



**Crossroads**  
**BELLEVUE**  
 RETAIL FOR LEASE | 15600 NE 8TH STREET, BELLEVUE



Owned & Operated by  
**Perform Properties**

Represented By  
**1 FIRST WESTERN PROPERTIES**

First Western Properties—Tacoma Inc. | 253.472.0404  
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 11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com



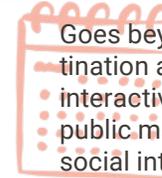
More than just a shopping center,

# Crossroads BELLEVUE

is a one-of-a-kind shopping, dining,  
and entertainment destination.

 Offers a lively shopping experience with a blend of national retailers, local boutiques, and specialty shops, creating a destination where visitors can find everyday essentials alongside one-of-a-kind treasures.

 Unique culinary experience with more than 30 international restaurants, presenting everything from Vietnamese and Indian to Russian and Japanese cuisines—all within one dynamic shopping environment.

 Goes beyond typical shopping, offering destination attractions like a night at the movies, interactive family activities, and a welcoming public market-style environment that fosters social interaction



LOCATION DETAILS

Crossroads  
BELLEVUE



156TH AVE NE - 14,130 CPD

NE 8TH ST - 12,775 CPD

CHIPOTLE  
MEXICAN GRILL

usbank

QFC  
Quality Food Centers

OLD NAVY

BARNES & NOBLE

BANK OF AMERICA

DICK'S  
SPORTING GOODS

COST PLUS  
WORLD MARKET

Dick's  
DRIVE-IN

REGAL

planet  
fitness

EDGEWORKS  
BELLEVUE

DAISO  
JAPAN

Michaels

CROSSROADS PARK &  
COMMUNITY CENTER

SALLY BEAUTY

The UPS Store

GROCERY OUTLET  
Bellevue Market

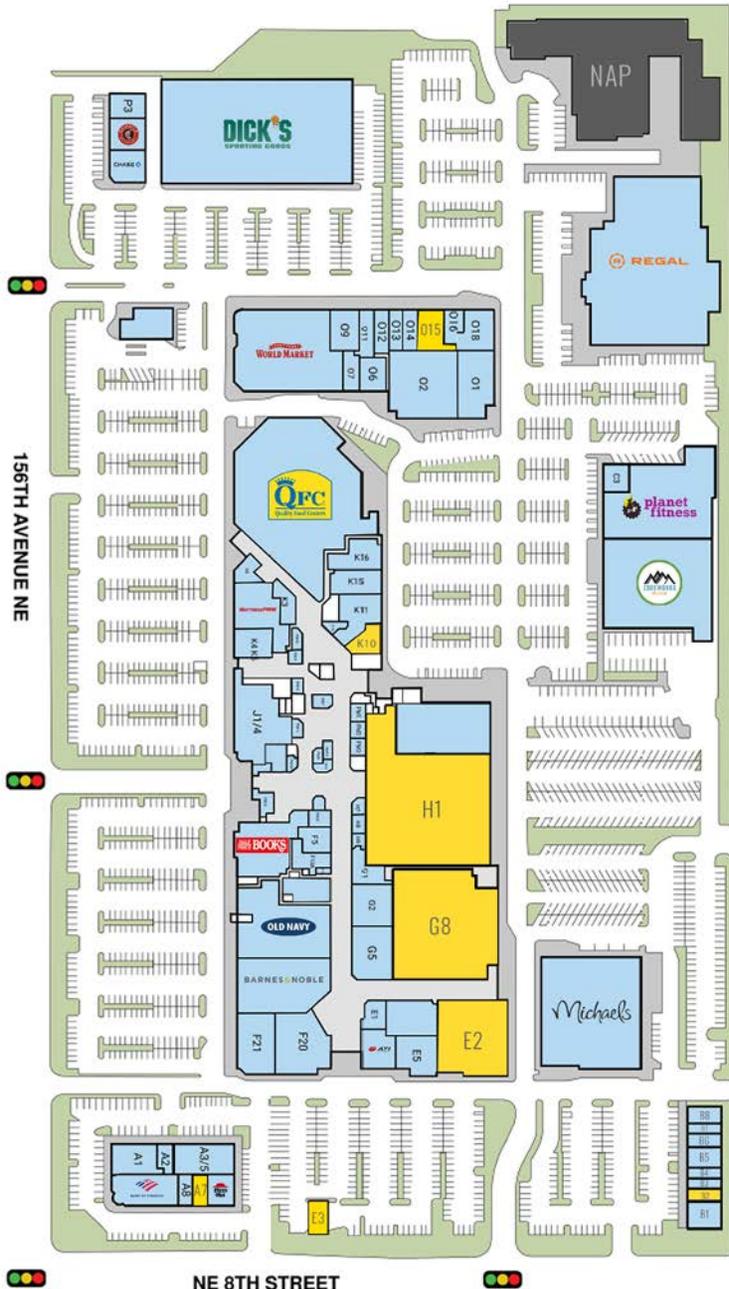
ATI  
PHYSICAL THERAPY

HAND & STONE  
MASSAGE AND FACIAL SPA



