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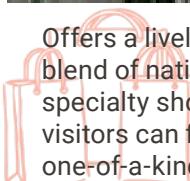
**1**  
**FIRST  
WESTERN  
PROPERTIES**

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

First Western Properties, Inc. | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

## PROPERTY HIGHLIGHTS



 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.



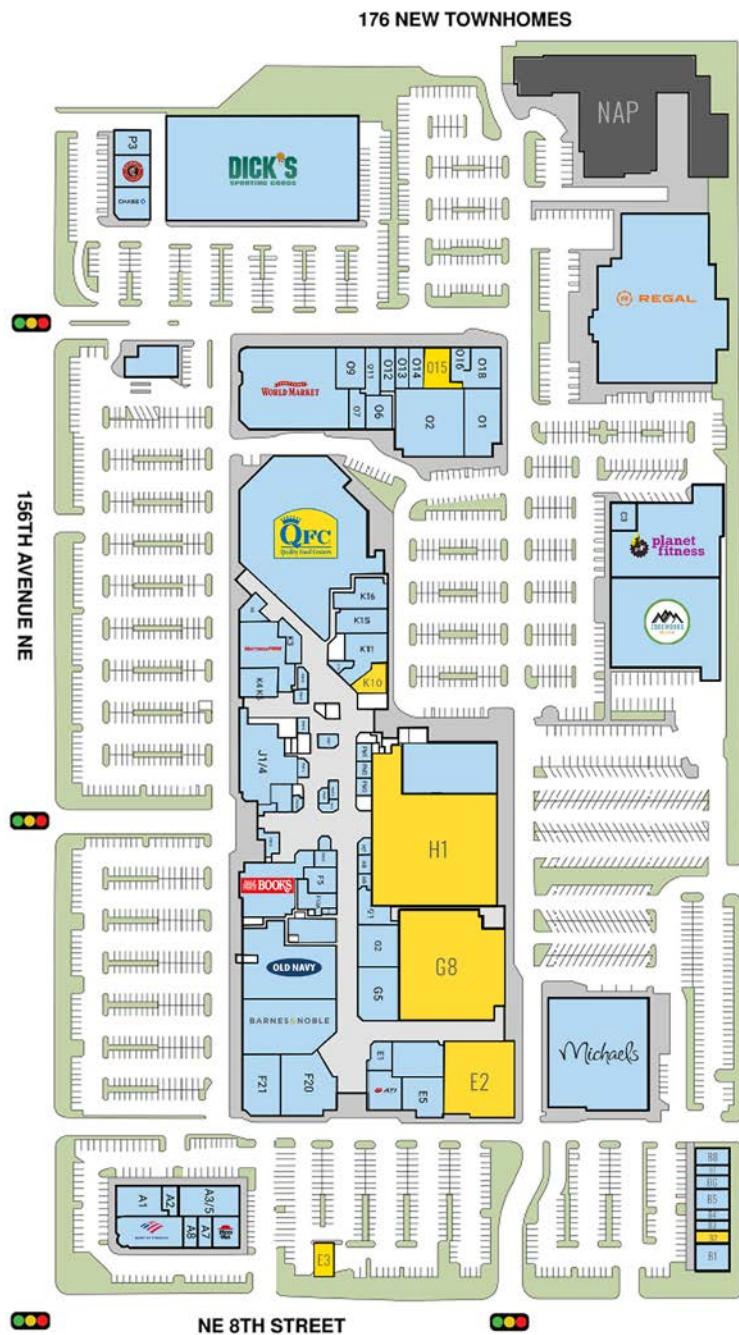
 Goes beyond typical shopping, offering destination attractions like a night at the movies, interactive family activities, and a welcoming public market-style environment that fosters social interaction



