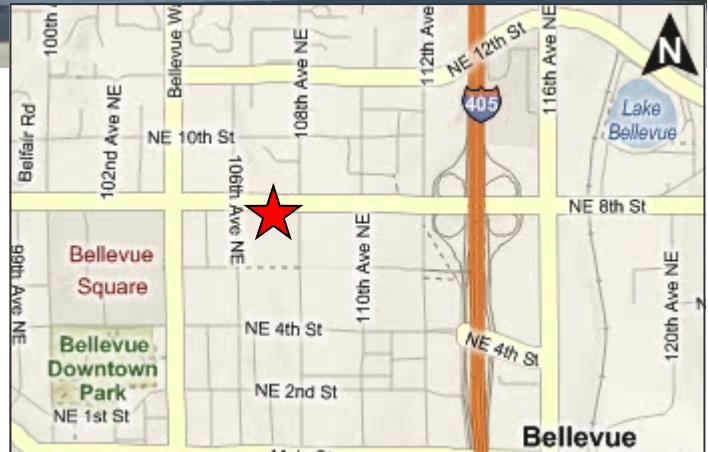


# STERLING ON 8<sup>TH</sup>

10635 NE 8th St, Bellevue, WA

FOR LEASE: NE 8TH RETAIL LOCATION



## Available:

- ◆ Suite 01: 6,333 SF retail/office
  - ◆ Space is also ideal for a school, i.e. tutoring, dance, early education
  - ◆ Rental rate:
    - ◆ Entire suite: \$14/SF NNN
    - ◆ Demised suite: \$19/SF NNN (see floor plan)

## Features:

- ◆ Pull-up parking—50 surface stalls total
- ◆ High traffic counts:
  - ◆ 37,700 vpd on NE 8th St
  - ◆ 12,600 vpd on 106th Ave NE
- ◆ Within walking distance to The Bravern, Neiman Marcus, Bellevue Square, the Westin, Lincoln Square, the Hyatt, Bellevue Towers, Washington Square and more!

For more information contact:

Jay Bergevin

[bergevin@wallaceproperties.com](mailto:bergevin@wallaceproperties.com)

Office: (425) 283.1656

Cell: (206) 550. 8997

Wallace Properties, Inc.

330 112th Ave NE

Bellevue, WA 98004

[www.wallaceproperties.com](http://www.wallaceproperties.com)



