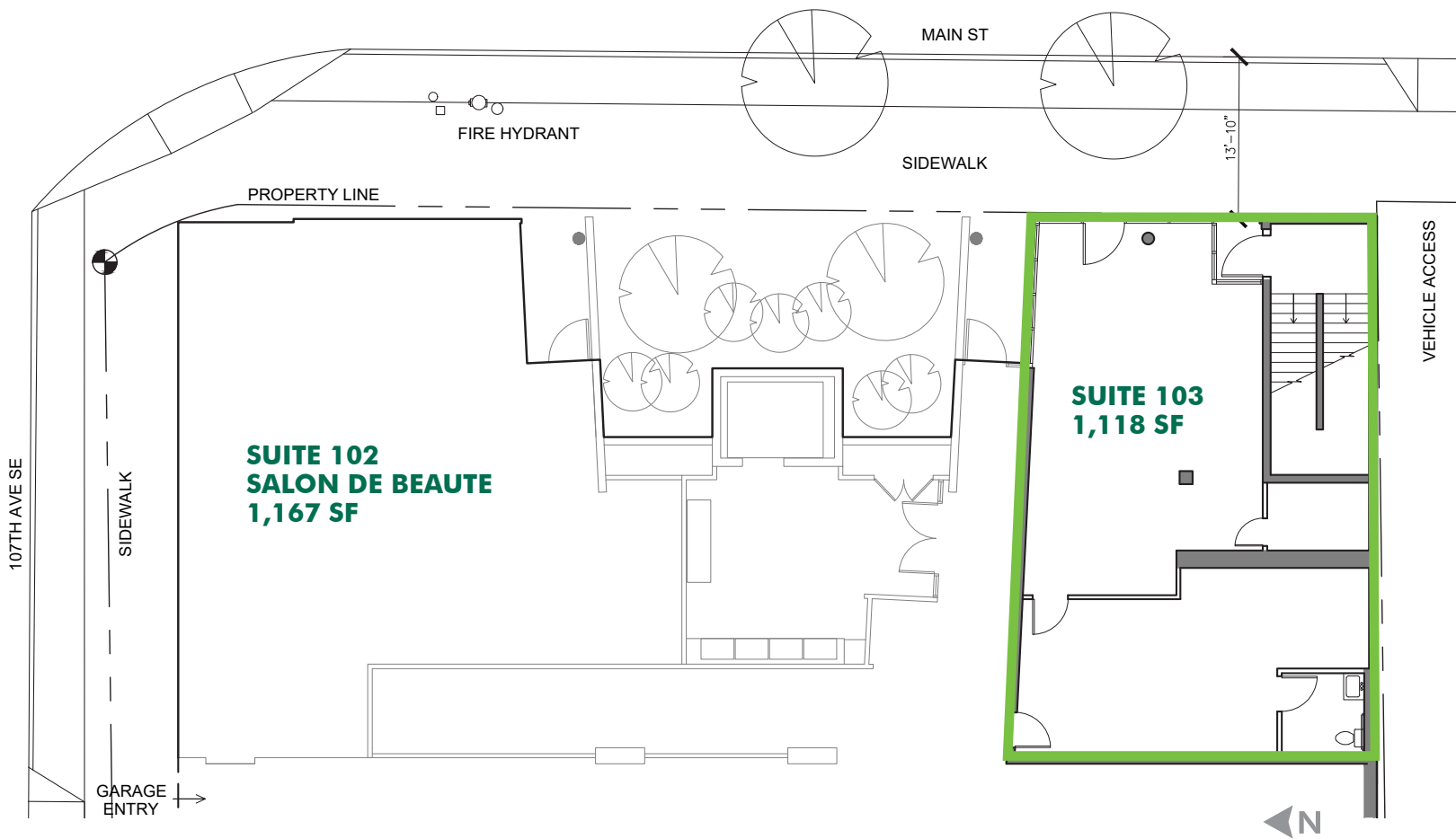


RETAIL SPACE FOR LEASE

SYLVA ON MAIN

10701 MAIN STREET | BELLEVUE, WA 98004





SUITE 103

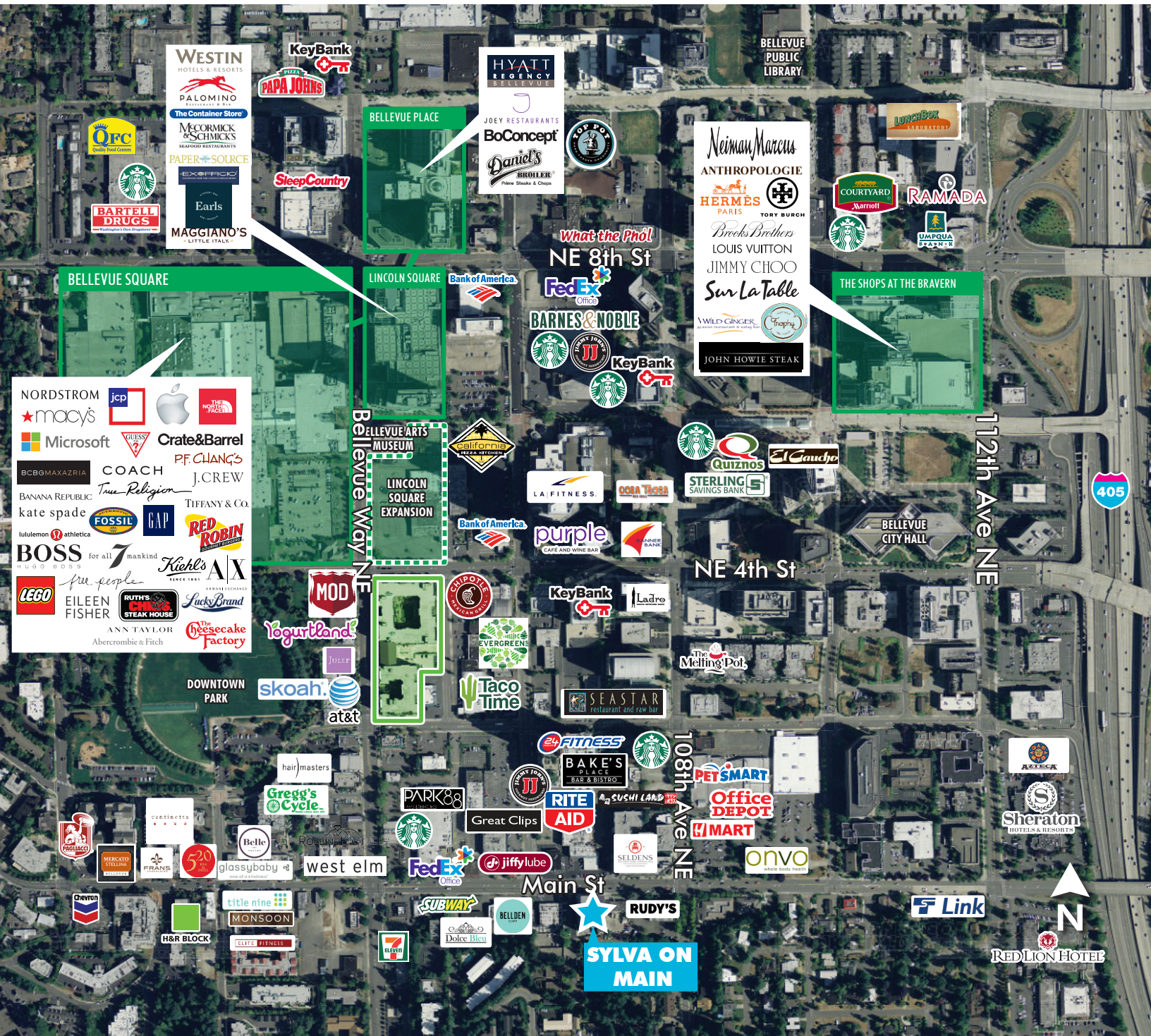
A RARE OPPORTUNITY IN A GREAT LOCATION

Located in the heart of rapidly growing downtown Bellevue under 74 luxury living units. The area is known for having affluent residents and a skilled workforce. Numerous outdoor spaces and proximity to major highways bring residents in from all over the greater Seattle market seeking a place to shop, dine and be entertained.

- 1,118 SF
- \$40.00PSF + NNN (\$10.50 PSF)
- Ideal location in the heart of downtown Bellevue
- High barrier to entry trade area surrounded by an affluent population
- Easily accessible via I-405, I-90, and SR-520
- Free available retail parking
- 5 minute walk to the new Link Rail transit station opening 2023



DEMOGRAPHICS	1/2 MILE	1 MILE	3 MILES
2019 POPULATION - CURRENT YEAR ESTIMATE	11,031	23,078	93,018
2019 AVERAGE HOUSEHOLD INCOME	\$150,997	\$155,052	\$173,756
2019 AVERAGE VALUE OF HOMEOWNER OCC. HOUSING UNITS	\$983,530	\$1,023,445	\$1,092,177
2019 DAYTIME POPULATION	40,119	77,811	105,751



SYLVA ON MAIN

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