



# THE SHOPS AT NEWCASTLE COMMONS



RETAIL FOR LEASE

PRELEASING NOW!

Coal Creek Parkway & Newcastle Connector Drive | Newcastle, WA

*New Retail Space located at the entrance to the high end master planned community of Newcastle Commons. Located at the corner of Coal Creek Parkway & Newcastle Connector Road, these retail spaces are the cornerstone of the Newcastle Commons community and perfectly situated in the heart of the dynamic City of Newcastle.*

## ***Cornerstone to the new Newcastle Commons!***

- Located at the Entrance to Massive New High End Master Planned Community with over 900 proposed Homes
- Ready for Occupancy Mid-2017
- Excellent Demographics - Located in an Area of Extremely High Income & Education Levels
- Strong Traffic Counts (over 35,000 Vehicles per Day along Coal Creek Parkway)
- Excellent Visibility & Access to Coal Creek Parkway
- Located in Restaurant & Retail Starved Area
- Close to The Golf Club at Newcastle, Bellevue, & Renton



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Retail Brokers Network Washington Affiliate

## SITE PLAN

- Building A 2,420 SF
- Building B 7,167 SF
- Building C 7,964 SF
- Building D 5,204 SF

**A**  
COFFEE  
DRIVE  
THRU  
2,420  
SF

**B**  
RETAIL  
7,167 SF

**C**  
RETAIL  
7,964 SF

**D**  
RESTAURANT  
5,204 SF

**NEWCASTLE COMMONS**  
900 PROPOSED UNITS

Demographics	1 Mile
POPULATION	10,041
INCOME	\$142,286
Demographics	3 Mile
POPULATION	88,622
INCOME	\$143,681
Demographics	5 Mile
POPULATION	208,555
INCOME	\$126,465



