

# Bellevue Way Retail

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## Lincoln Square South

### LSS – 150



A 6 MILLION SF  
PORTFOLIO ON A  
5.1-ACRE SITE



## At The Collection

- Over 200 global, local and innovative brands
- A Dining District with 50 local-to-global restaurants and 30+ quick service food and café spots
- 1.7 million sf of class A office space
- 1,315 luxury & modern guestrooms at Hyatt Regency Bellevue, The Westin Bellevue and W Bellevue
- 360 luxury residential homes (condos and apartments)
- 12,500 parking spaces (free retail parking)
- 22 theater screens at two luxe cinemas
- All connected by sky bridges and 2 car / pedestrian tunnels

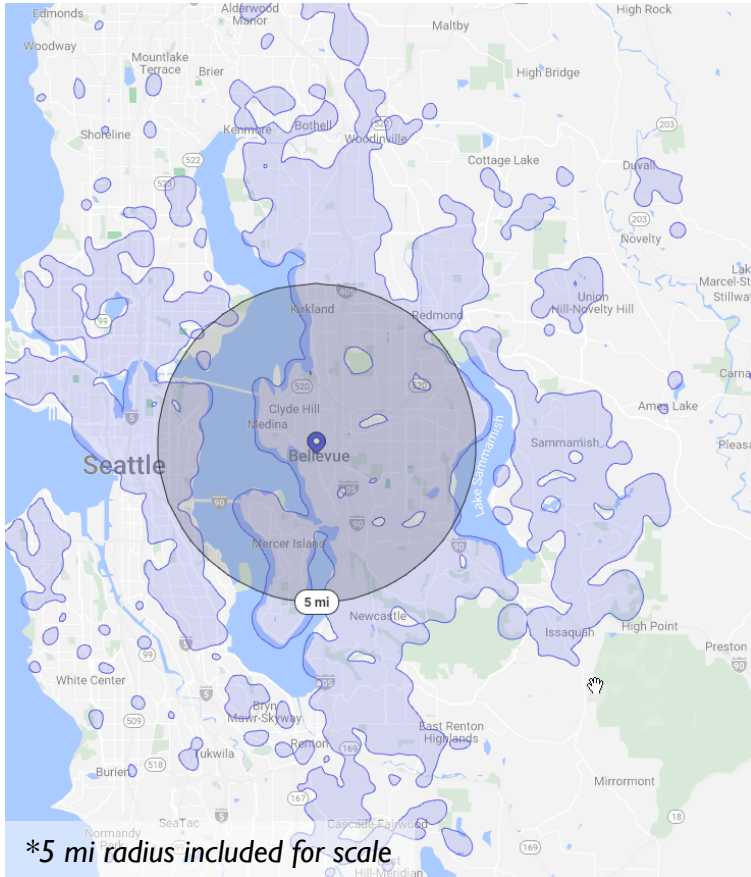


THE BELLEVUE COLLECTION™

BELLEVUE SQUARE • BELLEVUE PLACE • LINCOLN SQUARE



