

# Mixed-Use Retail

LOCATED IN THE SPRING DISTRICT

ARRAS APARTMENTS



AVAILABLE FOR LEASE

RETAIL & RESTAURANT SPACE

12291 NE 12TH LANE • BELLEVUE, WA 98005

**CBRE**



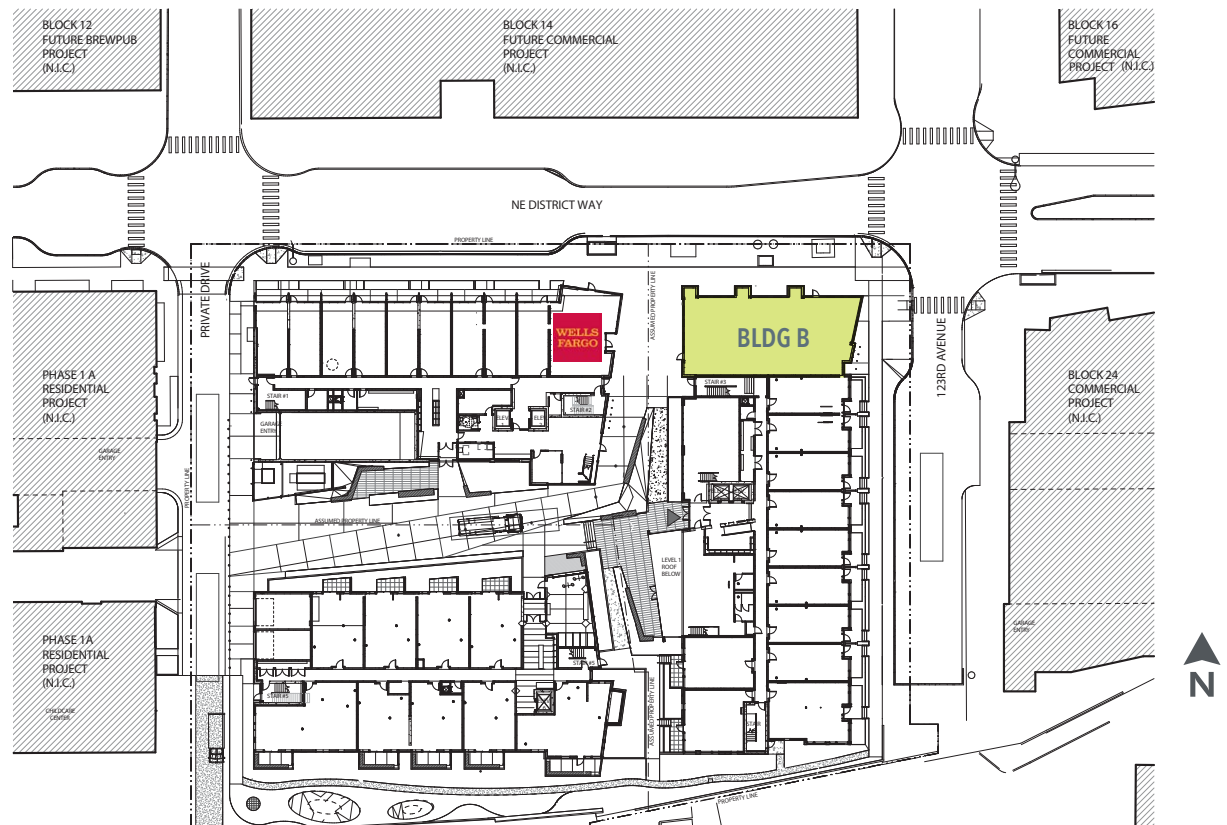
## HIGHLIGHTS

- Retail and restaurant space available now
- The Spring District is a 36-acre transit-oriented, mixed-use urban neighborhood under construction at the intersection of SR-520 and I-405
- Home of the Global Innovation Exchange, a joint technology innovation institute between the University of Washington and Tsinghua University
- Over 470,000 SF of office space and over 800 residential units in The Spring District
- Easy access via mass transit, bicycle or car, and future access via Sound Transit's East Link light rail
- Be a part of this vibrant and growing community
- Blocks 16 and 24 Office building occupied by Facebook