Coal Creek Pkwy

Newcastle Commons Drive

ADT 35,000 VPD



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COMMONS

## RENDERINGS



PERSPECTIVE FROM COAL CREEK LOOKING NORTH EAST



PERSPECTIVE FROM PARKING LOT LOOKING SOUTH WEST



PERSPECTIVE FROM COAL CREEK LOOKING SOUTH EAST

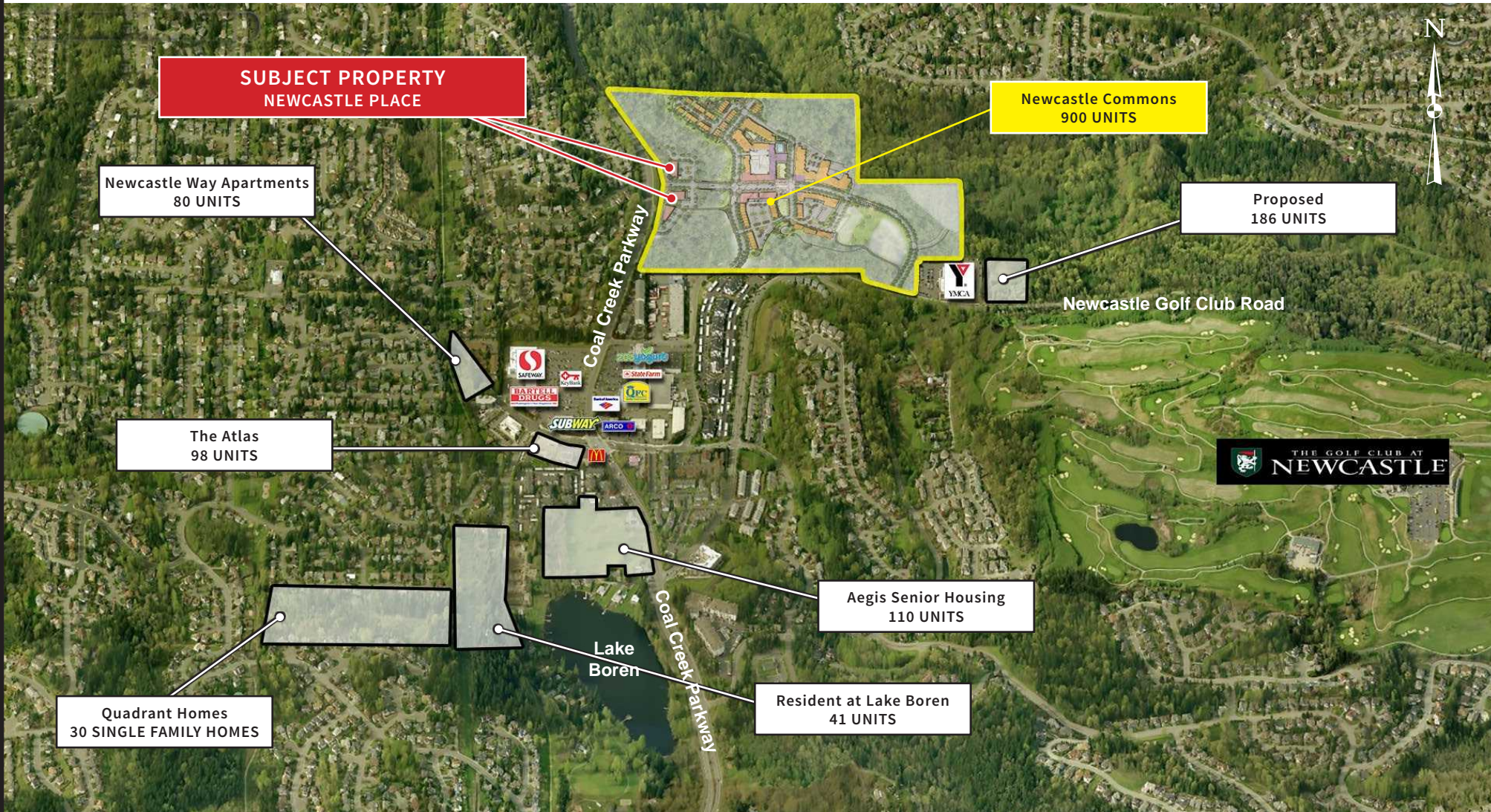


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Direct access to nearby downtown Newcastle, Coal Creek Parkway and Newcastle Golf Course will link Avalon Newcastle with recreational activities, community infrastructure and local direct access to the outdoors. These retail spaces are a truly unique chance to be located in a key commercial position in the high-end Bellevue/Newcastle marketplace.





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COMMONS**

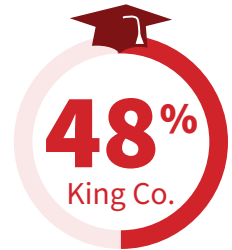
# NEWCASTLE By the Numbers

An elite golf course, an expanding number of medical services and unique outdoor activities are just a few of the reasons Newcastle is both a destination for visitors and home to a growing number of residents.

The City is a symbol of the region's recent economic success and investing here is a rare opportunity to serve an ideal clientele. Distinct, stylish buildings are being developed to match the community's character.

Current businesses are exploring ways to expand and there are additional opportunities for new businesses. Newcastle is changing. Be a part of its evolving story and share in the success.

## Bachelors Degree or Higher



## Average Household Income

<b>Newcastle:</b>	\$138,739
<b>Bellevue:</b>	\$120,416
<b>King County:</b>	\$97,575

## LOCAL ATTRACTIONS

### The Golf Club at Newcastle

One of the Puget Sound's premier golf courses

### Cougar Mountain Regional Park

25,000-acre park system

### Newcastle Medical Pavilion

Large medical services provider in a growing sector

### Newcastle Trail System

A large, integrated network of hiking trails

### Seahawks Headquarters

Close proximity to Franchise HQ and Practice Facility

## GROWING POPULATION

**2016**

11,606

**33%**

Newcastle

**2000**

137,807

**15%**

Bellevue

2,107,782

**18%**

King County



## MAJOR EMPLOYERS



BELLEVUE COLLEGE



GroupHealth



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# THE SHOPS AT NEWCASTLE COMMONS



Newcastle is a retail- and restaurant-starved market located southeast of Bellevue. The current market is underserved and with the addition of Avalon's new 54-acre development and the addition of up to 1,500 residential units, now is the perfect time to get in on the ground floor of this new stage of the city's growth plan.

The Newcastle Commons will sit right at the entrance to this new development and will have excellent visibility to consumers driving in or out of the planned retail area as well as the 35,000 commuters on the Coal Creek Pkwy corridor.



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