



# Evergreen Village

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

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JSH | PROPERTIES, INC.





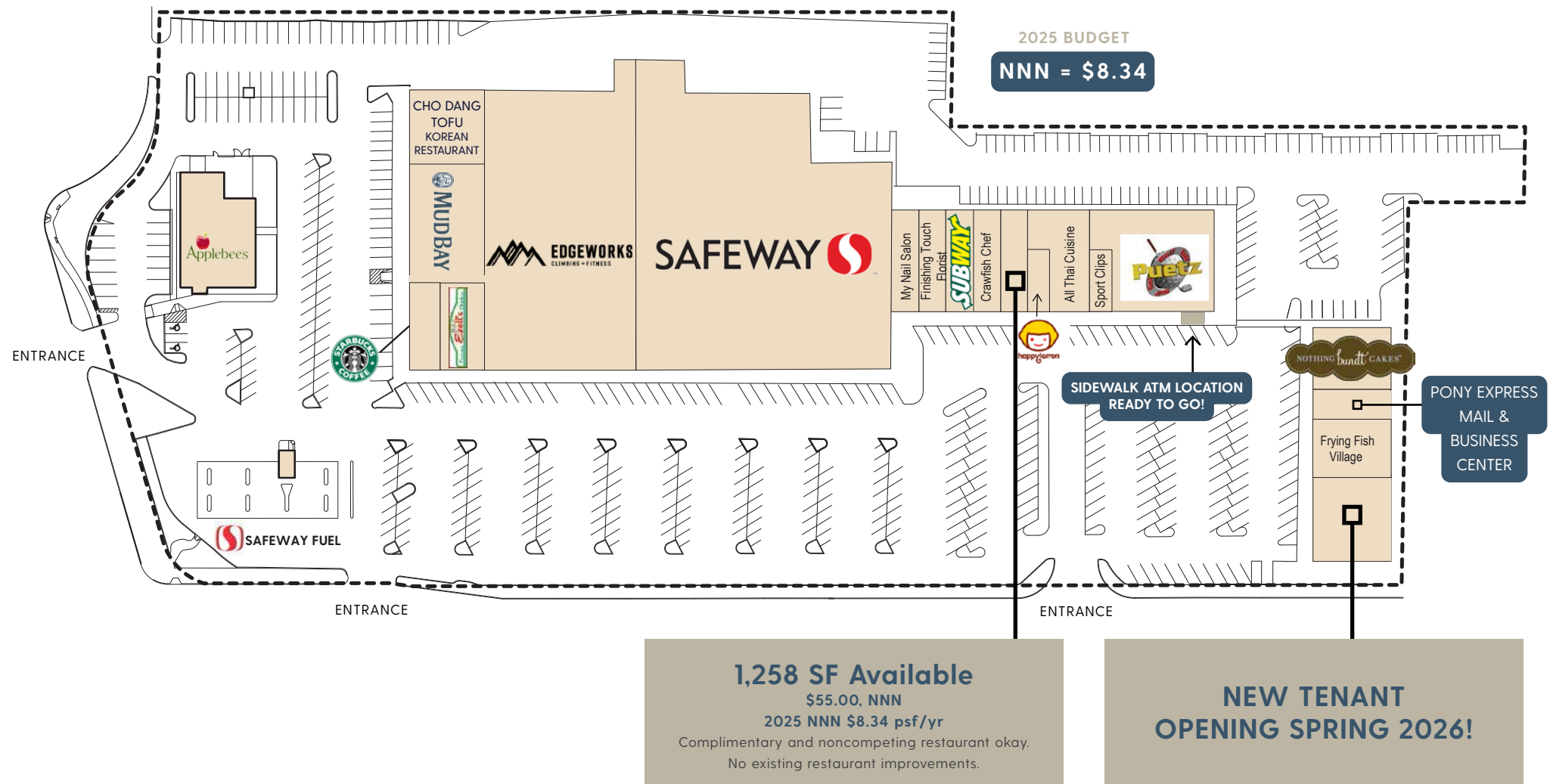
**1,258 SF AVAILABLE**

\$55.00, NNN

2025 NNN \$8.34 psf/yr  
NON-COMPETING RESTAURANTS OKAY.

**NEW TENANT OPENING  
SPRING 2026!**

- » **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).



