



# RETAIL OPPORTUNITY

NEAR LIGHTRAIL REDMOND MIXED-USE



# THE SPARK REDMOND

The Spark is a new mixed-use experience in the heart of Redmond's fast-evolving Marymoor Village neighborhood and just a moment's walk to connecting trails to Marymoor Park, two blocks from the upcoming SE Redmond Light Rail Station, and central to both downtown Redmond and Microsoft Headquarters.

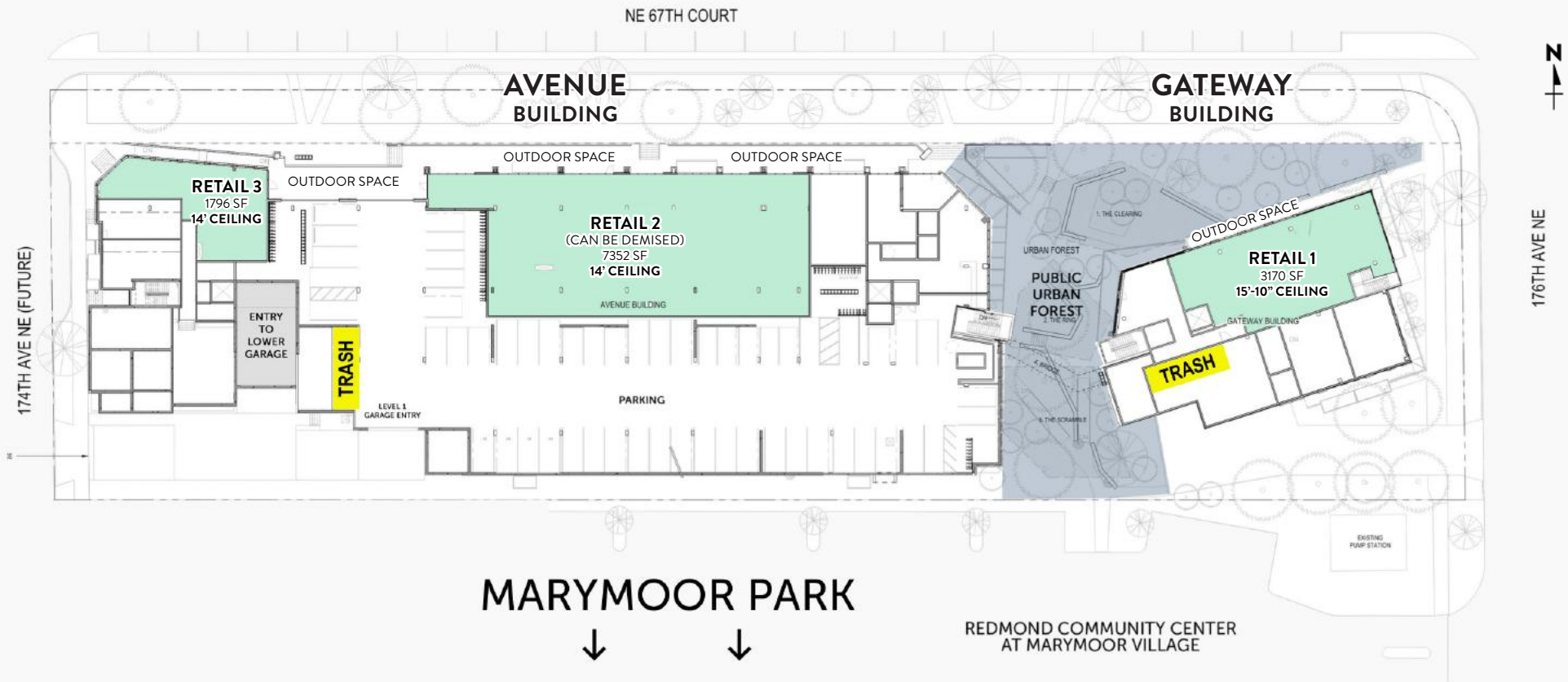
An integral part of the property itself is the Public Urban Forest, which will bring nature into the surrounding public spaces and building facade. This public space, enhanced by public art, will be an outdoor hub and feature gateway for those living at The Spark and visitors passing through from the new Light Rail Station to Marymoor Park.



