

# New Retail Opportunities

in the Heart of  
Downtown Bellevue

BEST PLACE TO LIVE IN THE  
WESTERN US, 2025-2026

-U.S. NEWS



NEWMARK

SILVERSTEIN  
PROPERTIES

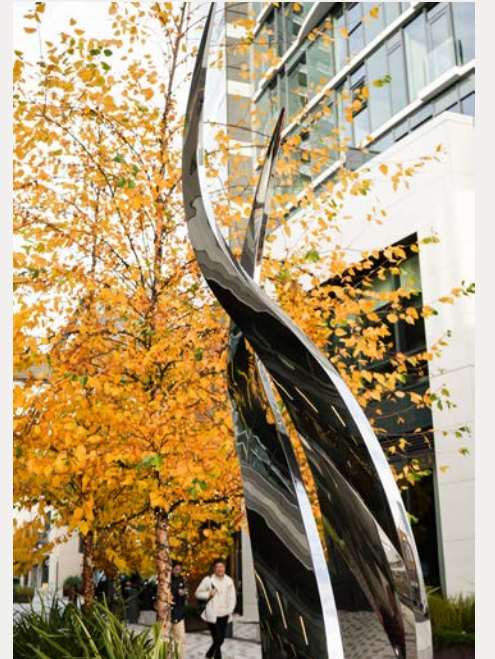
NE 8TH STREET AND BELLEVUE WAY • BELLEVUE, WASHINGTON

“Avenue Bellevue is  
the Eastside’s new  
glam scene.”

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-425 MAGAZINE





# Downtown with Distinction

Offering Downtown Bellevue a new perspective on luxury, Avenue Bellevue is a carefully composed blend of refined residences, world-class hospitality, specialty shopping and internationally-crafted food and beverage curated exclusively for the sensibility of a global tastemaker. It is a destination for extraordinary moments—made not just for occasions, but for every day.

At Avenue Bellevue, each detail is deliberate. And every moment considered.



# By the Numbers

Avenue Bellevue offers brand new estate and luxury residences featuring state-of-the-art design, with an array of boutique shops, galleries, and restaurant space below. Avenue Bellevue, owned by Silverstein Properties, is a world-class destination for residents and visitors in a world-class city.



365

LUXURY CONDOS  
ranging from  
\$795k to \$1.2M+



208

GUEST ROOMS  
at the onsite 4.5-star  
InterContinental Hotel



80K+

SF OF RETAIL  
located in The Plaza at Avenue,  
inspired by a European town square  
with cosmopolitan energy



95

WALK SCORE  
provides steady foot traffic  
between Avenue Bellevue and  
nearby destinations



150K

DAYTIME WORKERS  
from nearby tenants such  
as Amazon, TikTok, &  
Salesforce



30M

ANNUAL VISITORS  
to downtown Bellevue, a  
premier global retail, hotel and  
dining destination



# A Region of Influence

Top consumer segments grouped by shared demographic, socioeconomic, and lifestyle characteristics, offering insight into the unique composition of each potential customer located within a short driving distance of Avenue Bellevue.



\$270,250

AVG HOUSEHOLD INCOME  
within a 10-minute drive



37.6

MEDIAN AGE



2.2M

ANNUAL OVERNIGHT  
VISITORS TO BELLEVUE



75%

AVG OCCUPANCY  
at the InterContinental Hotel



## Metro Renters 28.6%

Metro Renters are highly mobile and educated market. Mostly live alone or with a roommate in the urban core of the city. One of the fastest-growing segments, Metro Renters income is above the US average, but they spend a large portion on rent, clothes and the latest tech.

- Single, highly mobile and educated
- Early adopters of new technology
- Value socializing, education and creativity
- Willing to take risks and work long hours

MEDIAN HH SIZE: 1.6  
MEDIAN AGE: 32.9



## Laptops + Lattes 25.5%

Laptops and Lattes consumers are predominantly single, affluent, well-educated professionals in business, finance, legal, computer and entertainment occupations. Primarily located in large metropolitan areas and many walk, bike or use public transit to get to work, or work from home.

- Single, affluent professionals
- Health conscious, active
- Care about the environment
- Partial to city living and its amenities

MEDIAN HH SIZE: 1.95  
MEDIAN AGE: 36.2



## Urban Chic 20.5%

Urban Chic residents are professionals that live a sophisticated lifestyle. They are busy, well-connected, well-educated consumers who are avid readers, moviegoers, environmentally active and financially stable.

