



# Evergreen Village

140TH AVE NE AND NE BEL-RED ROAD BELLEVUE, WA 98005

Steven E. Olsen

425.283.5465

steveo@jshproperties.com

jshproperties.com



- » **ANCHORS:** Safeway Grocery & Gas, Edgeworks Climbing & Fitness, Applebee's, Puetz Golf.
- » Strong neighborhood center with great visibility and access.
- » Located within 5 minutes to Spring District and Bel/Red 130th Light Rail Station (2024).



# EVERGREEN VILLAGE



**1,258 SF Available**

\$55.00, NNN

2025 NNN \$8.34 psf/yr

Complimentary and noncompeting restaurant okay.

No existing restaurant improvements.

**NEW TENANT  
OPENING SPRING 2026!**

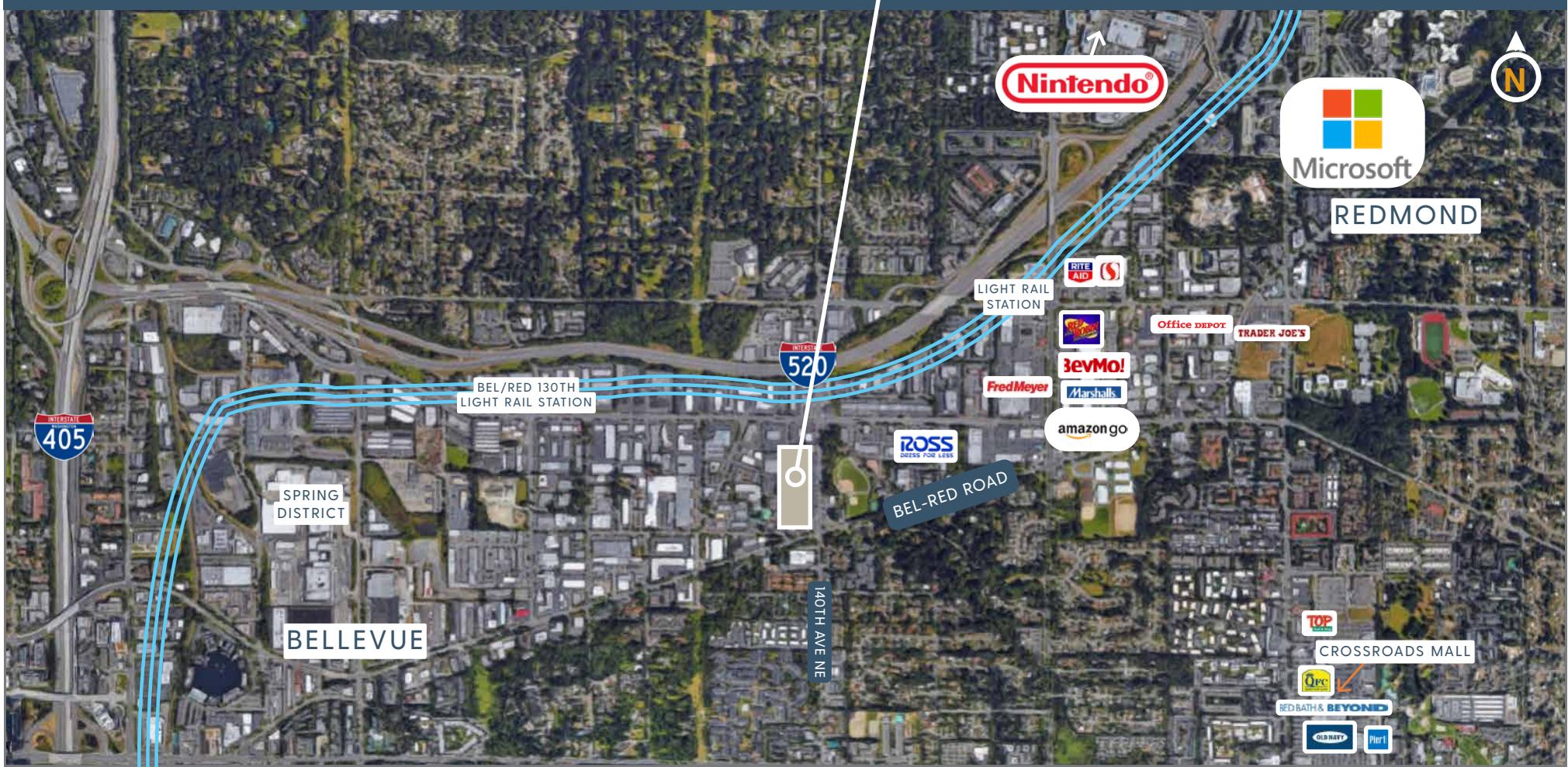
MICROSOFT HEADQUARTERS  
1.9 MILES

VEHICLES PER DAY: BEL-RED ROAD  
23,000

## DOWNTOWN BELLEVUE 2.6 MILES

VEHICLES PER DAY: 140TH AVE NE  
18,570

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Bellevue/Redmond Trade area customer base is affluent with an average household family income of \$162,058 within a 3 mile radius. Microsoft headquarters is located less than two miles from shopping center.

## Demographics

	1 MILE	3 MILE	5 MILE
<b>Population</b>	17,186	135,647	273,183
<b>Daytime Population</b>	25,933	218,274	366,862
<b>Households</b>	7,362	56,966	111,599
<b>Avg. HH Income</b>	\$192,788	\$218,181	\$224,794

## EVERGREEN VILLAGE

