

RETAIL FOR LEASE

AVALON PARCSQUARE

*509 SF Ground-Floor Retail
Available For Lease*

16071 NE 85TH ST
REDMOND, WA

KIDDER.COM

km Kidder
Mathews

Downtown Redmond retail space available at Avalon ParcSquare, with easy access to a multitude of shopping, restaurants and amenities.

PROPERTY HIGHLIGHTS

Ground-floor retail under 124 residential units

509 SF – Suite 16071 available

Former barbershop

Contact Brokers for lease rate

Available now

509 SF

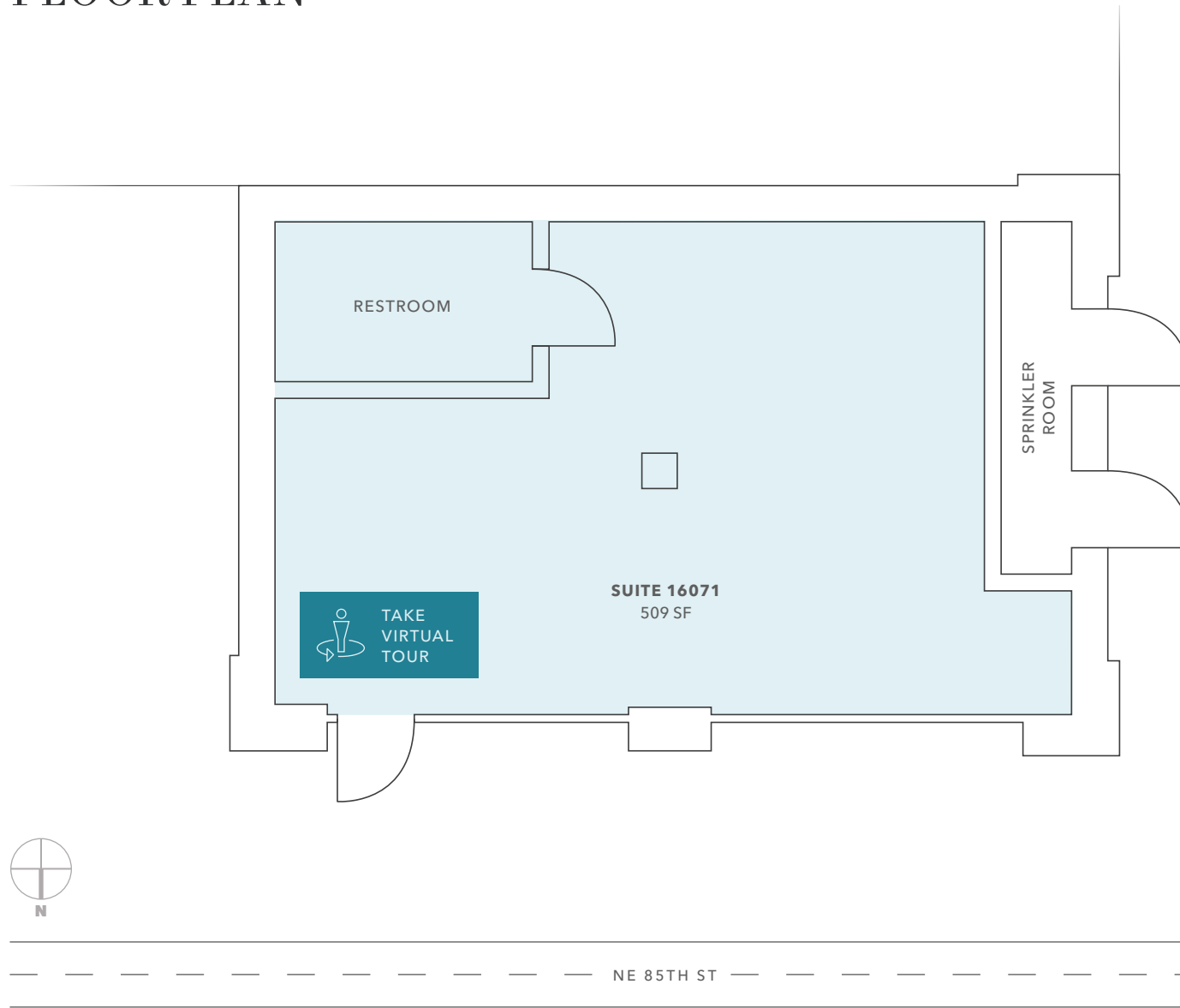
SUITE 16071

28,103

EST. POPULATION, 1-MILE



FLOOR PLAN



509 SF

SUITE 16071

NOW

AVAILABLE

*Call Brokers
for lease rates*

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AVALON PARCSQUARE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
DAYTIME POPULATION	23,018	76,463	207,243
2020 CENSUS	22,655	99,059	245,212
2025 ESTIMATED	28,103	106,130	256,775
2030 PROJECTED	31,700	110,210	262,717