- Mostly married, affluent professionals
- Live a sophisticated, exclusive lifestyle
- Busy, well-connected & well-educated
- Environmentally aware and maintain a “green” lifestyle

MEDIAN HH SIZE: 2.38  
MEDIAN AGE: 41.9

# Unrivaled Location

Situated prominently on NE 8th and Bellevue Way beside the iconic Bellevue Collection, this premier address stands at the heart of one of the region's most desirable destinations and top employer hubs. Surrounded by powerhouse brands, Avenue Bellevue offers unmatched visibility in a high-profile setting.



9,000+

AVERAGE CARS DAILY  
ON BELLEVUE WAY



7,500+

AVERAGE CARS DAILY  
ON NE 8TH STREET







# Level 1

| SPACE        |           |
|--------------|-----------|
| Retail 1     | 2,160 SF  |
| Retail 2     | 1,168 SF  |
| Retail 3     | 1,553 SF  |
| Retail 4     | 1,640 SF  |
| Retail 5     | 1,121 SF  |
| Retail 6     | 2,591 SF  |
| Retail 7     | 1,468 SF  |
| Retail 8     | 10,175 SF |
| Retail 9     | 1,283 SF  |
| Retail 10/11 | 5,524 SF  |
| Retail 14    | 1,391 SF  |
| Retail 15    | 1,141 SF  |
| Retail 16    | 3,981 SF  |

## ASKING RATE

Call for rates

## NNN ESTIMATE

\$15.00 PSF (approx.)

