

FOR LEASE



# BROADSTONE VEGA | RETAIL

REDMOND, WASHINGTON

16135 NE 85th Street, Redmond, WA 98052



# PROJECT OVERVIEW | SUMMARY

## Property Highlights

Prime Retail Space in Downtown Redmond with High Ceilings and Natural Light

Retail 1: 687 SF | Ground Floor Retail

Retail 2: 1,443 SF | Ground Floor Restaurant

Retail 3: 973 SF | Second Floor Retail

Type 1 Venting Available on Ground Floor

On Grade Retail Parking

Downtown Redmond is Home to 6'000 Residents, 10,000+ Jobs, Urban Trail, and Light Rail Station Connecting Redmond to Seattle



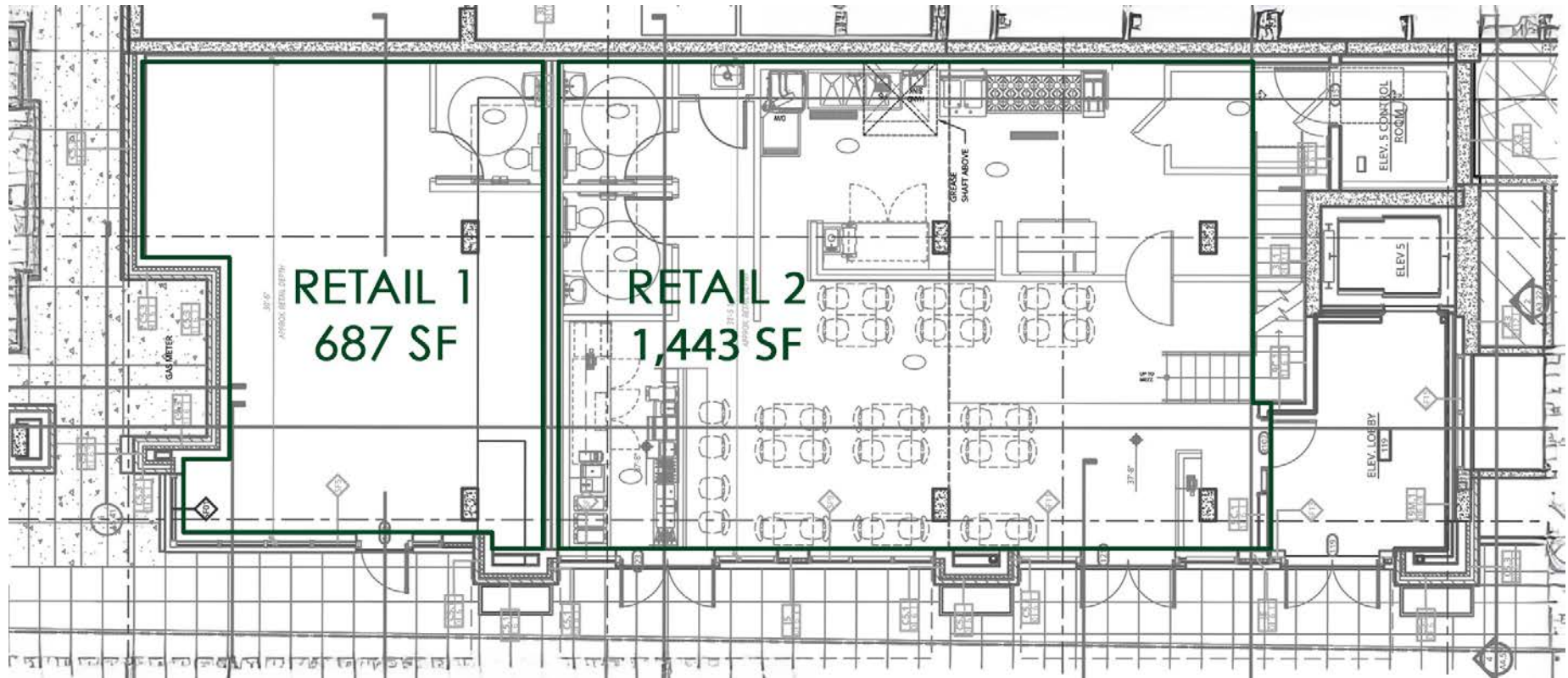
**362**  
Class "A" Luxury Units



**93**  
Walk Score™



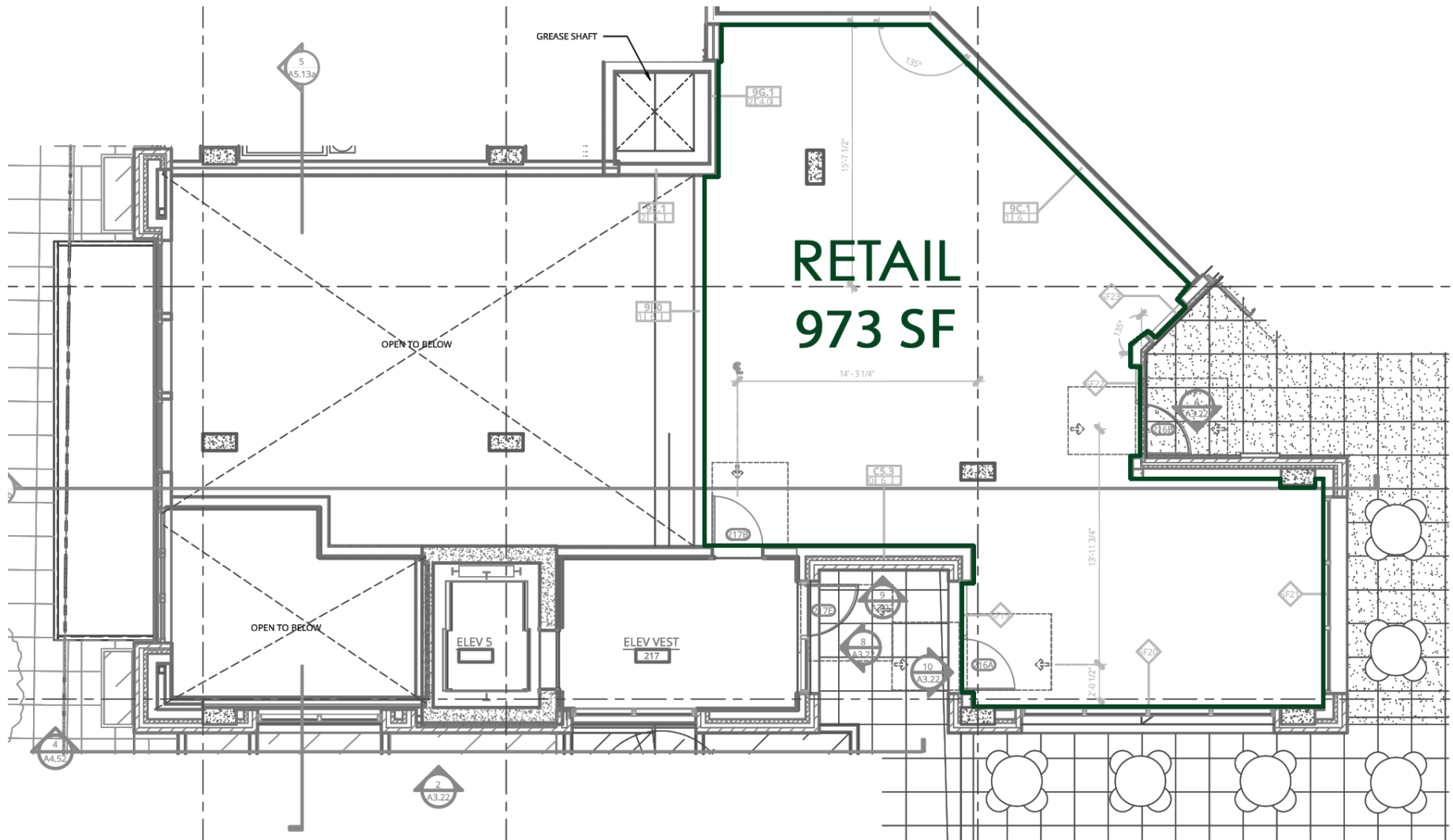
## PROPERTY OVERVIEW | GROUND FLOOR SITE PLAN



### PROPOSED DEMISING PLAN

Retail 1	687 SF Retail
Retail 2	1,443 SF Restaurant

# PROPERTY OVERVIEW | SECOND FLOOR SITE PLAN



## PROPOSED DEMISING PLAN

Retail 3

973 SF Retail



# PROPERTY OVERVIEW | LOCATION AERIAL







## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
2010 CENSUS	5,999	20,974	38,391
2020 CENSUS	6,695	23,386	46,145
2025 ESTIMATED	7,780	26,142	49,846
2030 PROJECTED	8,444	28,646	53,337

### MISC. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	36.9	37.8	38.4
EDUCATION: SOME COLLEGE <	66.3%	62.0%	61.9%
ADJ. DAYTIME DEMOGRAPHICS	6,002	16,278	30,577

### HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 MEDIAN	\$98,955	\$102,760	\$104,591
2030 MEDIAN PROJECTED	\$98,830	\$102,399	\$104,228
2025 AVERAGE	\$122,969	\$134,854	\$131,559
2030 AVERAGE PROJECTED	\$122,067	\$133,610	\$130,469

DATA SOURCE: ©2025, SITES USA



INQUIRE



ANGELA OLIVERI  
Executive Vice President  
+1 206.853.1330  
aoliveri@fwp-inc.com

JACK SENTZ  
Licensed Brokers Assistant  
+1 509.731.7204  
jsentz@fwp-inc.com

First Western Properties, Inc.  
11621 97th Lane NE  
Kirkland, WA 98034

O: +1 425.822.5522

[www.fwp-inc.com](http://www.fwp-inc.com)

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