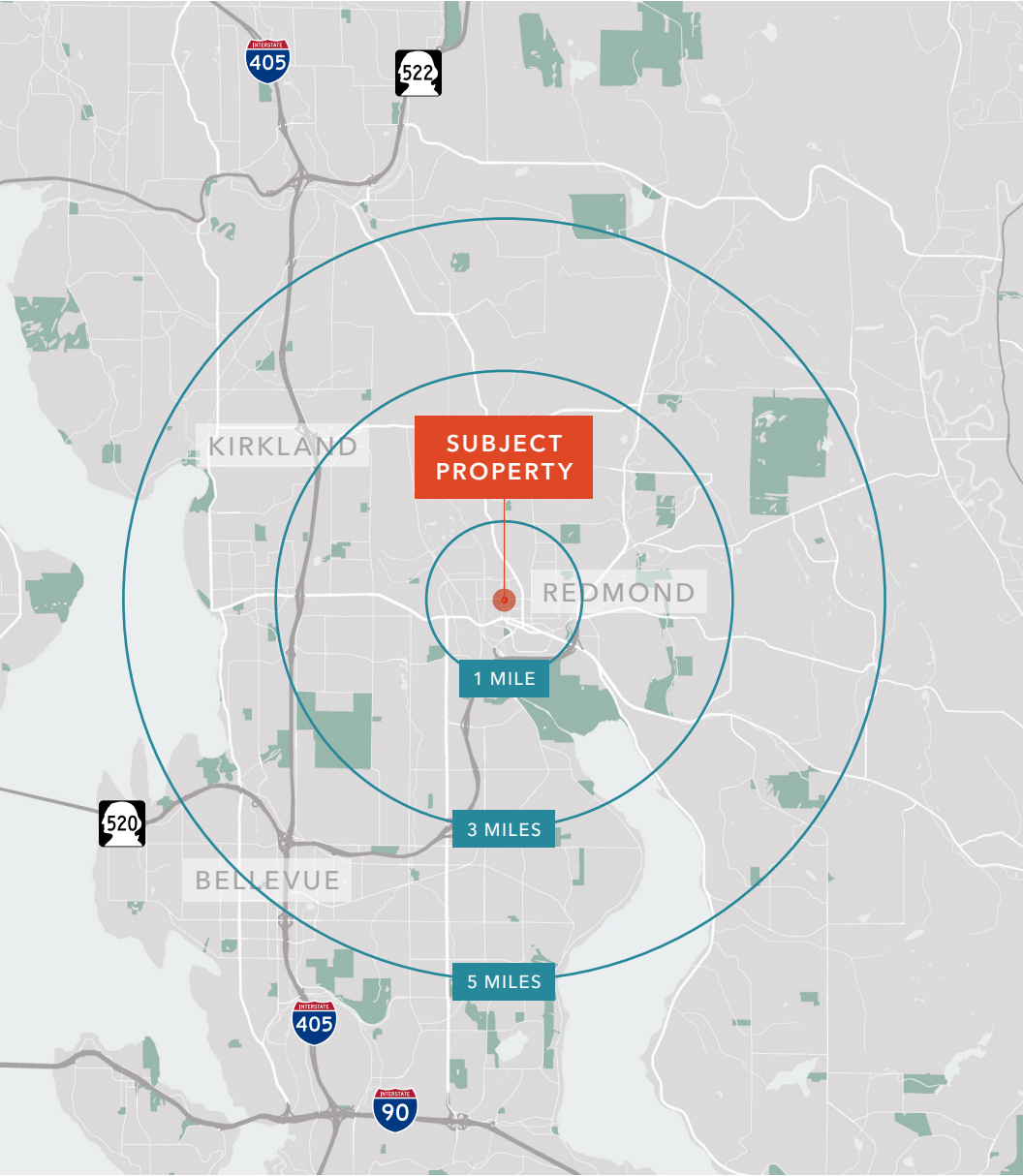
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.5	34.9	36.6
FEMALE	46.3%	48.3%	48.9%
MALE	53.7%	51.7%	51.1%

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. HOUSEHOLDS	13,990	44,365	106,727
2030 PROJECTED HOUSEHOLDS	16,279	47,221	111,579
2025 MEDIAN INCOME	\$153,388	\$178,071	\$176,032
2030 MEDIAN PROJECTED	\$153,562	\$177,133	\$174,823

Data Source: ©2026, Sites USA





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