLOOR PLAN | SUITE 103

Not to scale, subject to tenant field verification



~2,424 SF

AVAILABLE

CALL
BROKERS

LEASE RATE

\$9.57

EST. NNN/SF/YR

NOW

AVAILABLE

 TAKE VIRTUAL TOUR
OF SUITE 103





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 GRILLIN' BOULDER COBBERS	MART
AT&T	Just POKE	IPIC
GAP	OrangeTheory FITNESS	Marriott HOTELS & RESORTS

REDMOND TOWN CENTER

TRADER JOE'S	QFC	Staples
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WHOLE
FOODS
MARKET



REDMOND

EASTLINE

Mendocino Farms	due	momiji
chewy VetCare	truDental	DAVE'S HOT CHICKEN



BEAR CREEK VILLAGE

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

BELLA BOTTEGA CENTER

QFC	CVS pharmacy	charles SCHWAB
REGAL	EvergreenHealth	Jack in the box

AVAILABLE FOR LEASE

KIDDER MATHEWS

BELLA BOTTEGA SHOPPING CENTER



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	29,825	104,077	255,655
2030 PROJECTION	33,351	108,110	261,604
2020 CENSUS	24,349	97,073	243,951
PROJECTED GROWTH 2025 - 2030	2.4%	0.8%	0.5%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.7	34.9	36.7
% FEMALE	46.5%	46.5%	48.9%
% MALE	53.5%	51.7%	51.1%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	14,657	43,486	106,379
2030 PROJECTED	16,919	46,301	111,224
2020 CENSUS	10,987	38,900	97,159
GROWTH 2025 - 2030	3.1%	1.3%	0.9%
OWNER-OCCUPIED	25.9%	45.9%	52.0%
RENTER-OCCUPIED	74.1%	54.1%	48.0%

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$191,691	\$239,523	\$242,134
2030 PROJECTED HH INCOME	\$191,583	\$238,125	\$240,300
ANNUAL CHANGE 2026 - 2030	-	-0.1%	-0.2%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,930	5,060	16,175
TOTAL EMPLOYEES	16,166	49,787	133,888
WHITE COLLAR WORKERS	87.2%	84.8%	84.1%
BLUE COLLAR WORKERS	12.8%	15.2%	15.9%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	1.5%	1.5%	1.6%
HIGH SCHOOL DIPLOMA	6.4%	7.2%	8.4%
SOME COLLEGE	11.9%	10.8%	11.2%
ASSOCIATE	5.5%	5.4%	5.4%
BACHELOR'S	37.5%	36.7%	37.6%
GRADUATE	36.7%	37.4%	34.3%

Data Source: ©2026, Sites USA



BELLA BOTTEGA SHOPPING CENTER

*For more information on
this property, please contact*

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