## OVERVIEW

Address	17565 NE 67th Ct - Redmond, WA
Overall Site	258,409 SF
Retail 1	3,170 SF
Retail 2	7,352 SF (Can Be Demised)
Retail 3	1,796 SF
Retail Delivery	Q3 2024
Residential Units	211
Retail Parking	61 Stalls + Street Parking

# SITE MAP



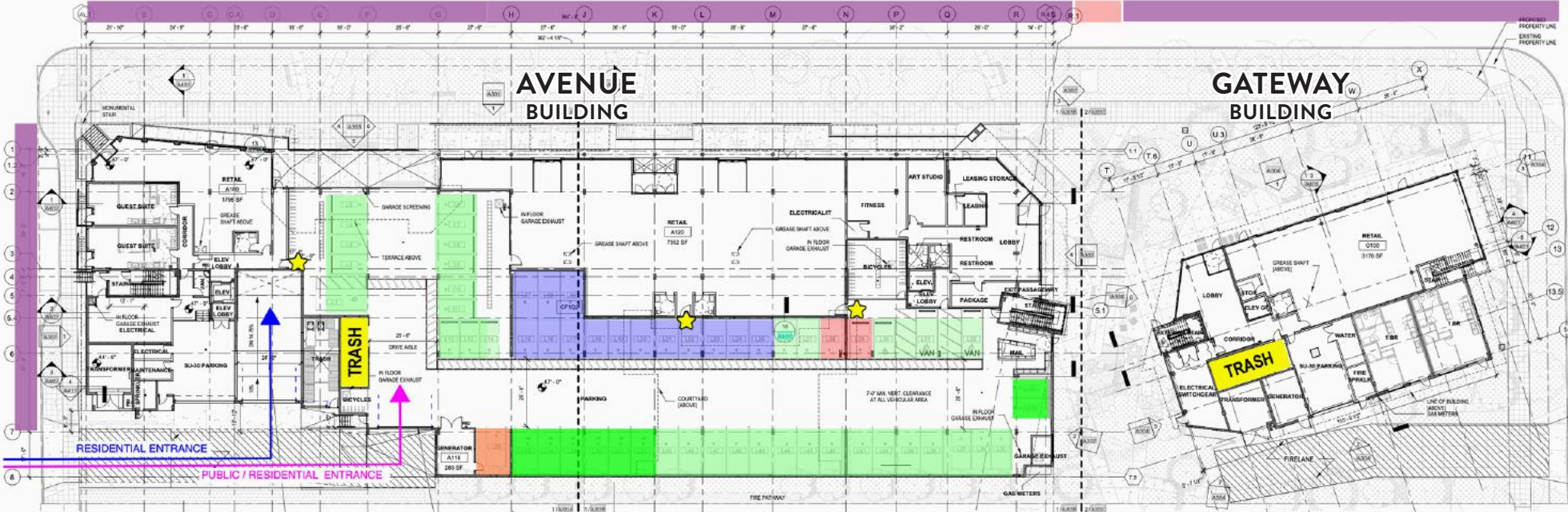
## CONSTRUCTION DETAILS

- Retail Delivery Q3 2024
- Under Construction (Allowing Space Flexibility)
- HVAC will be 1 Ton/325 SF
- Electrical 400 amp, 208Y/120V, 3-phase, 4-Wire Panel  
*Upgrade to 600 amp may be available for restaurant tenant if required*

## ADDITIONAL DETAILS

- Dedicated Outdoor Space for Retail 1 & 2
- Floor to Ceiling Glass at Frontage Locations
- Fold-Up Windows in Retail 2