# Regional Reach

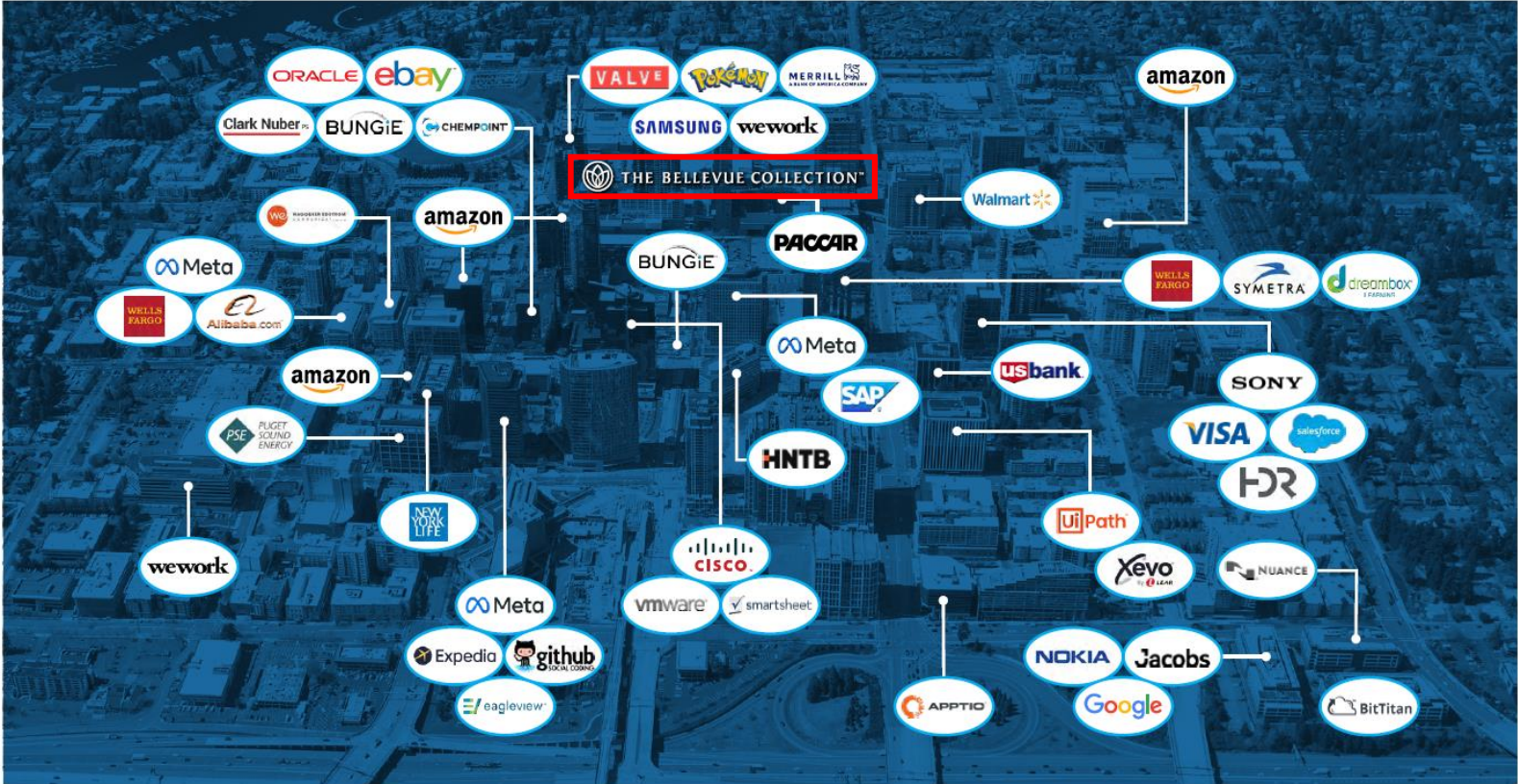


**The Bellevue Collection is well positioned for a flagship location due to the super-regional trade area.**

Seventy percent (70%) of all visits in 2023 are generated from the area in blue.

# A GLOBALLY TALENTED WORKFORCE

At Our Doorstep Impacts Bellevue's Downtown Core.





# DOWNTOWN BELLEVUE.

Uniquely Positioned for Exceptional Growth.

## BY THE NUMBERS

- 52,000+ employees within walking distance
- 14,000 Downtown Bellevue residents, with growth projection to 27,000 by 2027
- Nearly 100,000 employees within 3 miles
- 178,812 daytime employees within 5-mile radius
- 5,367 hotel rooms in Bellevue



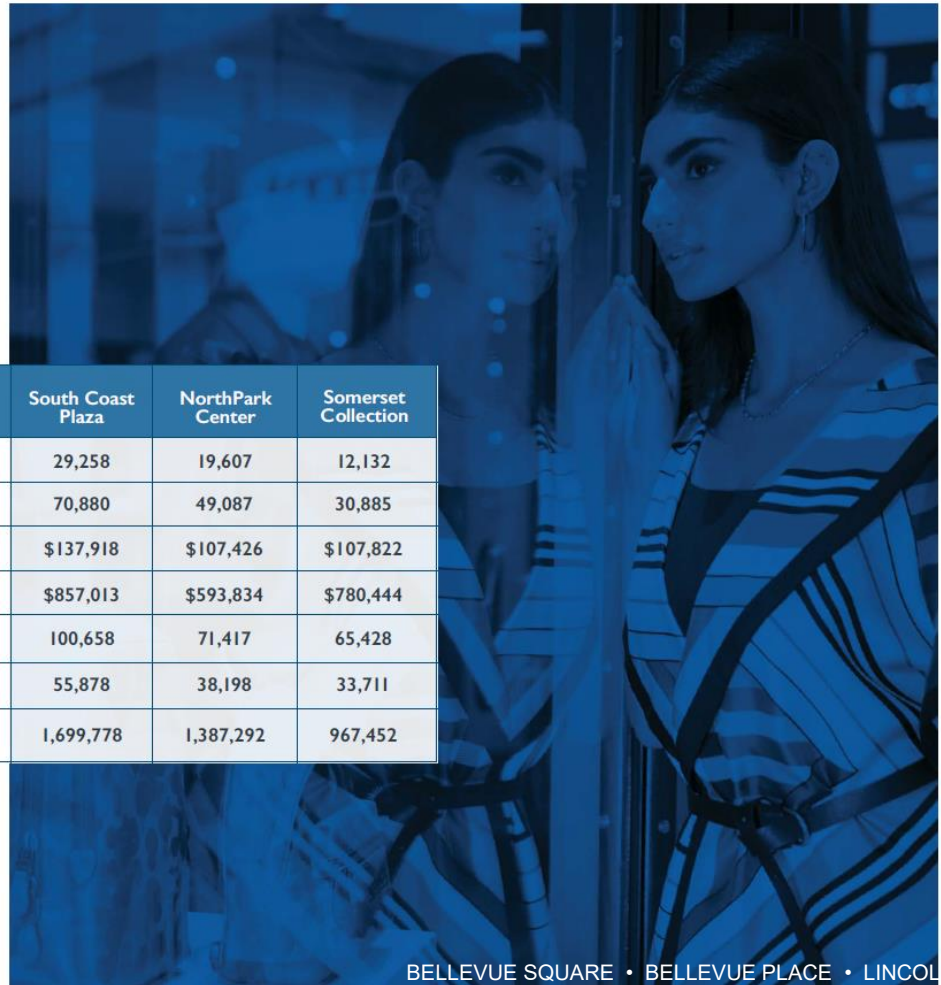
The Bellevue Collection—  
**WE DELIVER  
 YOUR  
 CUSTOMER.**