## TI ALLOWANCE

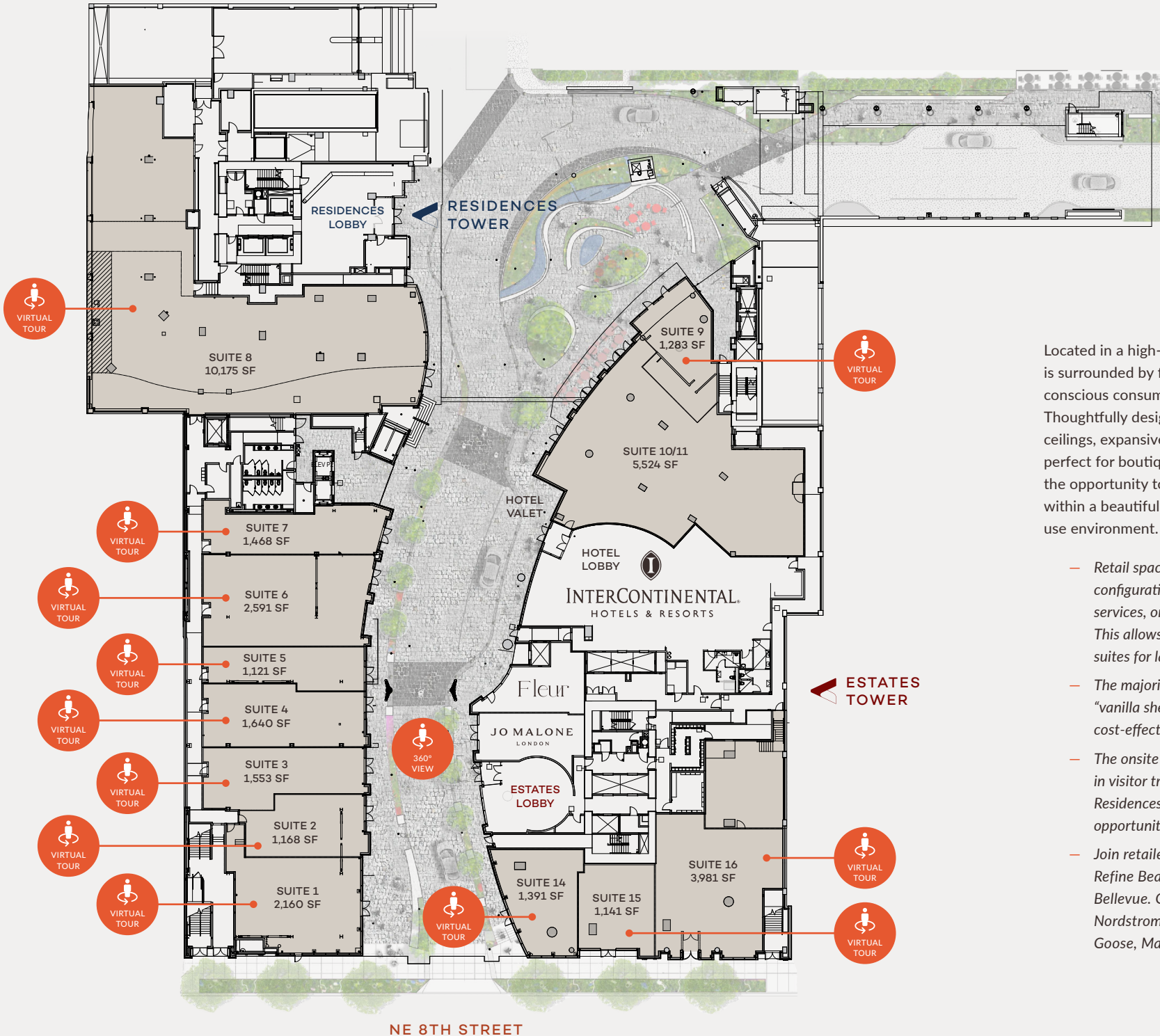
Negotiable

## AVAILABILITY

Available Now

\* able to be demised

lease pending



Located in a high-end shopping district, Avenue Bellevue is surrounded by first-class retail brands, drawing style-conscious consumers with strong purchasing power. Thoughtfully designed ground-floor spaces feature high ceilings, expansive storefronts, and premium finishes, all perfect for boutique or flagship retail. Each storefront offers the opportunity to establish a distinctive brand presence within a beautifully landscaped, pedestrian-friendly mixed-use environment.

- Retail spaces are available in a variety of sizes and configurations, adaptable for flagship retail, boutique services, or dynamic food and beverage concepts. This allows greater flexibility in combining or demising suites for larger or smaller spaces, pending the use.
- The majority of the spaces have been improved to a “vanilla shell” condition, allowing for a faster and more cost-effective tenant build-out.
- The onsite InterContinental Hotel provides built-in visitor traffic from 208 guest rooms and 365 Residences and Estates located above, providing opportunities for a steady and loyal customer base.
- Join retailers Jo Malone London, Fleur, MR. Studio, Refine Beauty and Nobu (coming 2027) at Avenue Bellevue. Other retailers in the market include: Nordstrom, Tiffany & Co, Reformation, Vuori, Canada Goose, Max Mara, etc.

# Level 2

SPACE

|           |            |
|-----------|------------|
| Retail 17 | 3,698 SF   |
| Retail 20 | 1,330 SF   |
| Retail 21 | 1,663 SF   |
| Retail 25 | 12,426 SF* |
| Retail 26 | 2,655 SF   |
| Retail 27 | 9,765 SF*  |

ASKING RATE

Call for rates

NNN ESTIMATE

\$15.00 PSF (approx.)

TI ALLOWANCE

Negotiable

AVAILABILITY

Available Now

\* able to be demised

lease pending



Avenue Bellevue offers unparalleled exposure to one of the region's most affluent, fashion-forward consumer bases, surrounded by national luxury brands and shoppers with a strong appetite for premium, curated experiences. Join Nobu (coming 2027), the Pacific Northwest's exclusive Jo Malone London location and other retailers including, Fleur, MR. Studio, and Refine Beauty at Avenue Bellevue.

- Bellevue continues to experience robust population growth, major tech employment expansion (Amazon, Pokémon, OpenAI, Meta), and a booming residential pipeline, all fueling long-term retail demand.
- The downtown Bellevue core hosts an average of 90K visitors per day at world-class retail, hotel, and dining destinations, totaling over 30 million out-of-market visitors per year.
- On-site valet parking at the ground level enhances convenience, offering a seamless and elevated experience for customers.
- Second floor retail is ideal for furniture showrooms, health & wellness uses, and /or retail services.
- Retail suites may be combined and/or demised based on the tenant's use and square footage needs. Suite 27 is able to be demised or combined with Suite 26 to provide up to 14,033 SF. Suite 25 is also able to be demised.



# Home for Global Tastemakers

Bellevue elites are making Avenue Bellevue home.

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CONDOMINIUM  
SALES AT AVENUE  
BELLEVUE CONTINUE  
TO SET RECORDS:

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**50%**

OF ALL NEW  
CONSTRUCTION  
CONDOMINIUM SALES  
IN BELLEVUE  
occur at Avenue Bellevue



**\$3,000**

PER SQUARE FOOT  
A Pacific Northwest record  
for new construction condo  
closed sale price



**\$1.7M**

AVG SALES PRICE  
Nearly half of all sales are cash

# Hosting International Denizens

The world-class InterContinental  
Seattle Bellevue brings a new era  
of luxury travel and hospitality to  
Avenue Bellevue:



INTERCONTINENTAL®  
SEATTLE BELLEVUE



15K

ANNUAL CONFERENCE  
CENTER ATTENDEES HOSTED



45K

ANNUAL ROOM  
NIGHTS OCCUPIED

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LES CLEFS D'OR  
CERTIFIED CONCIERGE  
(one of only three in the Pacific Northwest)

AAA FOUR DIAMOND AWARD

STELLA GOLD MEDAL  
(Best Hotel Décor)

2026 TRAVEL + LEISURE  
WORLD'S BEST NOMINEE

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# Crafted for Indulgence



## ART ON THE AVENUE

Artwork from world-renowned and emerging artists curated by Silver Art Projects, a non-profit artist residency program at the World Trade Center in New York City.