# PARKING MAP



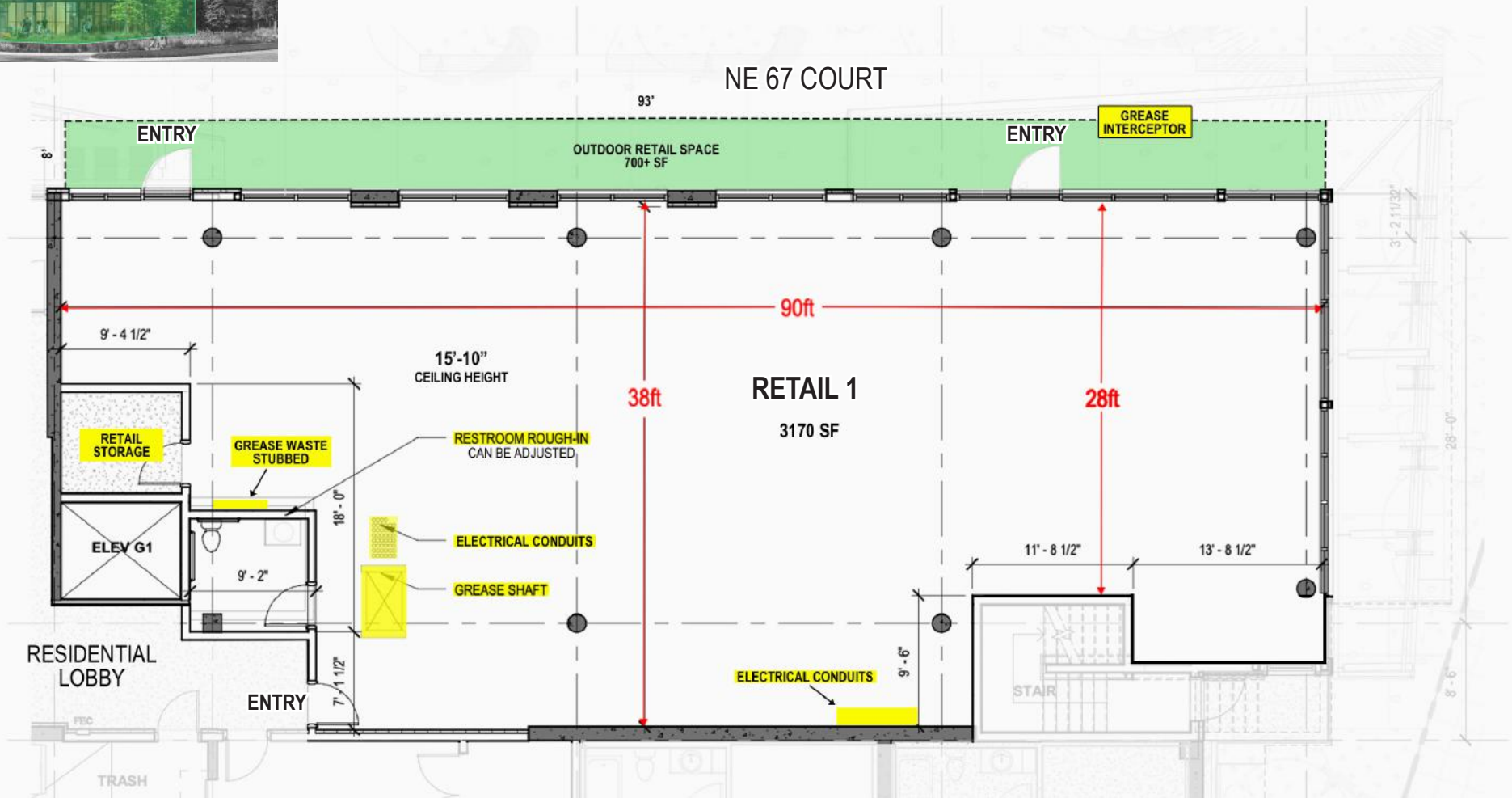
- STREET PARKING STALLS (19)\*\*
- CAR SHARE PARKING STALL (1)
- FUTURE RESIDENT PARKING STALLS (3)
- 2 HR LIMIT 8AM-8PM, EV CHARGING CAPABLE STALLS (18)\*\*
- 2-HR LIMIT 8AM-8PM STALLS (24)\*\*
- RESIDENTIAL RESERVED STALLS (14)