Attract a Global Mix of Affluent  
 Innovators and Influencers.

10-Mile Radius	The Bellevue Collection	The Mall at Short Hills	South Coast Plaza	NorthPark Center	Somerset Collection
Household Income \$500,000+	62,105	32,322	29,258	19,607	12,132
Household Income \$250,000+	126,549	70,035	70,880	49,087	30,885
Average Household Income	\$181,085	\$138,948	\$137,918	\$107,426	\$107,822
Average Household Net Worth	\$953,892	\$909,827	\$857,013	\$593,834	\$780,444
Household Net Worth \$1 Million+	120,087	91,551	100,658	71,417	65,428
Household Net Worth \$2 Million+	69,531	51,448	55,878	38,198	33,711
Total Population	1,336,824	1,334,599	1,699,778	1,387,292	967,452

The Bellevue Collection Outranks all National Competitors Shown Above Except in Total Population.

GMA RESEARCH 2023





Storefront view on Bellevue Way





Interior store view from street entrance, 2,995 sf including 1,030 sf mezzanine.

- *Stairs can be built to mezzanine or can be accessed via freight elevator through back door (to be confirmed with City of Bellevue)*
- Height under mezzanine from floor – 12'
- Height open floor to deck – 24', lowest point is 20' from plumbing lines

Direct access to elevator servicing mezzanine and loading dock behind space.



