

# The Village at REDMOND RIDGE

Premier Endcap Opportunity Next to QFC Anchor  
Daily Needs Center Serving Redmond Ridge and Trilogy

The Golf Club at  
Redmond Ridge



**1,855 SF**  
**RARE ENDCAP**  
**RETAIL SPACE AVAILABLE**  
\$35.00/PSF, NNN  
NNN: \$13.13/psf/yr  
*Do not disturb Tenant.*

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 **JSH** | PROPERTIES, INC.

Position your brand at the heart of one of Redmond's most affluent and well educated neighborhoods. This high-visibility endcap space sits directly adjacent to QFC—the center's primary traffic driver—offering exceptional exposure, natural foot traffic, and strong daily needs synergy.



**3.3**  
Average Household Size  
(3 mile radius)



**77.5%**  
Population w/  
Bachelors and/or  
Graduate Degree



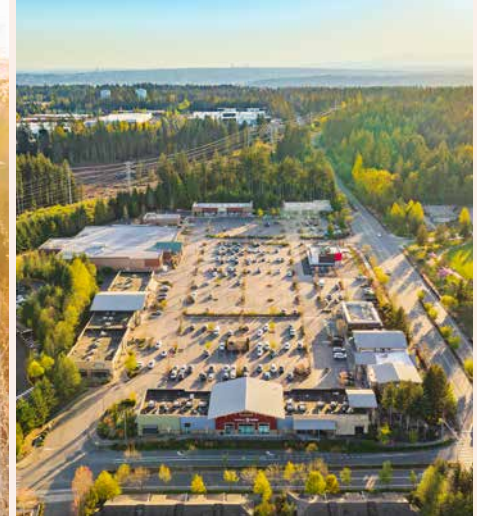
**\$280,059**  
Average Household  
Income  
(3-mile radius)



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# Site Plan



SUITE	TENANT	SF
F-501	Expedia Cruise Ship Center	1,251
F-503	Anytime Fitness	3,800
F-505	MOD Pizza	2,500
G-100	Kiddie Academy	9,629
A-101	The Three Lions Pub	3,123
A-115	Swedish Medical	8,017
A-119	Silver Spoon	2,101
B-201	AVAILABLE	1,855
B-203	Luigi's Cocina	2,450
B-205	Papa Murphy's	1,201
B-207	Great Clips	1,212
B-209	Village Dentistry	3,560
B-213	Novelty Hill Physical Therapy	2,122
B-215	Guardian Vault	1,383
B-217	Morning Cleaners	1,159
B-219	Home Team Realty	1,191
B-221	The UPS Store	1,174
B-223	Sky Nail Salon	1,198
B-225	Premier Chiropractic	1,308
B-302	Redmond Ridge Eyecare	1,440
B-304	Sam's Cats & Dogs	2,590
B-308	Premier Orthodontics	1,400
B-310	Jersey Mikes	1,182
B-B12	Starbucks	1,500
PADB-100	Wells Fargo - Ground Lease	5,000
PADC-01	McDonald's - Ground Lease	3,520
TOTAL		66,866



# Property Highlights

## Opportunity Overview

- **Endcap** location with premium frontage and visibility
- **Immediate adjacency to QFC anchor**
- Established neighborhood retail center serving dense residential community
- Strong co-tenancy mix driving consistent daily trips
- Turnkey potential with existing telecom/service infrastructure

## Trade Area Highlight

The Village at Redmond Ridge serves an affluent, highly educated residential base with strong daily needs demand with **household incomes well above regional averages at \$280,059 (3-mile radius)**.

## Proximity to Major Employers

Located within one of the most dynamic tech corridors in the country:

- **Microsoft** (global headquarters) – minutes away
- **Nintendo of America**
- **Meta**
- **SpaceX** (Starlink operations)
- Numerous additional tech, biotech, and engineering firms throughout Redmond, Bellevue, and Kirkland

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	6,434	23,706	102,581
Daytime Population	5,911	20,248	91,794
Households	2,662	8,409	37,421
Avg. HH Income	\$226,154	\$280,059	\$258,427
Bachelor's/Graduate/ Professional Degrees	77.5%	75.4%	74.3%

