

# MODERA | OVERLAKE

RETAIL FOR LEASE

15260 Bell-Red Road, Redmond, WA 98052

RESIDENTIAL UNITS: 288 APARTMENT HOMES ♦ RETAIL: 3,600 GROSS SF OF RETAIL



Tiffini Connell | Jonathan Willett

(206) 283-5212  
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# WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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## THE OPPORTUNITY

Introducing the newest project from Mill Creek Residential prominently located on Bel-Red road between Bellevue and Redmond in the highly desirable Overlake area. This new 288-Unit Community has been thoughtfully designed to capture the needs of the fast growing tech presence such as Amazon, Microsoft, Facebook, and Google. Also a perfect fit for doctors and nurses on the front line of the many local hospitals and medical facilities. This beautiful project is anchored with prime retail space located directly on Bel-Red road with adjacent courtyard and covered garage parking, perfect for café/deli, health/fitness, and office/business related Tenants.



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## KEY LOCATION INSIGHT:

BEL-RED Road as the name suggests, connects the heart of Bellevue to Redmond. Running just south of Route 520 it is used as an alternative route connecting the 2 areas lined with restaurants and retail serving the area.

Overlake Medical Center & Clinics is a nonprofit regional healthcare system based in Bellevue serving the Eastside community since 1960. The health system includes a 349-bed hospital and a growing network of primary, urgent and specialty care clinics located throughout the region.

Modera Overlake will attract a diverse group of residential tenants looking to be a part of project that not only is located the heart of the Eastside but embodies the lifestyle they are looking for. Style, entertainment, and amenities.



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100,000+  
ADDT

@Highway 520 and 148th  
Ave NE (1 mile from site)



84  
Walk Score  
"Very Walkable"



19.132%  
Projected  
Population  
Growth  
within 1.0 mile  
2019 - 2024



## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 19,987  
3-Mile: 100,940  
5-Mile: 250,507

### TOTAL EMPLOYEES

1-Mile: 17,529  
3-Mile: 117,302  
5-Mile: 211,312

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$124,714  
3-Mile: \$150,983  
5-Mile: \$168,133

### POPULATION DENSITY (per square mile)

1-Mile: 6,341.20  
3-Mile: 3,558.38  
5-Mile: 3,179.15



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### SITE PLAN

**3,600 SF AVAILABLE**

(can be demised)

Suite 120-  
2,050 SF

Suite 110-  
1,550 SF

**12 COMMERCIAL  
PARKING STALLS  
FOR TENANTS OR VISITORS**