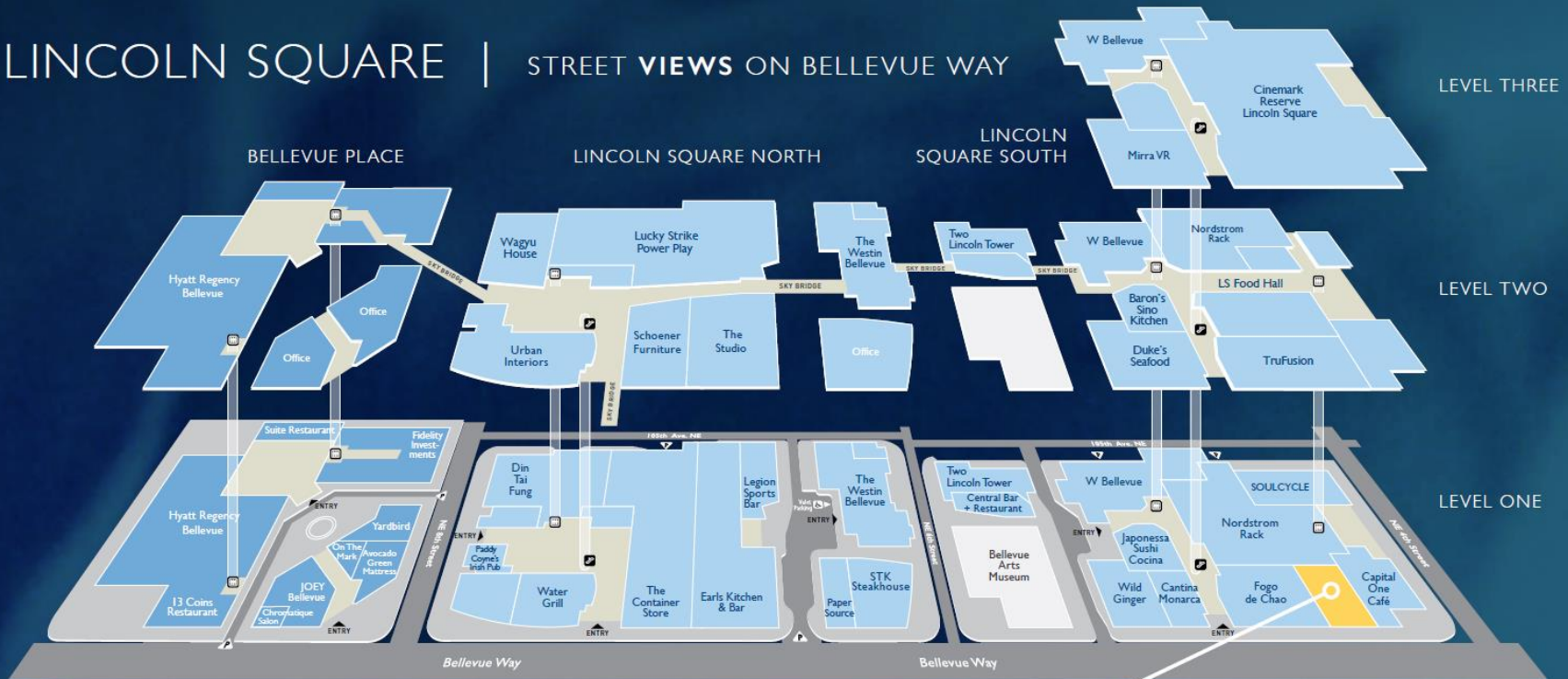




Interior area view from back of the store, looking toward street entrance on Bellevue Way.

# LINCOLN SQUARE

## STREET VIEWS ON BELLEVUE WAY



Location just off Southeast Corner of Bellevue Way & NE 4th St.

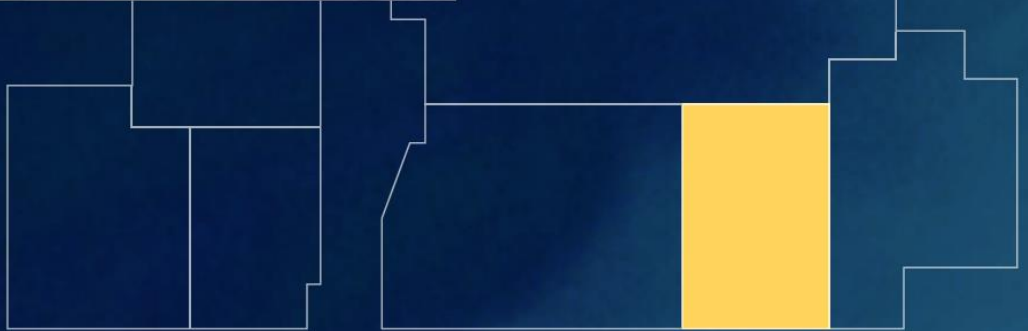




# LINCOLN SQUARE | OPPORTUNITY ON BELLEVUE WAY



This recent expansion to Lincoln Square is home to world leaders in the digital gaming industry providing a strong daytime employee base. Opportunities include both street facing and interior restaurant and retail spaces adding to the energy of the strong dining and entertainment district.