ENTRY FROM PARKING GARAGE

\*\*STALLS AVAILABLE TO RETAIL = 61

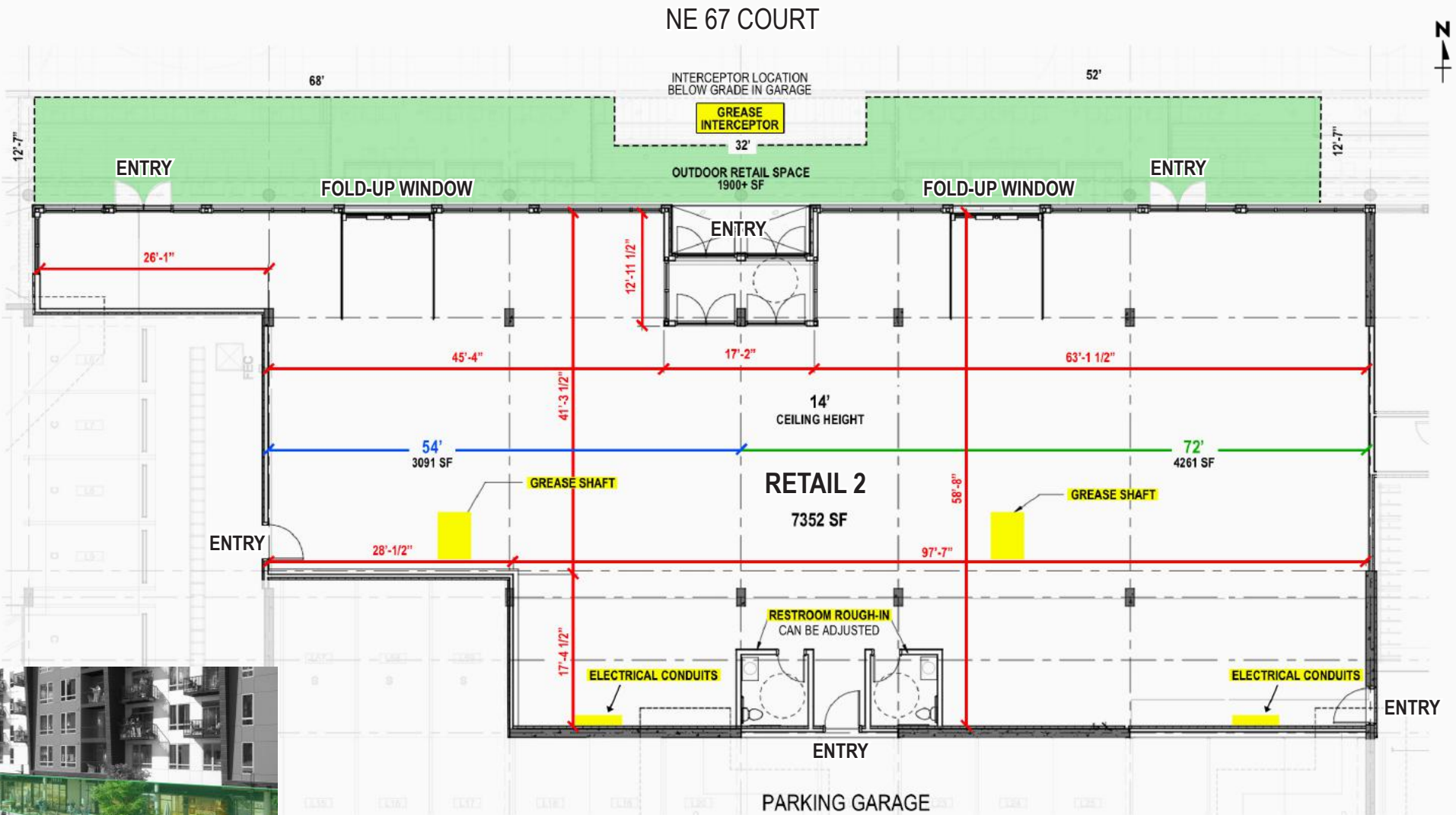
# RETAIL 1

3,170 SF



