

AVALON MEYDENBAUER

10495 NORTHEAST FOURTH STREET W BELLEVUE, WA 98004



PRIME BELLEVUE WAY RETAIL

Avalon Meydenbauer is a Safeway anchored mixed use development with 360 luxury residential units. Located in one of the strongest retail destinations in Washington State, Avalon Meydenbauer features a coveted NE Fourth Street and Bellevue Way location, just feet from Bellevue Square and across the intersection from the future \$1 Billion expansion of Lincoln Square, which will include 710,000 SF of Class-A office, 180,000 SF of luxury retail, 245 hotel rooms, and 218 new luxury residences. The building has highly visible signage, dedicated off-street parking, and benefits from a very affluent customer base with average annual household incomes within a 3 mile radius in excess of \$133,654. This is an excellent opportunity to be located in the heart of the Bellevue CBD, surrounded by national retailers, renowned restaurants and world class hotels. Join Safeway, BECU, LensCrafters, Bishops Barbershop and more!

WestCoast
Commercial
REALTY

For more information call:
(206) 283-5212
TIFFINI CONNELL

Retail Commercial Specialists  
2101 Fourth Avenue, Suite 920
Seattle, WA 98121
www.wccommercialrealty.com

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

CoStar
POWERBROKER
2017 Top Broker Award

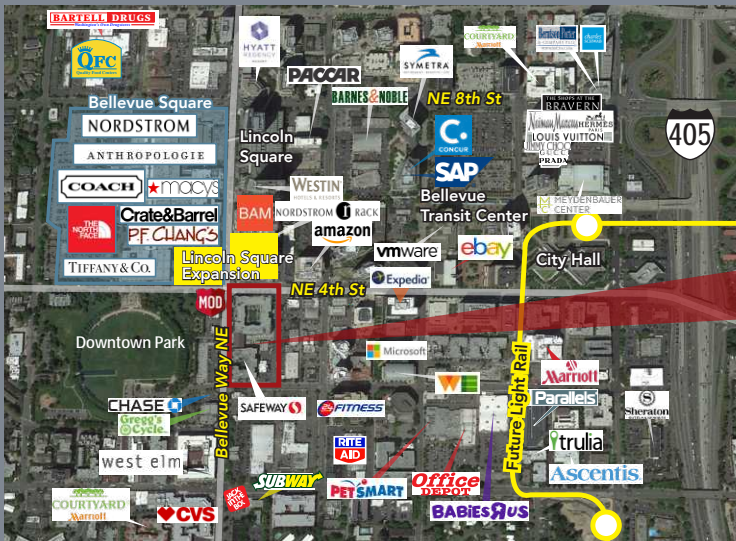
CoStar
POWERBROKER
2014 Top Firm Award

CBA
COMMERCIAL BROKERS
ASSOCIATION

ICSC
International Council of Shopping Centers

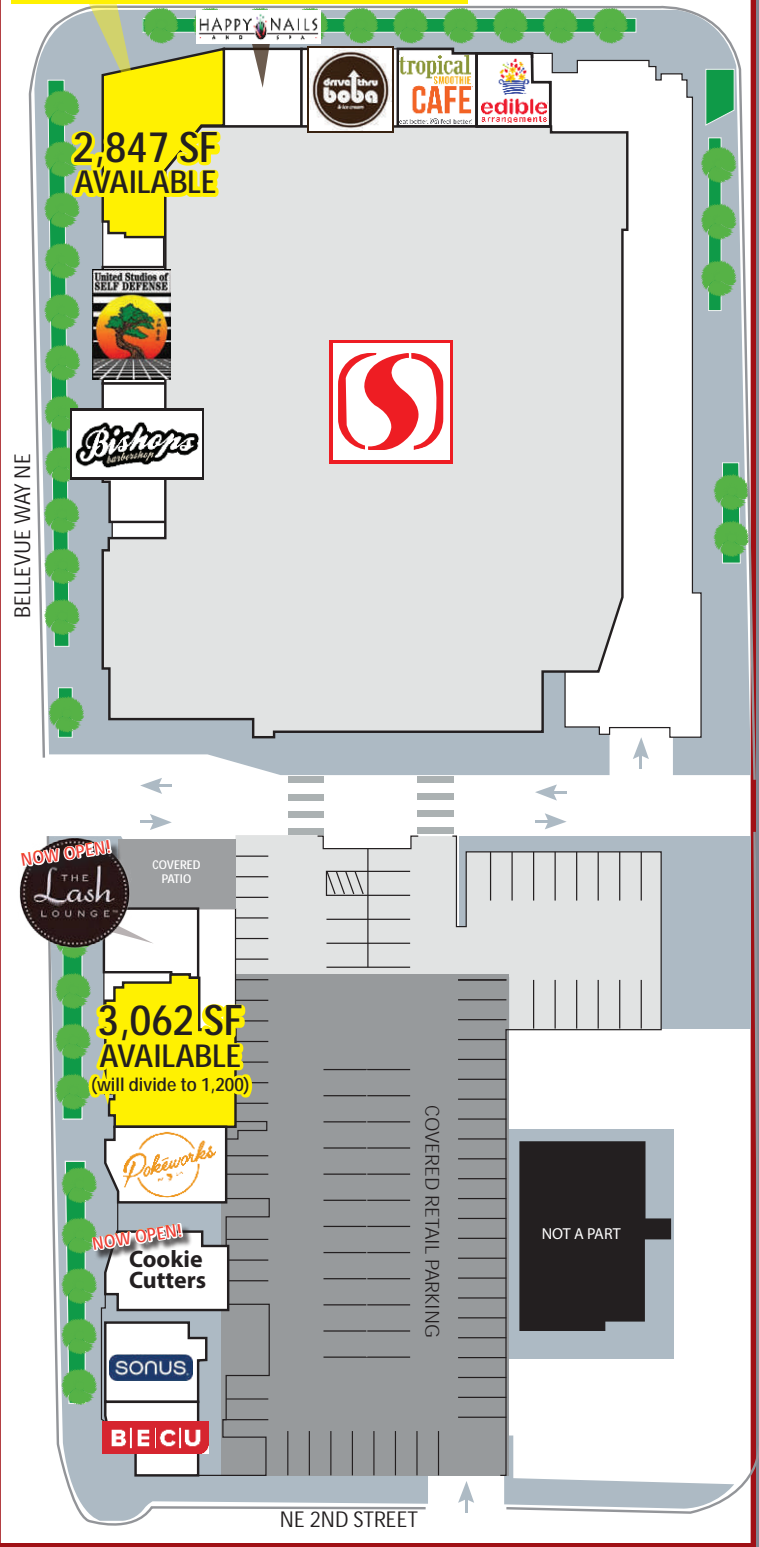
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LOCATED DIRECTLY ACROSS THE STREET FROM THE LINCOLN SQUARE EXPANSION

NE 4TH STREET



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- ❶ The Bellevue Collection—encompassing Lincoln Square, Bellevue Square, and Bellevue Place—features 230-plus shopping and entertainment destinations. The \$1Billion Lincoln Square expansion will feature 710,000 SF of Class-A office, 180,000 SF of luxury retail, 245 hotel rooms, and 218 new luxury residences.
- ❷ The Shops at the Bravern is home to high-end and luxury shopping.
- ❸ Meydenbauer Center and the Bellevue Arts Museum showcase performing and visual arts year-round.
- ❹ The 20-acre Downtown Park has a half-mile walking loop and a cascading water feature that ends in a reflecting pool.

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