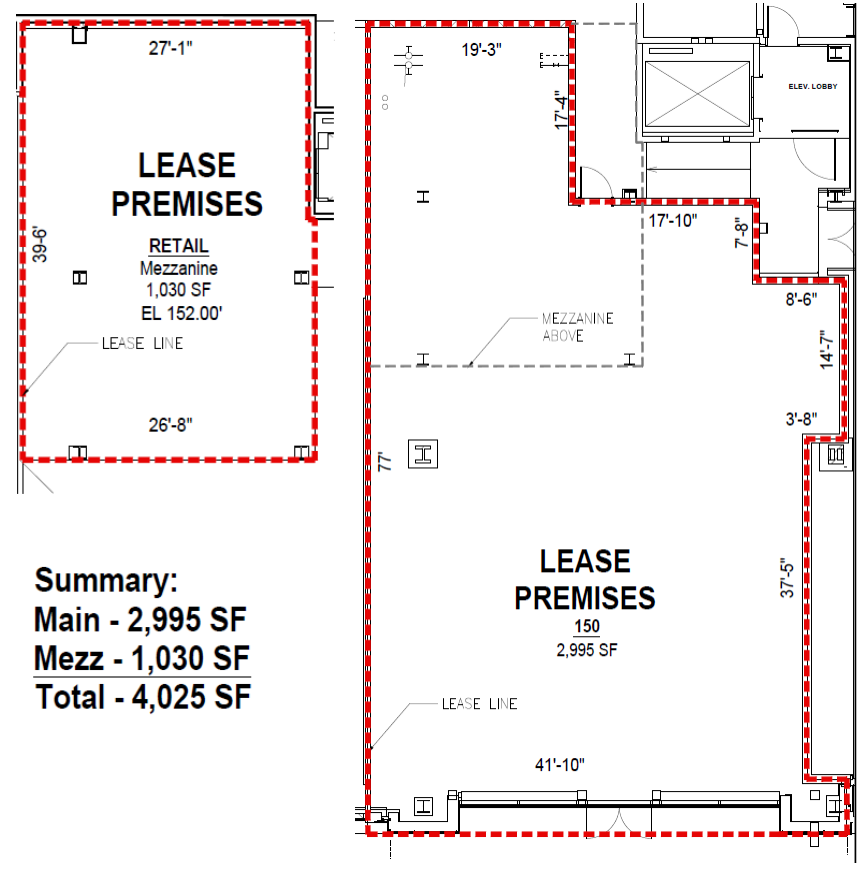
NE 4TH STREET



BELLEVUE WAY

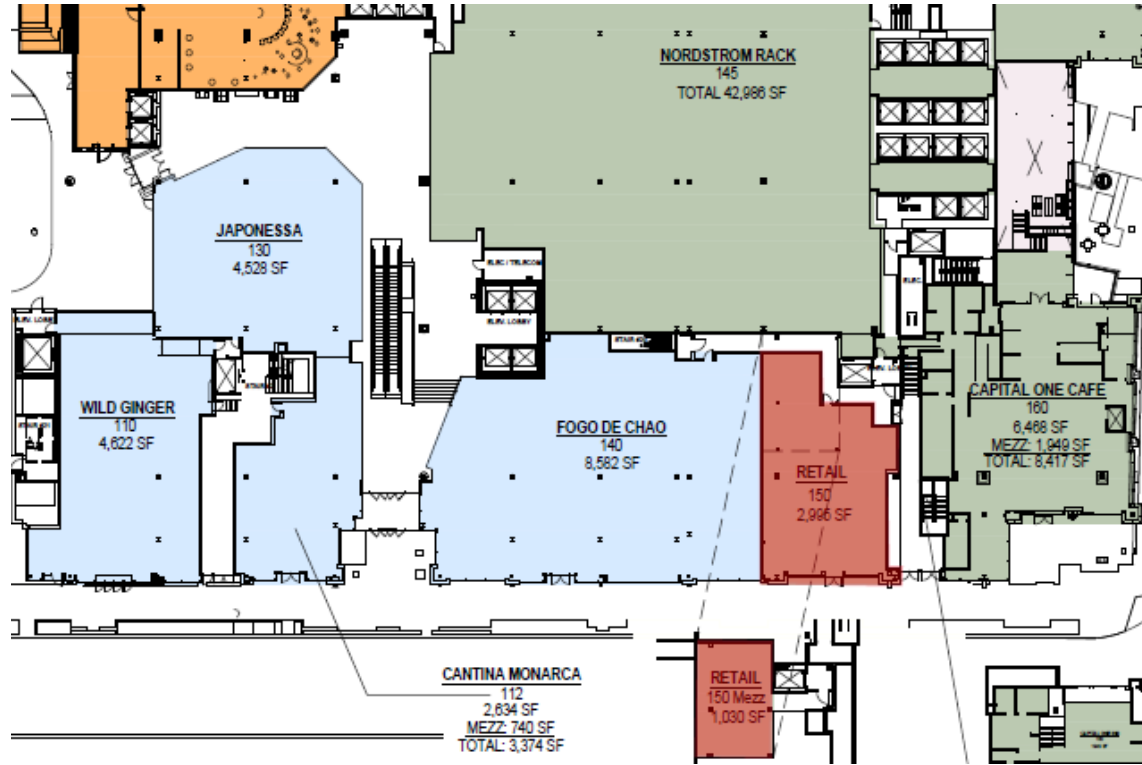
# LOD

- 2,995sf street-level + 1,030 sf mezzanine
- Approximately 42 feet of frontage
- Complimentary 3-hour parking for all customers
- 1,400 parking stalls in underground garage
- Connected to Bellevue Square, Bellevue Place, and Lincoln Square South by skybridges





# Lease Plan



# Contact

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