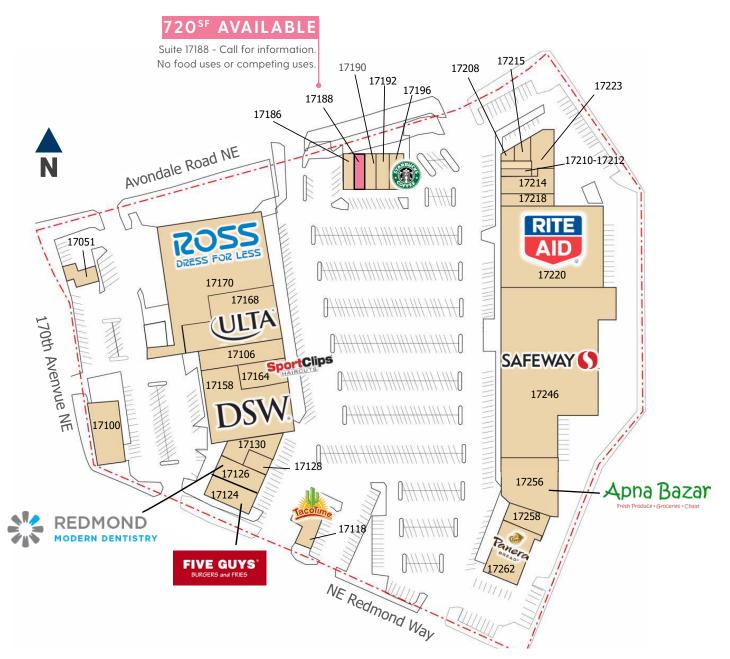


BEAR CREEK VILLAGE

AVONDALE ROAD NE & NE REDMOND WAY | REDMOND, WA 98052

STEVEN E. OLSEN 425.283.5465 steveo@jshproperties.com





17015	Jiffy Lube		
17100	O'Reilly Auto Parts		
17170	Ross Dress For Less		
17168	Ulta Beauty		
17106	Agave Cocina & Cantina		
17164	SportClips		
17158	DSW		
17130	Farouche Salon		
17128	Game Stop		
17124	Five Guys		
17126	Redmond Modern Dentistry		
17118	Taco Time		
17262	Panera Bread Company		
17258	Verizon Wireless		
17256	Apna Bazar		
17246	Safeway		
17220			
1/220	Rite Aid		
17218	Rite Aid Yummy Teriyaki		
17218	Yummy Teriyaki		
17218 17214	Yummy Teriyaki Massage Envy		
17218 17214 17210-7212	Yummy Teriyaki Massage Envy Drawn2Art		
17218 17214 17210-7212 17208	Yummy Teriyaki Massage Envy Drawn2Art The Barber Shop at BCV		
17218 17214 17210-7212 17208 17215	Yummy Teriyaki Massage Envy Drawn2Art The Barber Shop at BCV Rapunzel's Hair & Nail Salon		
17218 17214 17210-7212 17208 17215 17223	Yummy Teriyaki Massage Envy Drawn2Art The Barber Shop at BCV Rapunzel's Hair & Nail Salon Redmond Rehabilitation PT		
17218 17214 17210-7212 17208 17215 17223 17196	Yummy Teriyaki Massage Envy Drawn2Art The Barber Shop at BCV Rapunzel's Hair & Nail Salon Redmond Rehabilitation PT Starbucks		
17218 17214 17210-7212 17208 17215 17223 17196	Yummy Teriyaki Massage Envy Drawn2Art The Barber Shop at BCV Rapunzel's Hair & Nail Salon Redmond Rehabilitation PT Starbucks GNC		
17218 17214 17210-7212 17208 17215 17223 17196 17192	Yummy Teriyaki Massage Envy Drawn2Art The Barber Shop at BCV Rapunzel's Hair & Nail Salon Redmond Rehabilitation PT Starbucks GNC American Freestyle Alterations		

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.

SITE PLAN NOT TO SCALE SITE PLAN AND TENANTS SUBJECT TO CHANGE ALL INFORMATION SHOULD BE VERLIED PRIOR TO PLIRCHASE OR LEASE.

BEAR CREEK VILLAGE AERIAL



- Strong lineup of tenants including Safeway, Rite Aid, Ross, DSW, and ULTA
- Very strong neighborhood center with excellent visibility and access
- ${\bf 0}$ Trade area customer base is affluent and favorably influenced by Microsoft

2022 Demographics	1 MILE	3 MILES	5 MILES
POPULATION	16,113	101,595	244,799
DAYTIME POPULATION	25,453	128,036	292,000
AVG HOUSEHOLD INCOME	\$169,177	\$199,080	\$206,563

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.

SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.