# RETAIL 2

7,352 SF - CAN BE DEMISED



# RETAIL 3

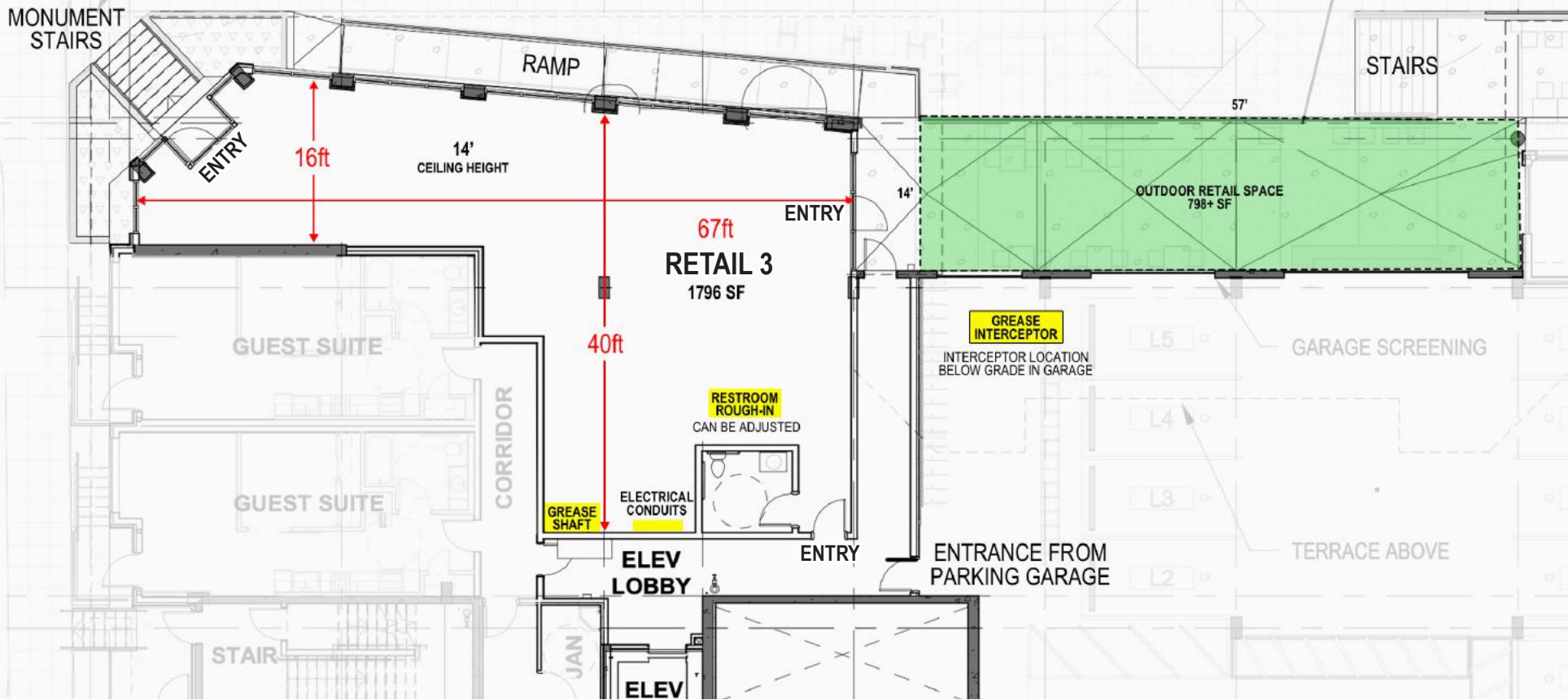
1,796 SF



NE 67 COURT



174TH AVE NE (FUTURE)