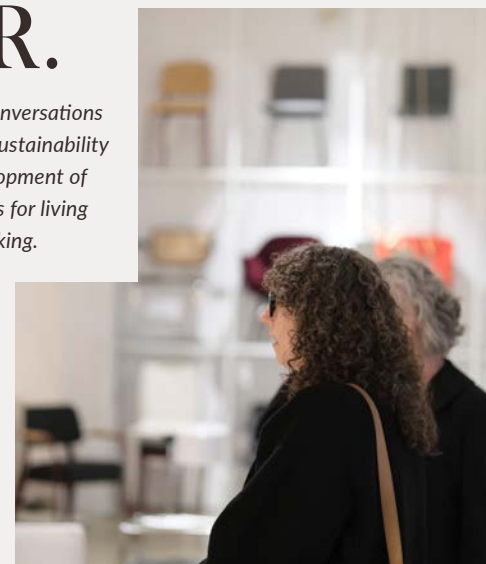
## JO MALONE LONDON

The only standalone Jo Malone London location in the Pacific Northwest.



## MR.

Inspires new conversations around design, sustainability and the development of healthy spaces for living and working.



## Fleur

Regularly hosts sold-out flower bouquet workshops.

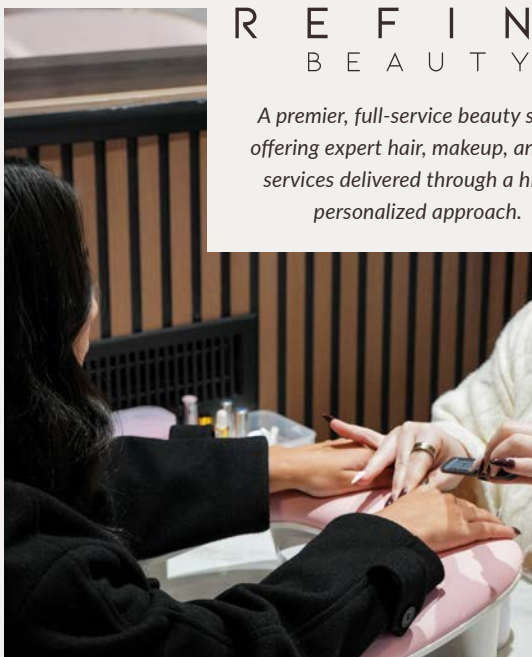


# Crafted for Indulgence



## REFINE BEAUTY

A premier, full-service beauty salon, offering expert hair, makeup, and nail services delivered through a highly personalized approach.



## Saks Fifth Avenue

Top-performing Fifth Avenue Club location in the United States.



Collections reflect Vinaya Rao's intuitive curatorial approach – refined, expressive, and unafraid of contrast.



## THE Holiday COLLECTIVE

Successful seasonal pop-up that drove high appointment volume.



# Premier Shopping Destination





# At the Top of Talent

Avenue Bellevue is poised to capture the attention of over 150K+ daytime workers from the region's top employers, including Amazon, TikTok, Concur, Pokémon, Salesforce, and more.



# Powered by

# SILVERSTEIN PROPERTIES

Silverstein Properties has developed, owned and managed more than 45 million square feet of office, residential, hotel, retail and mixed-use properties. A visionary real estate entrepreneur from a humble upbringing, Larry Silverstein's values guide the firm's culture: integrity, energy, excellence, loyalty, grit and boundless optimism. Silverstein Properties' steady, unwavering approach to real estate gives Owners and Tenants confidence to pursue retail excellence.

## Portfolio Highlights

### US Bank Tower

DOWNTOWN LOS ANGELES



### World Trade Center Campus

FIDI MANHATTAN, NEW YORK



### Silver Towers

MIDTOWN MANHATTAN, NEW YORK



### 1735 Market Street

DOWNTOWN PHILADELPHIA





Avenue Bellevue  
DOWNTOWN BELLEVUE



# AVENUE

BELLEVUE

FOR RETAIL LEASING

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SILVERSTEIN  
PROPERTIES