

BELL10

DOWNTOWN BELLEVUE

CBRE

10350 NE 10th St, Bellevue, WA

102 UNITS • 0.37 AC • ZONED DT-MU

Exceptional 102-Unit Entitled
Development Opportunity in
Downtown Bellevue, WA

SITE

NE 10th St

Investment Highlights



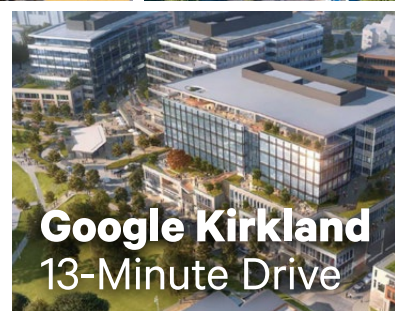
Downtown Bellevue Light Rail Station
14-Minute Walk



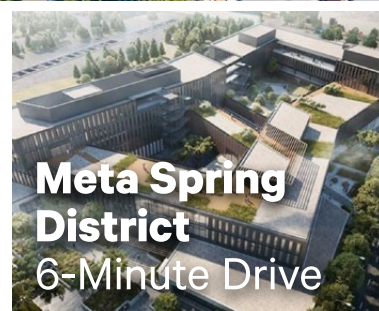
Amazon Bellevue
3-Minute Walk



Microsoft HQ
10-Minute Drive



Google Kirkland
13-Minute Drive



Meta Spring District
6-Minute Drive



Ascend Prime Steakhouse
10-Min Walk



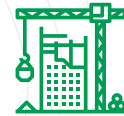
Bellevue Collection
6-Min Walk



Wilburton Trestle
9-Min Drive



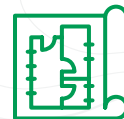
Bellevue Downtown 21-Acre Park | 16-Min Walk



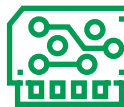
Severe Supply Constraints: Downtown Bellevue is delivering just 172 units in 2026 and 239 units in 2027, a 15-year low, while the broader MSA pipeline sits at its lowest level since the GFC, setting up a multi-year runway of significant demand.



Walkable to 149,000 Jobs & the New Light Rail: Steps from Bellevue Downtown Light Rail Station, the Properties offer walkable access to the Bellevue employment core and direct light rail connectivity to major Eastside and Seattle employment hubs, making them among the most transit-and employer-connected rental properties on the West Coast.



Unique Site & Design: This unique development opportunity offers a high-quality, 102-unit multifamily project on approximately 0.37 acres, ideally situated within the desirable DT-MU zoning designation. The site supports a thoughtfully designed residential community and provides the added advantage of eligibility for participation in the Multifamily Tax Exemption (MFTE) program, enhancing both project feasibility and long-term value.



Tech & AI Boom Fueling Job Growth: 3.9M+ SF of new tech and AI leasing since 2025 — anchored by OpenAI, Meta, Amazon, and xAI, is setting the stage for a wave of near-term job growth as the Eastside emerges as the West Coast's next AI epicenter.



Affluent Eastside Demographics: Average household income within a 3-mile radius is an impressive \$270k and the surrounding home values average \$1.7M, making it over 6x more expensive to own vs rent.



 **Bellevue High School**
8-Min Drive

 **SAFeway**

 **Bellevue Downtown Park**

 **Downtown Bellevue Light Rail Station** • 14-Minute Walk

Lincoln Square
鼎泰豐 **CINEMARK™**
DIN TAI FUNG
LUCKY STRIKE **STK**
STEAKHOUSE

Bellevue Square
NORDSTROM Crate&Barrel
BANANA REPUBLIC COACH
ANTHROPOLOGIE BURBERRY

BELL10

BELL10

Bellevue Way NE

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10

Total Wine & MORE

BEST BUY

THE HOME DEPOT

TRADER JOE'S

Chick-fil-A

WHOLE FOODS MARKET

Panera BREAD

Domino's

BevMo!

BELL10

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