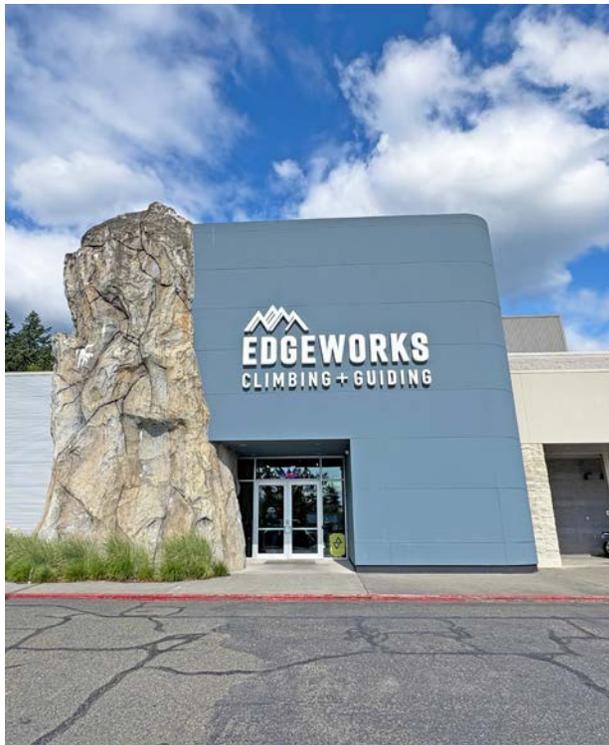
176 NEW TOWNHOMES

SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1386	GREENLINE ORGANIC HEALTH	1,600	G2	WIGGLEWORKS	3,587	O13	THE STUDIO	1,326
A1	BRIGHT NOW DENTAL	3,082	G5	US ARMY RECRUITING	4,720	O14	NEW YORK CUPCAKES	1,343
A2	MIRACLE-EAR	968	<b>G8</b>	<b>AVAILABLE</b>	<b>24,385</b>	<b>O15</b>	<b>AVAILABLE</b>	<b>2,232</b>
A3/5	INDIGO URGENT CARE	3,969	GL1	CROSSROADS SENIOR LIVING	NAP	O16	JAE'S LUNCHBOX	1,291
A6	PIZZA HUT	1,800	<b>H1</b>	<b>AVAILABLE</b>	<b>35,090</b>	O18	NAN HOTPOT	2,926
A7	<b>AVAILABLE</b>	948	H2	DAISO JAPAN	8,990	P1	JP MORGAN CHASE BANK	2,522
A8	SUN MED-SPA LLC	1,086	H7	BAKERY JUNE	478	P2	CHIPOTLE	2,385
A9	BANK OF AMERICA	4,267	H8	SILVER PALMS	471	P3	MR. HUANG CLAY POT CHICKEN	895
B1	THE UPS STORE	2,000	H9	CANVAS MILL	366	PM0	O'CHAR RESTAURANT	352
<b>B2</b>	<b>AVAILABLE</b>	<b>1,050</b>	J1/4	TUTTA BELLA NEAPOLITAN PIZZERIA	7,221	PM1	ISLAND GRILL & BBQ	430
B3	BELLEVUE CROSSROADS FLOR	750	J2	COLD STONE CREAMERY	1,330	PM2	RICE & NOODLES CHINESE	431
B4	CROSSROADS BARBER SHOP	750	K1	QFC	37,461	PM3	BOBA EXPRESS	470
B5	SALLY BEAUTY SUPPLY	1,500	K3	PINK ME UP NAIL SALON & SPA	1,449	PM6	MONSERRATE COLOMBIAN	440
B6	Z'S PIZZA	1,000	K4/5	THE FRENCH BAKERY	2,291	PM7	CROSSROADS PIZZERIA	486
B7	EDWARD JONES	750	K7	MATTRESS FIRM	4,910	PM9	CHAKRA RESTAURANT	544
B8	PURIFIED WATER TO GO	1,163	K8	FIRST FINANCIAL NORTHWEST	1,468	<b>K10</b>	<b>AVAILABLE</b>	<b>1,883</b>
C1	EDGEWORKS CLIMBING, INC	21,658	K11	THE LIBRARY CONNECTION	3,750	K12	OTA WORLD	993
C2	PLANET FITNESS	17,240	K14	BROW ARC	345	K15	-	2,255
C3	BELLEVUE POLICE CROSSROADS	1,361	K16	BEL-RED AUTO LICENSE	3,115	K17	-	545
D1	MICHAELS STORES	25,889	O1	DICK'S DRIVE-IN	5,268	O2	ARMADA DESIGN & BUILD	8,978