## 2018 DEMOGRAPHICS

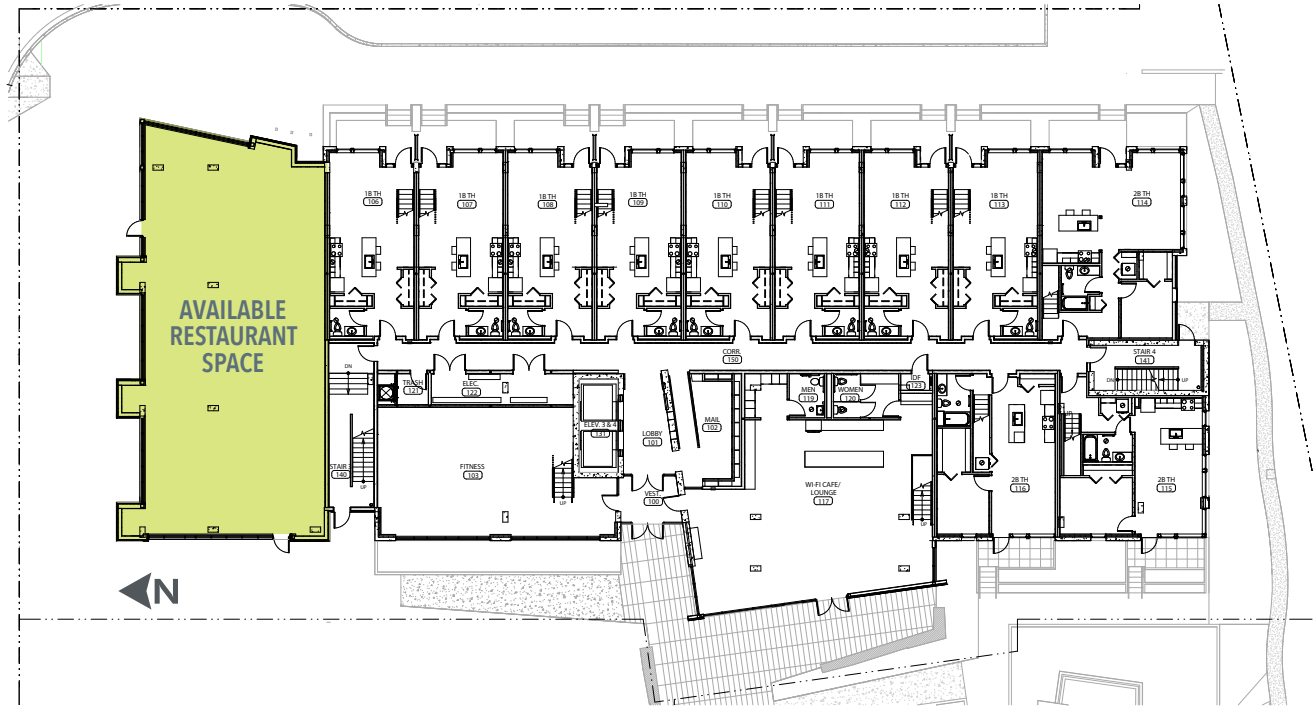
|                          | 1-Mile Radius | 2-Miles Radius | 3-Miles Radius | 15-Minutes |
|--------------------------|---------------|----------------|----------------|------------|
| Employees                | 43,801        | 110,121        | 158,459        | 251,004    |
| Daytime Population       | 55,010        | 130,619        | 233,920        | 417,776    |
| Households               | 6,606         | 25,956         | 46,714         | 119,137    |
| Average Household Income | \$120,534     | \$136,543      | \$142,396      | \$145,043  |

