

RESTAURANT FOR SALE



P E O N Y

10317 MAIN ST, SUITE 100
BELLEVUE, WA 98004

*6,455 SF Established
Turn-Key Restaurant
For Sale & Sublease*

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KIDDER.COM

km Kidder
Mathews



AUTHENTIC TASTES, MODERN CHARM

Peony Modern Kitchen's mission is to offer modern interpretations of Chinese restaurant cuisine in a stylish and vibrant setting.

Restaurant Overview

Rare, established turn-key second-generation restaurant on Main Street in Old Bellevue

Total leasable SF 6,455

Full kitchen with three type-1 hoods

Storefront restaurant

Indoor and outdoor restaurant seating

Free parking available

Located near major employers

Close to East Main light rail station

Restaurant website: peonykitchen.com



6,455 SF
TOTAL



90/100
WALK SCORE



3 TYPE-ONE
HOODS



60/100
BIKE SCORE



FREE
PARKING



60/100
TRANSIT
SCORE

Additional Highlights

Business established for over 9 years

Indoor seating: ±177

Outdoor seating: ±24

Private dining room(s)

Sublease term through September 30, 2031, with two five-year renewal options through September 30, 2041

Lease rate: \$52.50/RSF + NNN

NNN \$12.25 (2026 est. excluding utility, gas, water, sewer & garbage)

Non-NNN est. monthly: ±\$7,000 - \$9,000

Sale Price: \$680,000

±177
INDOOR SEATING

±24
OUTDOOR SEATING

\$52.50
PER SF LEASE RATE

\$12.25
PER SF NNN







SUITE 100



6,455 SF

TOTAL RESTAURANT AREA

\$52.50

PER SF LEASE RATE

\$12.25

PER SF NNN

NOW

AVAILABLE



MAJOR EMPLOYERS | DOWNTOWN BELLEVUE



50+ Employees

- 01 Amazon
- 02 Salesforce
- 03 Smartsheet
- 04 Bungie
- 05 Valve
- 06 Unity Technologies
- 07 Walmart
- 08 Paccar
- 09 eBay Inc.
- 10 Symetra
- 11 Niantic
- 12 Nintex
- 13 Samsung
- 14 The Pokémon Company
- 15 MoxiWorks
- 16 Xevo
- 17 Concur
- 18 Databricks
- 19 Kidder Mathews
- 20 OpenAI
- 21 Puget Sound Energy
- 22 Snapchat

2026 BELLEVUE DEMOGRAPHICS

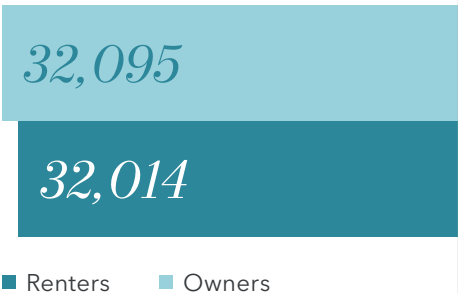
154,250
POPULATION

2.4
AVG HH SIZE

\$250,797
AVG HH INCOME

36.2
MEDIAN AGE

HOME OWNERSHIP

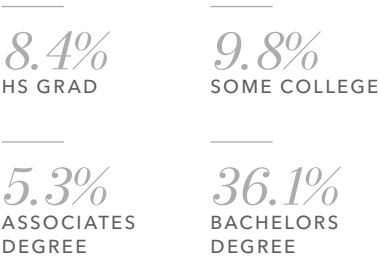


RACE & ETHNICITY

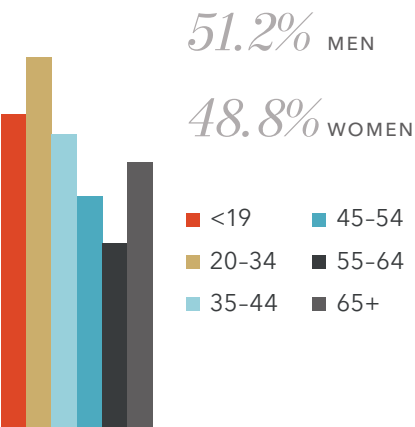
WHITE	45.4%
ASIAN	40.1%
PACIFIC ISLANDER	0.2%
AFRICAN-AMERICAN	3.9%
HISPANIC	11.0%
TWO OR MORE RACES	7.2%

Source: Sites USA 2026

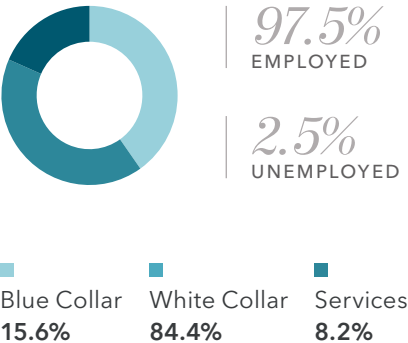
EDUCATION



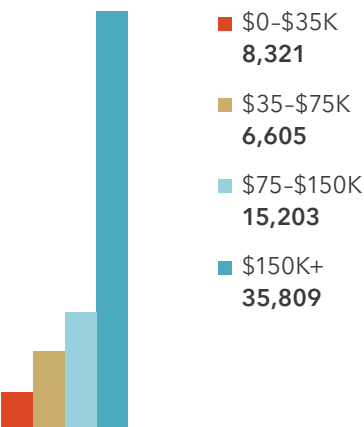
GENDER & AGE



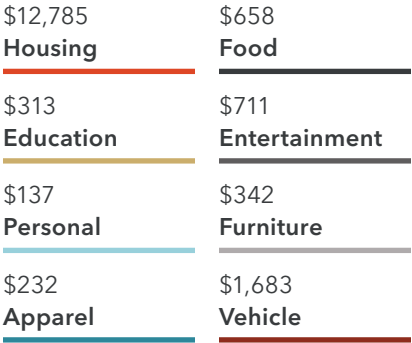
EMPLOYMENT



INCOME BY HOUSEHOLD



MONTHLY HH SPENDING





Exclusively listed by

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