

RESTAURANT FOR SALE



P E O N Y

10317 MAIN ST, SUITE 100
BELLEVUE, WA 98004

*6,455 SF Established
Turn-Key Restaurant
For Sale & Sublease*

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KIDDER.COM

km Kidder
Mathews





AUTHENTIC TASTES, MODERN CHARM

Peony Modern Kitchen's mission is to offer modern interpretations of Chinese restaurant cuisine in a stylish and vibrant setting.

Restaurant Overview

Rare, established turn-key second-generation restaurant on Main Street in Old Bellevue

Total leasable SF 6,455

Full kitchen with three type-1 hoods

Storefront restaurant

Indoor and outdoor restaurant seating

Free parking available

Near major employers

Close to East Main light rail station



6,455 SF
TOTAL



90/100
WALK SCORE



3 TYPE-ONE
HOODS



60/100
BIKE SCORE



FREE
PARKING



60/100
TRANSIT
SCORE

Restaurant Highlights

Business established for over 9 years

Restaurant website:
<https://peonykitchen.com>

Indoor seating: ±177

Outdoor seating: ±24

Private dining room(s)

Sublease term through September 30, 2031 with two five-year renewal options through September 30, 2041

Lease rate: \$52.50/RSF + NNN

NNN \$12.25 (2026 est)

Sale Price: Inquire

+177
INDOOR SEATING

+24
OUTDOOR SEATING

\$52.50
PER SF LEASE RATE

\$12.25
PER SF NNN





PEONY KITCHEN | BELLEVUE



SUITE 100



6,455 SF

TOTAL RESTAURANT AREA

\$52.50

PER SF LEASE RATE

\$12.25

PER SF NNN

NOW

AVAILABLE

PEONY KITCHEN | BELLEVUE



MAJOR EMPLOYERS



2025 BELLEVUE DEMOGRAPHICS

154,250
POPULATION

2.4
AVG HH SIZE

\$250,797
AVG HH INCOME

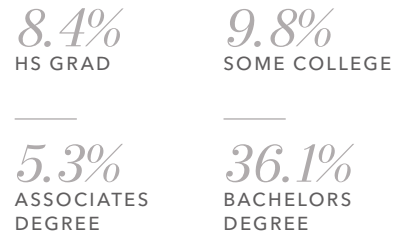
36.2
MEDIAN AGE

HOME OWNERSHIP

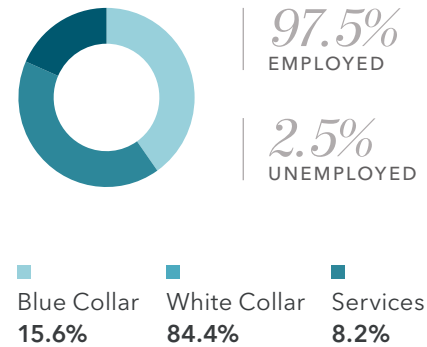


■ Renters ■ Owners

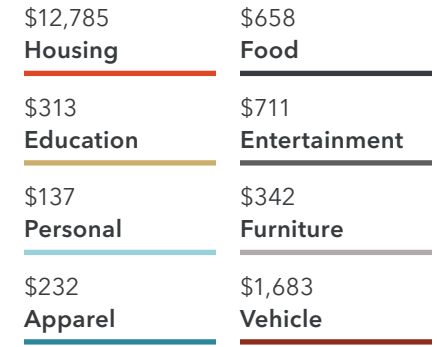
EDUCATION



EMPLOYMENT



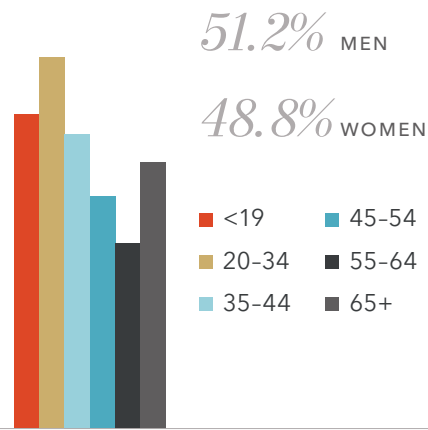
MONTHLY HH SPENDING



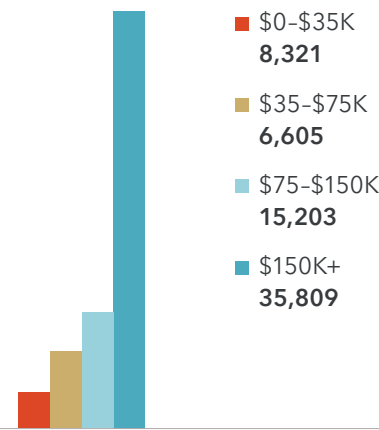
RACE & ETHNICITY

WHITE	45.4%
ASIAN	40.1%
PACIFIC ISLANDER	0.2%
AFRICAN-AMERICAN	3.9%
HISPANIC	11.0%
TWO OR MORE RACES	7.2%

GENDER & AGE



INCOME BY HOUSEHOLD



Source: Sites USA 2026



Exclusively listed by

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