



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
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



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 - 14,730 CPD

NE 8TH ST - 12,775 CPD

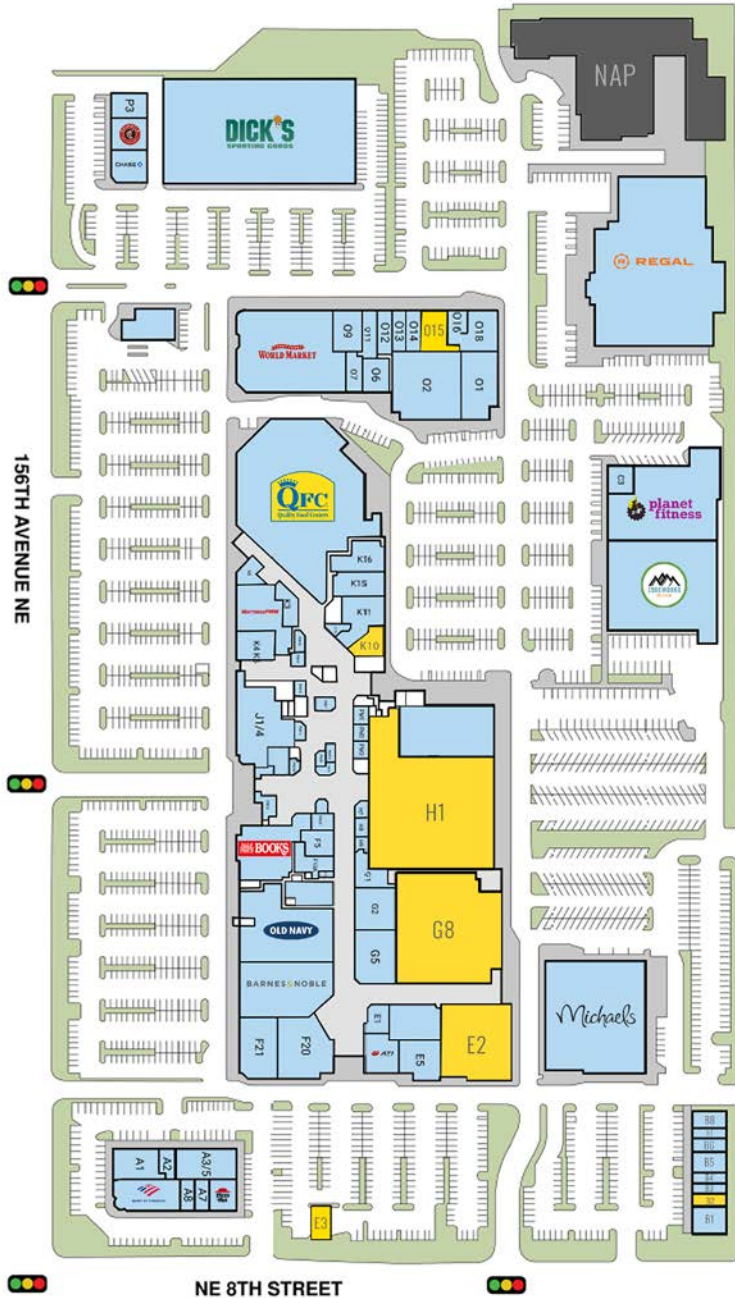
CROSSROADS PARK & COMMUNITY CENTER

Crossroads

BELLEVUE

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 | G8 | AVAILABLE | 24,385 | O15 | AVAILABLE | 2,232 |
| A3/5 | INDIGO URGENT CARE | 3,969 | GL1 | CROSSROADS SENIOR LIVING | NAP | O16 | JAE'S LUNCHBOX | 1,291 |
| A6 | PIZZA HUT | 1,800 | H1 | AVAILABLE | 35,090 | O18 | 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 |
| B2 | AVAILABLE | 1,050 | 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 | K10 | AVAILABLE | 1,883 | 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 | MINIMOON 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 |
| E2 | AVAILABLE | 12,548 | K16 | BEL-RED AUTO LICENSE | 3,115 | PM18 | CROSSROADS ITALIANO | 350 |
| E3 | AVAILABLE | 192 | 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 | O6 | CROSSROADS VET | 2,052 | PM42 | BULGOGI | 365 |
| F1 | OLD NAVY | 12,870 | O7 | CENTER MAINTENANCE STORAGE | 1,342 | R6 | U.S. BANK | 2,700 |
| F2 | HALF PRICE BOOKS | 6,830 | O8 | WORLD MARKET | 17,406 | S1 | DICK'S SPORTING GOODS | 43,257 |
| F4 | SNIP-ITS | 714 | O9 | BANARAS | 2,770 | T1 | CROSSROADS REGAL CINEMAS | 38,000 |
| F5 | SAKKHI STYLE | 1,714 | O11 | JINYA RAMEN BAR | 1,612 | | | |
| F11 | CROSSROAD ESCAPE | 1,874 | O12 | 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





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



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

Map showing Average HH Income by Blockgroups in the Seattle area, centered on Bellevue. Concentric circles indicate 1 mi, 3 mi, and 5 mi radii from the center point. The map is color-coded by income level, with red representing the highest income (\$250,000 or more) and yellow representing the lowest income (Less than \$175,000). Major highways (90, 405, 520) and water bodies (Lake Washington, Lake Sammamish) are also shown.



AVERAGE HH INCOME

DAYTIME POPULATION

COLLEGE DEGREE+Regis - 2024

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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