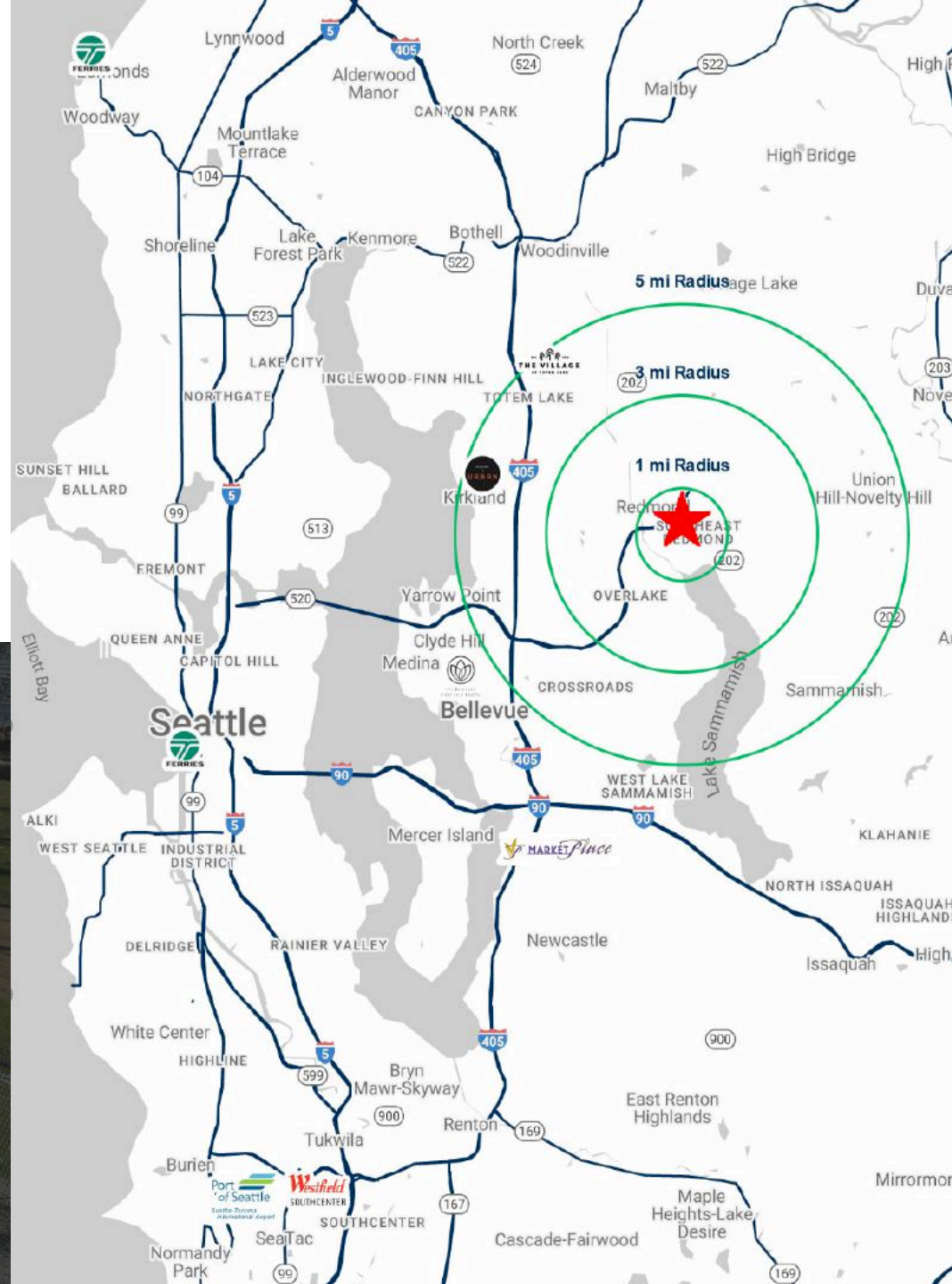






# REDMOND OVERVIEW

Redmond, WA is centrally located on the Eastside of King County, abutting Bellevue, and only 20 miles from Downtown Seattle and SeaTac International Airport. The city is recognized as a center of technology and is home to a number of well-known high-tech and biomedical companies. Redmond prides itself on its high quality of life, with good schools, a healthy economic base, a vibrant parks system, sprawling bike trails, diverse shopping and dining, and safe neighborhoods. Redmond also places a premium on quality commercial/residential development and protecting the natural environment.



## DEMOGRAPHIC

Data	1 Mile	3 Mile	5 Mile
2022 Population	10,349	101,039	235,210
2027 Population	10,918	108,386	254,364
2022 Households	4,670	40,440	92,903
Median HH Income	\$143,942	\$146,990	\$151,181
Avg. HH Size	3.0	3.1	3.1
Median Age	31.5	34.4	36.1
Daytime Population	18,536	55,095	141,776

Demographic Data Source: REGIS

# REDMOND HIGHLIGHTS

★ SITE - The Spark

- Apartments 8,521 Total DU
- Hotels
- Parks
- Microsoft
- Amazon
- Genie
- Major Employer

○ Marymoor Village Highlights

- |                             |                     |
|-----------------------------|---------------------|
| 1 Chik-fil-A Coming Soon    | 5 Renovated Storage |
| 2 CVS, Coming Soon          | 6 Alexan - 222 DU   |
| 3 Intersection Improvements | 7 LMCS - 450 DU     |
| 4 New Storage               | 8 LMCN - 239 DU     |