E1	MINI CITY HALL	1,424	O6	CROSSROADS VET	2,052	O7	CENTER MAINTENANCE STORAGE	1,342
<b>E2</b>	<b>AVAILABLE</b>	<b>12,548</b>	O8	WORLD MARKET	17,406	O9	BANARAS	2,770
<b>E3</b>	<b>AVAILABLE</b>	<b>192</b>	O11	JINYA RAMEN BAR	1,612	O12	GAME OVER VIDEOGAMES	1,427
E4	HALLMARK	3,254	T1	CROSSROADS REGAL CINEMAS	38,000			
E5	HAND AND STONE MASSAGE	3,424						
E6	ATI PHYSICAL THERAPY	2,433						
F1	OLD NAVY	12,870						
F2	HALF PRICE BOOKS	6,830						
F4	SNIP-ITS	714						
F5	SAKKHI STYLE	1,714						
F11	CROSSROAD ESCAPE	1,874						
F13	CONFERENCE RM/SECURITY	625						
F13A	PARIS MIKI OPTICAL	1,300						
F17	BARNES & NOBLE	10,888						
F20	PHENIX SALON SUITE	6,817						
F21	CYCLE GEAR	5,004						
G1	CREATIVELY YOURS	1,781						

TENANTS



MORE THAN A SHOPPING CENTER



Crossroads Bellevue has established itself as a year-round gathering place, offering more than just shopping and dining. The center hosts a **weekly farmers market**, **cultural festivals**, and **live performances** that draw visitors from across the Eastside. These events, combined with consistently strong foot traffic from surrounding neighborhoods, create an energetic atmosphere that keeps the community engaged and returning week after week.



LOCATION DETAILS



Microsoft

Microsoft

520

STATE ROUTE 520 - 76,960 CPD

Fred Meyer

TRADER JOE'S

Walgreens



OVERLAKE FASHION PLAZA



Marshalls

BevMo!

FIVE GUYS  
BURGERS and FRIES

EVERGREEN VILLAGE

SAFeway

Puetz  
GOLF

MUDBAY

Applebee's

Crossroads  
BELLEVUE

CROSSROADS BELLEVUE

Michaels	QFC Quality Food Center	WORLD MARKET
DAISO JAPAN	planet fitness	Dick's DRIVE-IN
REGAL	DICK'S SPORTING GOODS	BARNES & NOBLE