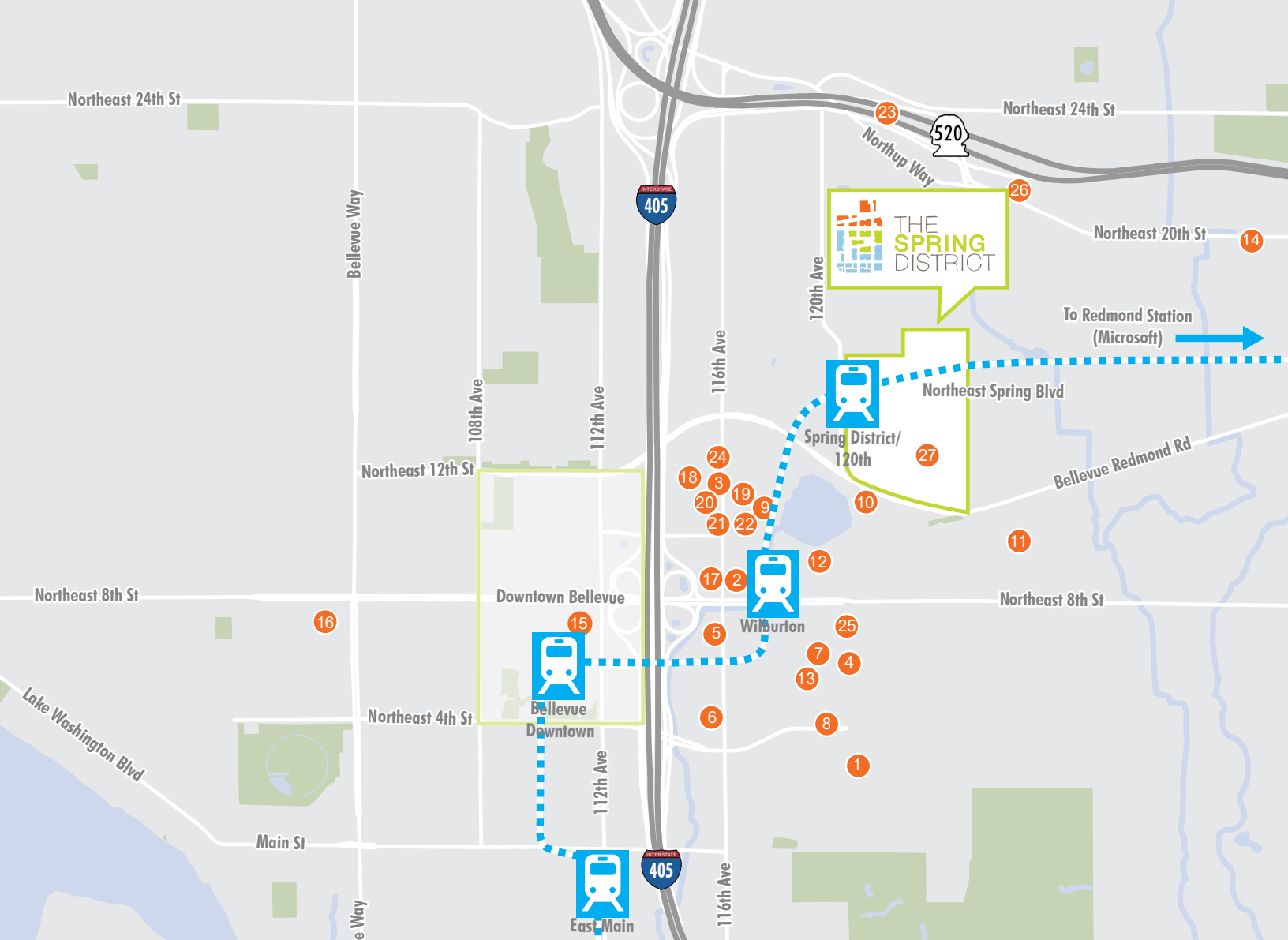
## SITE PLAN



**BUILDING B** | 12291 NE 12th LANE

±3,002 SF OF RESTAURANT SPACE





## LOCAL AMENITIES LEGEND

- |                                    |                        |                             |                             |
|------------------------------------|------------------------|-----------------------------|-----------------------------|
| 1 Home Depot                       | 8 Best Buy             | 15 The Shops at The Bravern | 22 Ethan Allen              |
| 2 Whole Foods                      | 9 Albert Lee Appliance | 16 The Bellevue Collection  | 23 Road Runner Sports       |
| 3 Overlake Hospital Medical Center | 10 Crab Pot            | 17 Kaiser Permanente        | 24 Starbucks                |
| 4 Starbucks                        | 11 Banner Bank         | 18 Dania                    | 25 Bartell Drugs            |
| 5 Chick-fil-A                      | 12 I Love Sushi        | 19 All The Best Pet Care    | 26 Bellevue Brewing Company |
| 6 REI                              | 13 Total Wine & More   | 20 Kohler Signature Store   | 27 GIX Academic Institute   |
| 7 Uwajimaya                        | 14 Car Toys            | 21 Kasala                   |                             |

FOR MORE INFORMATION PLEASE CONTACT:

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THE **SPRING** DISTRICT

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