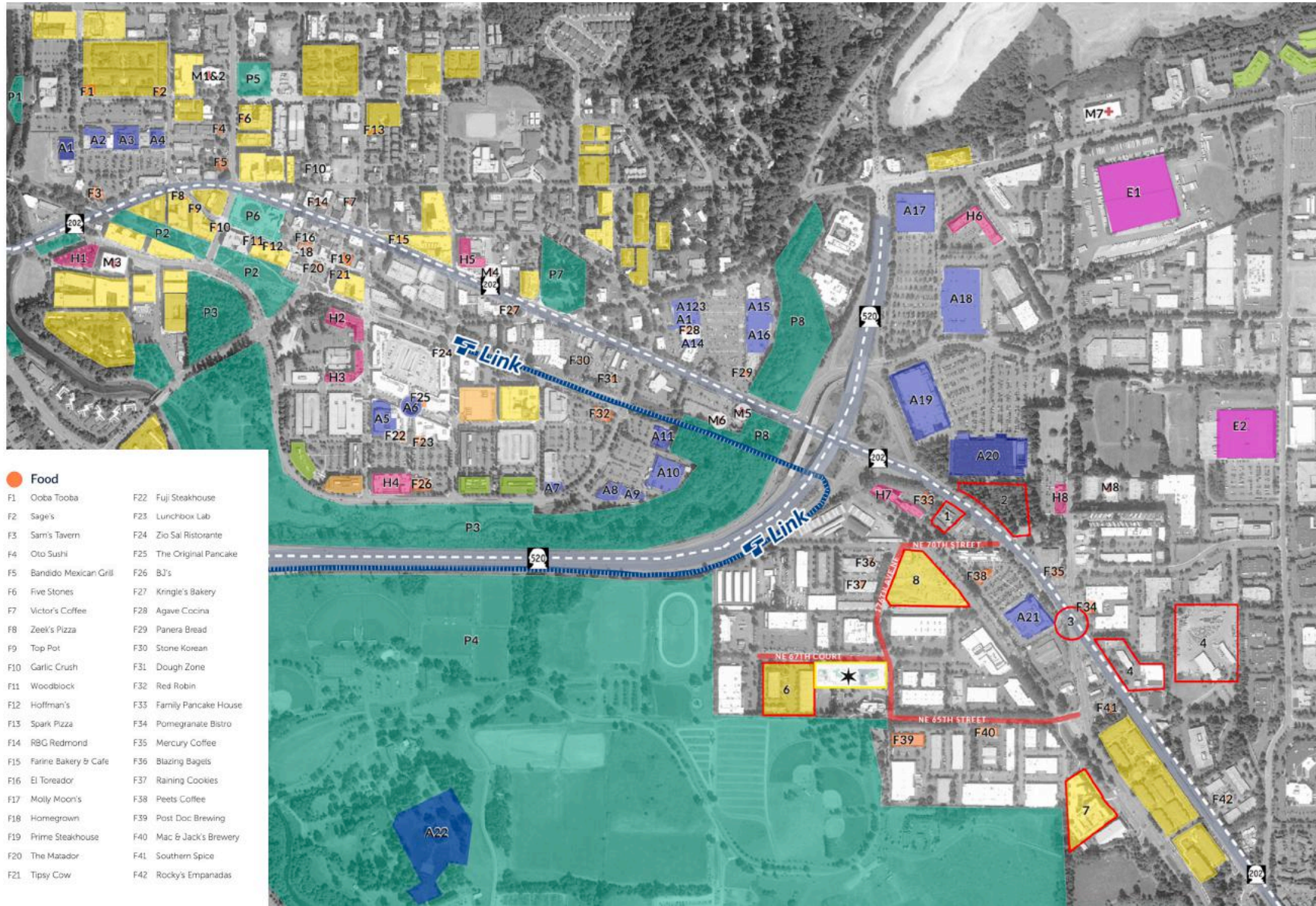
● Retailers

- |                             |                   |
|-----------------------------|-------------------|
| A1 Benjamin Franklin Crafts | A12 Ross          |
| A2 Staples                  | A13 Uta           |
| A3 QFC                      | A14 DSW           |
| A4 Trader Joes              | A15 Rite Aid      |
| A5 I Pic                    | A16 Safeway       |
| A6 Redmond Town Center      | A17 Kohl's        |
| A7 Petco                    | A18 Target        |
| A8 Big 5                    | A19 Fred Meyer    |
| A9 Cost Plus World Market   | A20 Home Depot    |
| A10 24 Hour Fitness         | A21 Costco        |
| A11 Bartell Drugs           | A22 Park Concerts |

● Medical

- |                         |                          |
|-------------------------|--------------------------|
| M1 Redmond Medical Cntr | M5 Overlake Urgent Care  |
| M2 HealthPoint Redmond  | M6 Overlake Primary Care |
| M3 Kaiser Permanente    | M7 Swedish Primary Care  |
| M4 Concerta Urgent Care | M8 Coast Medical NW      |

Link Light SE Redmond Rail Station - Opening 2024



# BRAND STORY

## SPARK SOMETHING NEW

Your experiences at The Spark are limitless: the rush of an outdoor concert at Marymoor Park right in your backyard, the thrill of spontaneous connections at the brewery down the street, or the possibility of creating & celebrating life-long friendships - these moments, big and small, are what define an experiential lifestyle like no other.

Whether you venture outward toward the glow of the city or kindle gatherings at your place - you can find your spark & celebrate here.

A collection of experiences await you.



# INQUIRE

**ANGELA OLIVERI**  
(425) 822 - 5522  
aoliveri@fwp-inc.com



Graphics for illustration purposes only and all dimensions are approximate. Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions.

Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.