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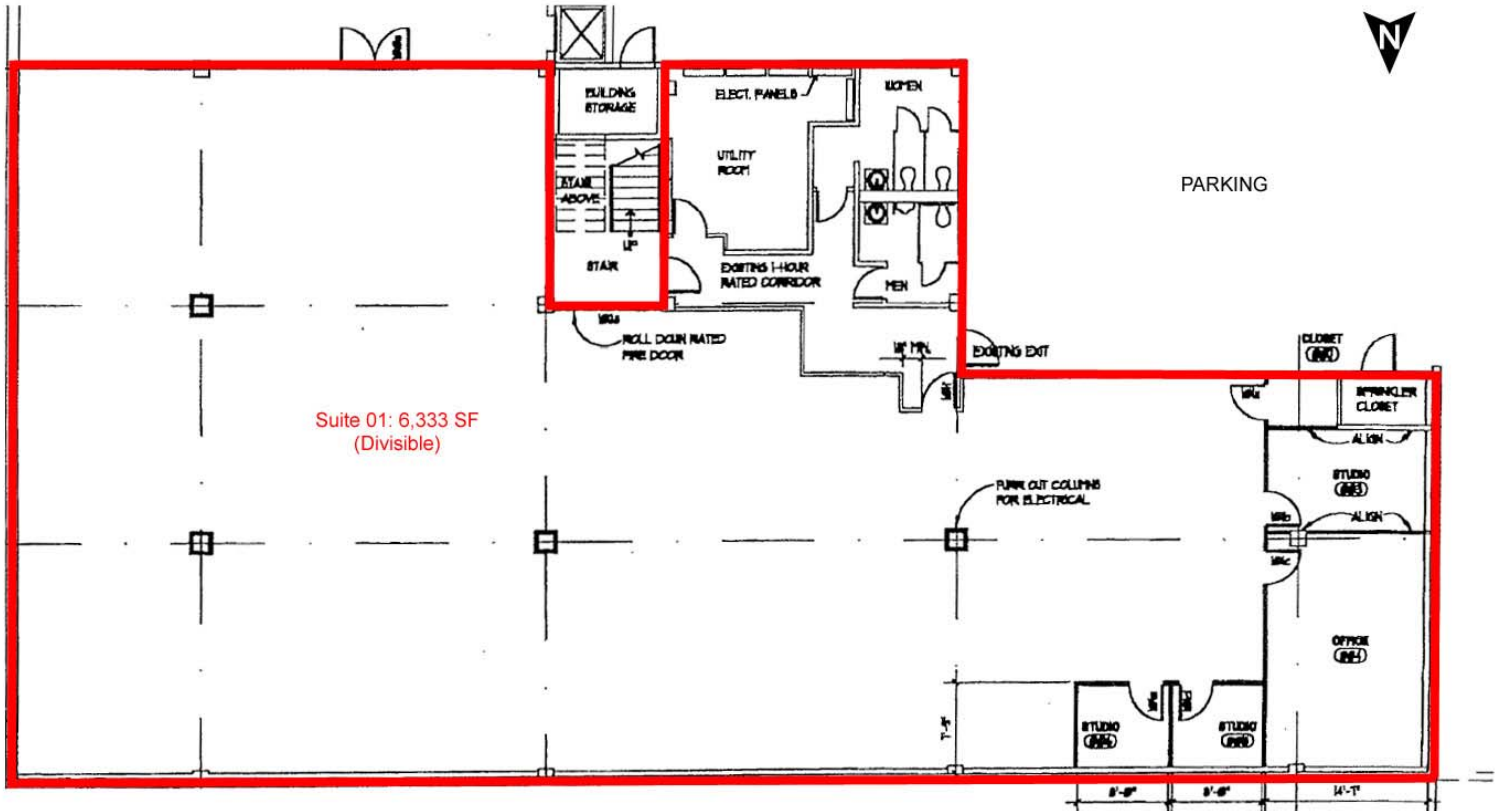


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## LOWER LEVEL FLOOR PLAN—SUITE 01