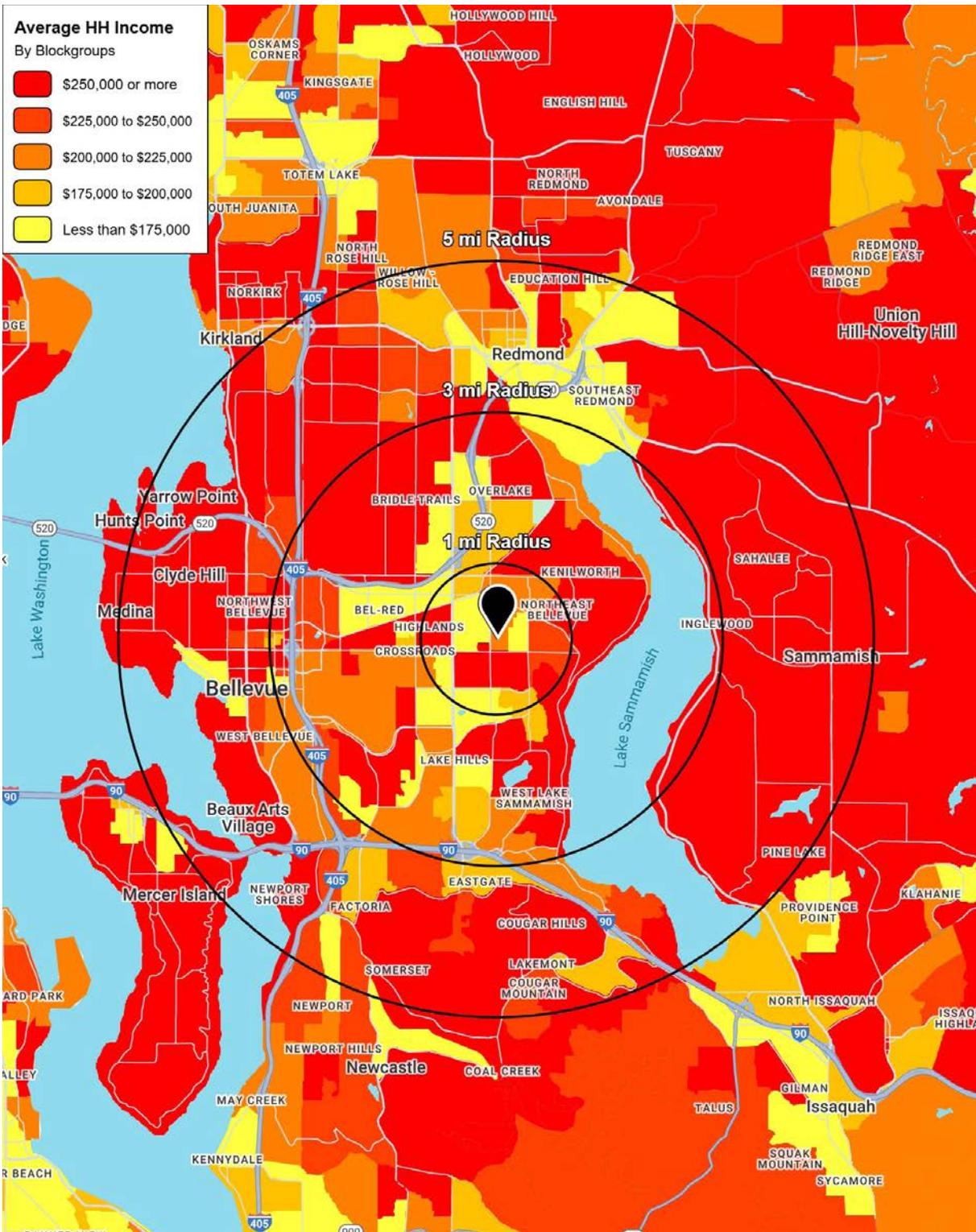


GROCERY  
OUTLET  
Bargain Market

Walmart



# DEMOGRAPHICS



**Average HH Income**  
By Blockgroups

- \$250,000 or more
- \$225,000 to \$250,000
- \$200,000 to \$225,000
- \$175,000 to \$200,000
- Less than \$175,000



## POPULATION

Mile 1	Mile 3	Mile 5
24,713	99,851	277,911

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$203,380	\$234,292	\$257,547

## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
21,030	108,399	259,738

## COLLEGE DEGREE+

Mile 1	Mile 3	Mile 5
12,465 (68.5%)	53,496 (72.9%)	147,885 (73.6%)

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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