## LOCATION DETAILS

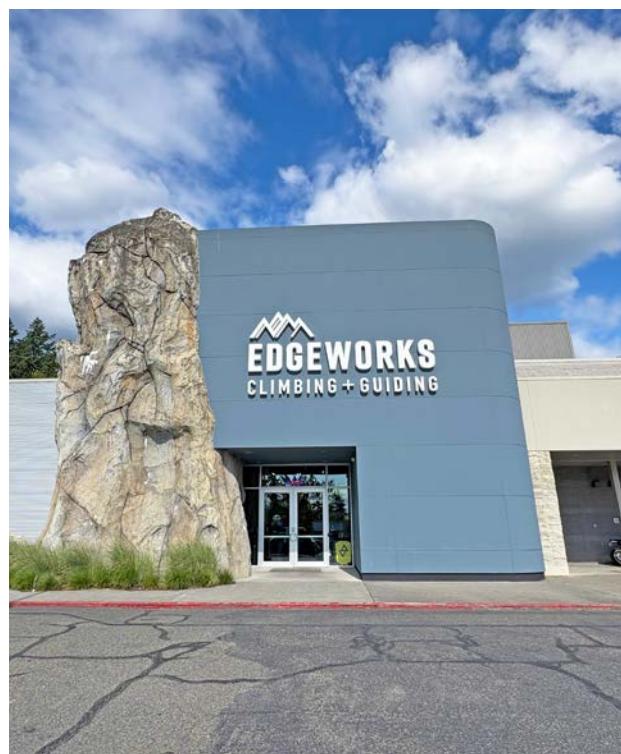


# SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1386	GREENLINE ORGANIC HEALTH	1,600	G2	WIGGLEWORKS	3,587	013	THE STUDIO	1,326
A1	BRIGHT NOW DENTAL	3,082	G5	US ARMY RECRUITING	4,720	014	NEW YORK CUPCAKES	1,343
A2	MIRACLE-EAR	968	<b>G8</b>	<b>AVAILABLE</b>	<b>24,385</b>	<b>015</b>	<b>AVAILABLE</b>	<b>2,232</b>
A3/5	INDIGO URGENT CARE	3,969	GL1	CROSSROADS SENIOR LIVING	NAP	016	JAE'S LUNCHBOX	1,291
A6	PIZZA HUT	1,800	<b>H1</b>	<b>AVAILABLE</b>	<b>35,090</b>	018	NAN HOTPOT	2,926
A7	HEIDI'S DRY CLEANERS	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	PM10	PIROSHKY BAKERY	417
C1	EDGEWORKS CLIMBING, INC	21,658	<b>K10</b>	<b>AVAILABLE</b>	<b>1,883</b>	PM11	LA POTRANCA TAQUERIA	540
C2	PLANET FITNESS	17,240	K11	THE LIBRARY CONNECTION	3,750	PM12	LA QUE VIETNAMESE CUISINE	366
C3	BELLEVUE POLICE CROSSROADS	1,361	K12	OTA WORLD	993	PM13	MINIMOOON DUMPLING	562
D1	MICHAELS STORES	25,889	K14	BROW ARC	345	PM14	EBRU	418
E1	MINI CITY HALL	1,424	K15	-	2,255	PM16	CROSSROADS GRILL & BURGER	516
<b>E2</b>	<b>AVAILABLE</b>	<b>12,548</b>	K16	BEL-RED AUTO LICENSE	3,115	PM18	CROSSROADS ITALIANO	350
<b>E3</b>	<b>AVAILABLE</b>	<b>192</b>	K17	-	545	PM20	PUNJABI TADKA	453
E4	HALLMARK	3,254	O1	DICK'S DRIVE-IN	5,268	PM25	MOCHINUT DONUTS	864
E5	HAND AND STONE MASSAGE	3,424	O2	ARMADA DESIGN & BUILD	8,978	PM41	MIX SUSHI BAR	495
E6	ATI PHYSICAL THERAPY	2,433	06	CROSSROADS VET	2,052	PM42	BULGOGI	365
F1	OLD NAVY	12,870	07	CENTER MAINTENANCE STORAGE	1,342	R6	U.S. BANK	2,700
F2	HALF PRICE BOOKS	6,830	08	WORLD MARKET	17,406	S1	DICK'S SPORTING GOODS	43,257
F4	SNIP-ITS	714	09	BANARAS	2,770	T1	CROSSROADS REGAL CINEMAS	38,000
F5	SAKKHI STYLE	1,714	011	JINYA RAMEN BAR	1,612			
F11	CROSSROAD ESCAPE	1,874	012	GAME OVER VIDEOGAMES	1,427			
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