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MICROSOFT HEADQUARTERS  
1.9 MILES

DOWNTOWN BELLEVUE  
2.6 MILES

VEHICLES PER DAY: BEL-RED ROAD  
23,000

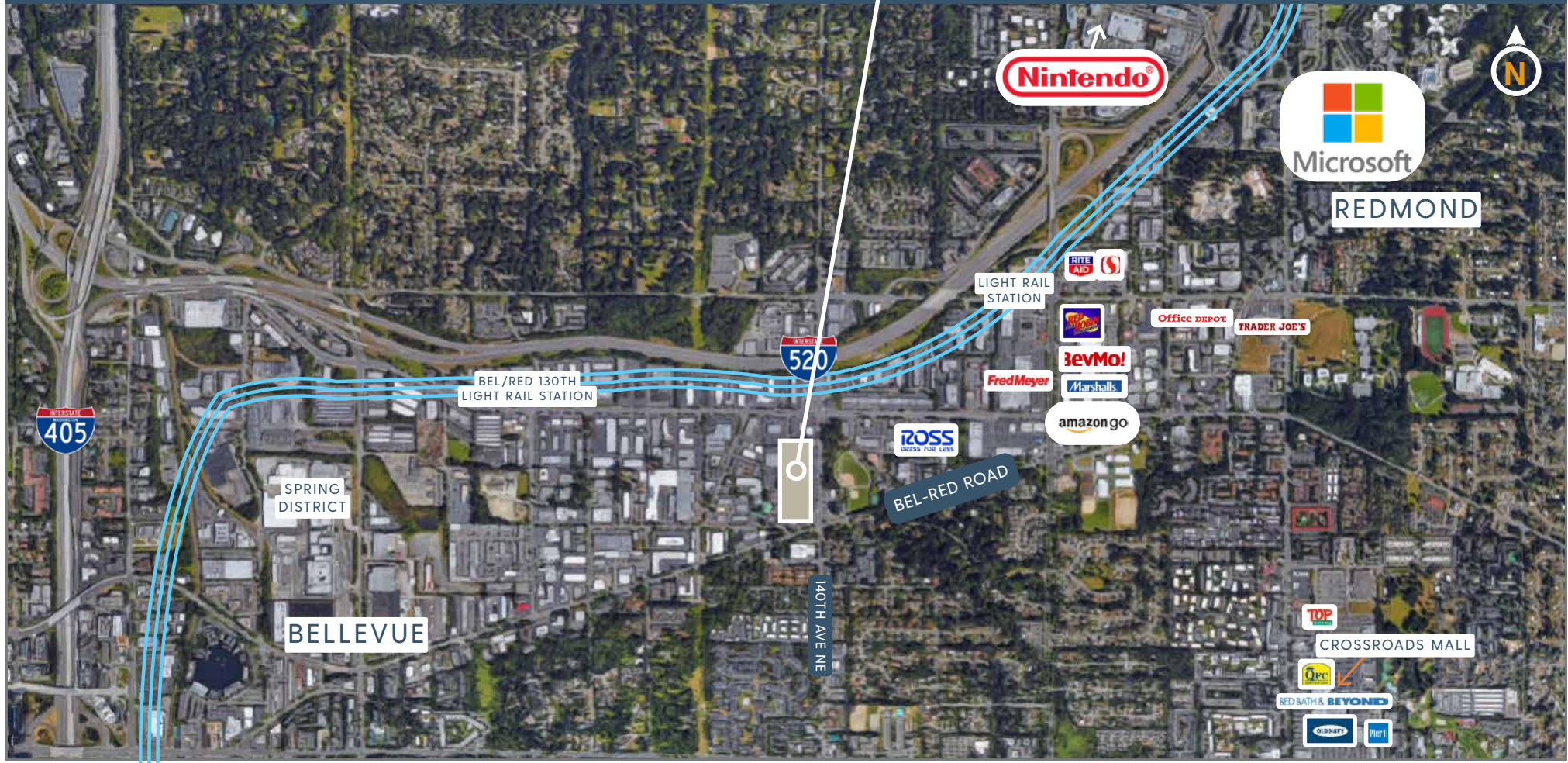
VEHICLES PER DAY: 140TH AVE NE  
18,570

SAFeway

EDGEWORKS  
CLIMBING + FITNESS



## EVERGREEN VILLAGE



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EVERGREEN VILLAGE | RETAIL FOR LEASE | 4 |

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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

