

Avalon Meydenbauer

10495 NE Fourth Street,
Bellevue, WA 98004

Prime Bellevue Way Retail

Avalon Meydenbauer is a Safeway-anchored mixed use development with 360 luxury residential units, located in one of the strongest retail destinations in Washington State. Avalon Meydenbauer features a

coveted NE Fourth Street and Bellevue Way location, just feet from Bellevue Square and across the intersection from the \$1.2 Billion - Lincoln Square South with 710,000 SF of office, 180,000 SF of retail, and 218 residences above a 245-room W hotel.

Avalon Meydenbauer has highly visible signage, dedicated off-street parking, and benefits from a very affluent customer base with average annual household incomes within a 3 mile radius in excess of \$165,000. This is an excellent opportunity to be located in the heart of the Bellevue CBD, surrounded by national retailers, renowned restaurants and world class hotels.





Avalon
Meydenbauer



The Bellevue Collection: 23 Million visitors per year

Located directly across from The Bellevue Collection, which just completed a \$1.2 Billion expansion

LINCOLN SQUARE SOUTH: Recently Completed. 218 Luxury residences above the 245 room W Hotel, 710,000 SF of Class A office, and 180,000 SF of retail anchored by Nordstrom Rack. Notable office tenants include WeWork, Pokemon, Bank of America, Unity, Samsung, Valve, & Epic Games.

BELLEVUE SQUARE: One of the best performing retail destinations in the country with over 23 million visitors each year. Over 180 high end stores, anchored by a top performing Nordstrom.

LINCOLN SQUARE: Two towers with over 310K sf of retail, dining and entertainment; a 148-room luxury residential tower and 337-room Westin hotel. Notable office tenants include Microsoft, Eddie Bauer (corporate offices).

BELLEVUE PLACE: Features a 733-room Hyatt Regency, 450,000 SF of upscale offices, and boutique retail.

WCCR

1

2

3

4

[illegible]

Join neighboring businesses like Safeway, TRÀ, Pokéworks, BECU and Salt & Straw in Bellevue's fabulous downtown core.



AVERAGE HOUSEHOLD INCOME:

1 mile: \$177,912
2 Mile: \$184,869



2024 POPULATION:

1 Mile: 20,537
2 Mile: 93,340



TRAFFIC COUNTS:

21,895
vehicles per day
at Bellevue Way NE
& NE 4th Street



Avalon Meydenbauer

10495 NE Fourth Street,
Bellevue, WA 98004

Tiffini Cox

tiffini@wccommercialrealty.com
206 854 1925

Avery Connell

avery@wccommercialrealty.com
206 475 9367

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



WCCR | West Coast
Commercial
Realty

206 283 5212
wccommercialrealty.com