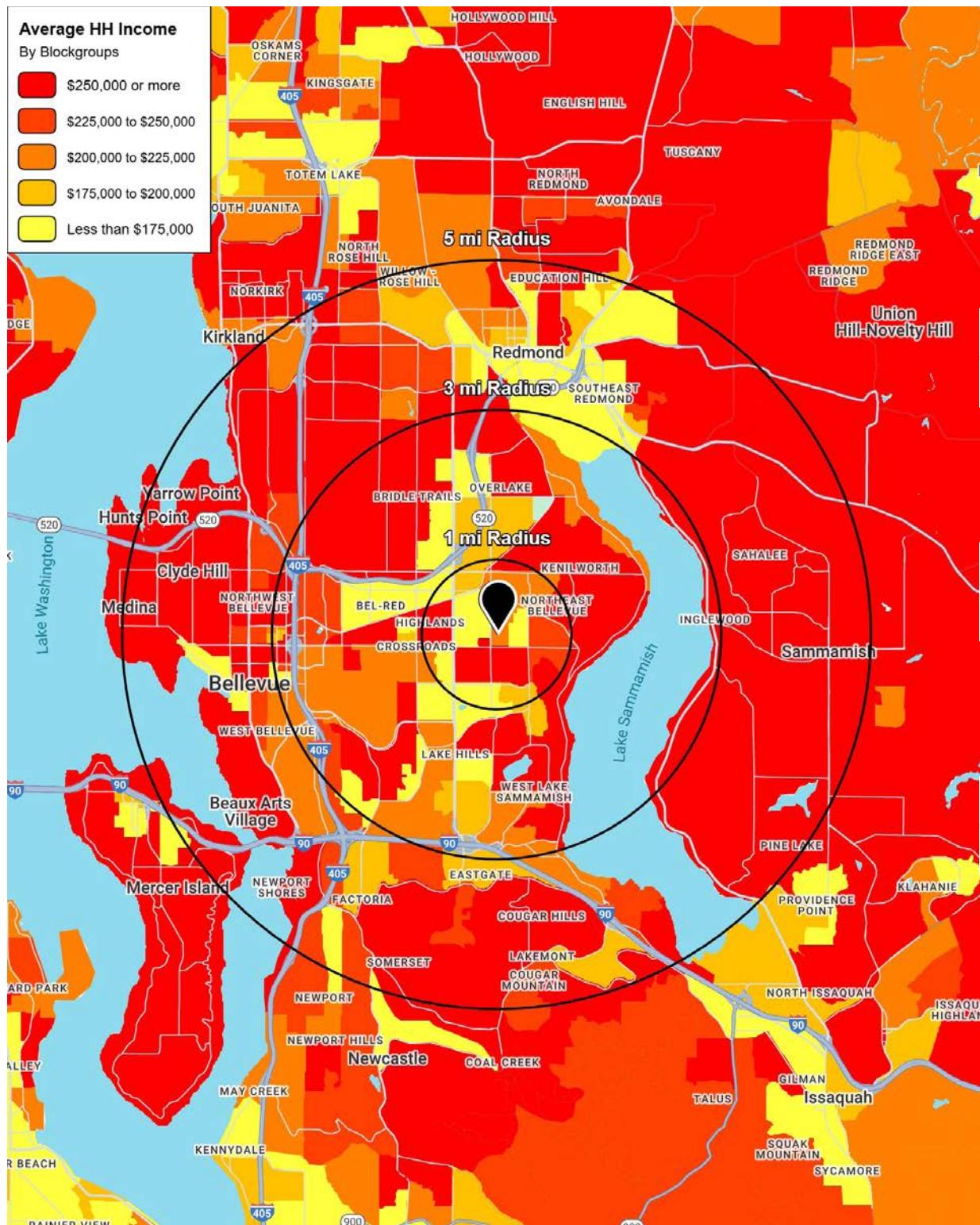
Crossroads Bellevue has established itself as a year-round gathering place, offering more than just shopping and dining. The center hosts a **weekly farmers market, cultural festivals, and live performances** that draw visitors from across the Eastside. These events, combined with consistently strong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



## LOCATION DETAILS



# DEMOGRAPHICS



# CrossRoads

BELLEVUE

## 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.

**JUSTIN HOLMES**

📞 253.447.2282

✉️ [justin@firstwesternproperties.com](mailto:justin@firstwesternproperties.com)

**JOSH PARNELL**

📞 253.230.8715

✉️ [josh@firstwesternproperties.com](mailto:josh@firstwesternproperties.com)

**JAKE THURBER**

📞 425.822.5522

✉️ [jthurber@fwp-inc.com](mailto:jthurber@fwp-inc.com)

**CHANDLER WILLIAMS**

📞 425.250.3274

✉️ [chandler@fwp-inc.com](mailto:chandler@fwp-inc.com)

**CrossRoads**  
BELLEVUE



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