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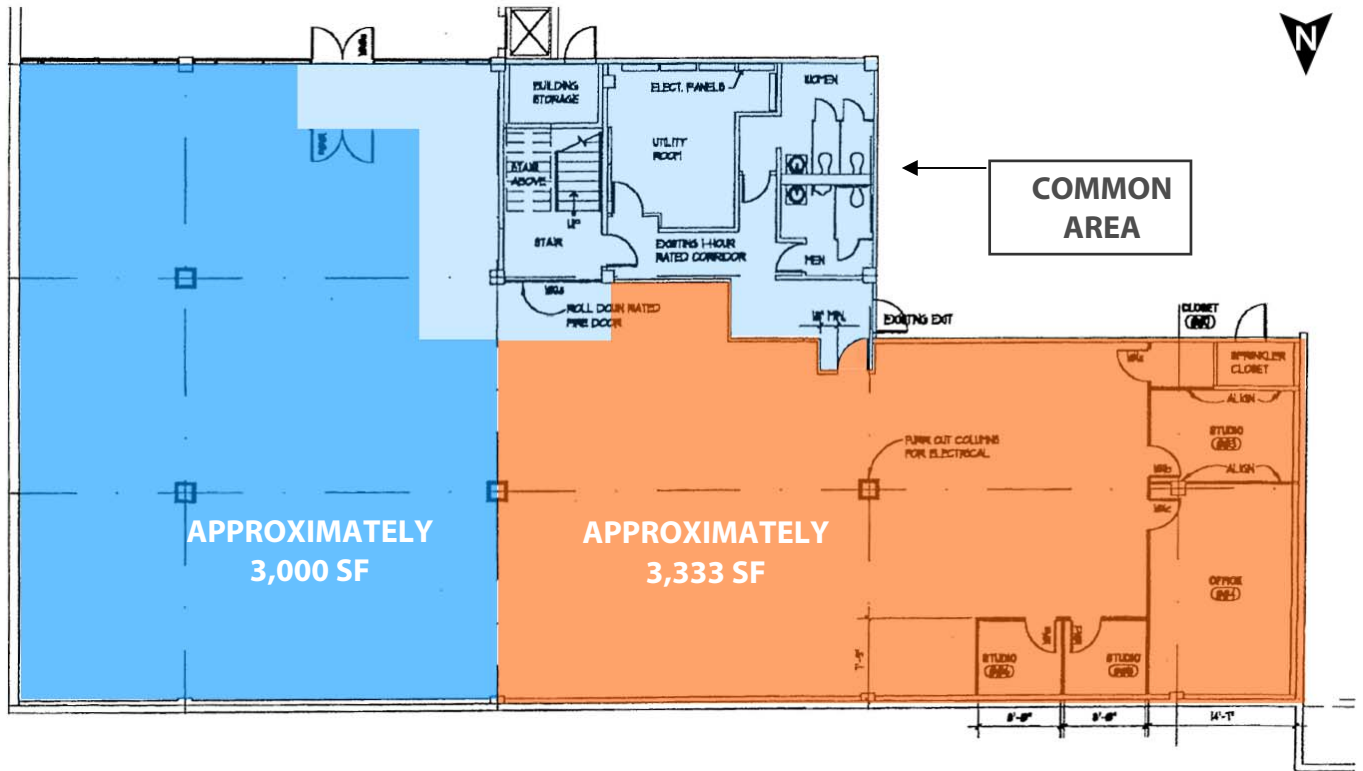


# STERLING ON 8<sup>TH</sup>

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## LOWER LEVEL DEMISED FLOOR PLAN—SUITE 01



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## DEMOGRAPHICS

<b>Population:</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2014 Projection	16,645	74,590	222,678
2009 Estimate	15,105	71,677	215,694
2000 Census	11,653	66,534	205,338
Annual Growth 2009-2014	1.96%	0.8%	0.64%
<b>2009 Daytime Population:</b>	<b>7,654</b>	<b>37,160</b>	<b>114,542</b>
<b>2009 Households:</b>			
2014 Projection	9,177	34,358	97,753
2009 Estimate	8,192	32,716	94,096
2000 Census	6,043	29,549	87,679
Annual Growth 2009-2014	2.3%	0.98%	0.77%
Owner Occupied	38.2%	49.1%	58.1%
Renter Occupied	45.1%	41.5%	35.0%
<b>2009 Households by Household Income:</b>			
Income Less than \$15,000	8.1%	5.6%	4.7%
Income \$15,000 - \$24,999	6.5%	5.4%	4.7%
Income \$25,000 - \$34,999	7.1%	6.1%	5.2%
Income \$35,000 - \$49,999	9.7%	9.3%	8.3%
Income \$50,000 - \$74,999	18.6%	18.8%	17.6%
Income \$75,000 - \$99,999	18.3%	17.3%	17.8%
Income \$100,000 - \$149,999	16.1%	17.0%	18.7%
Income \$150,000 - \$199,000	6.4%	8.3%	9.8%
Income \$200,000+	9.2%	12.3%	13.3%
<b>2009 Average Household Income:</b>	<b>\$101,628</b>	<b>\$115,559</b>	<b>\$122,397</b>
<b>2009 Median Household Income:</b>	<b>\$75,035</b>	<b>\$80,521</b>	<b>\$86,297</b>
<b>2009 Per Capita Income:</b>	<b>\$55,146</b>	<b>\$53,053</b>	<b>\$53,570</b>
<b>2009 Population by Race:</b>			
White	77.8%	73.3%	72.8%
Black	1.4%	1.9%	5.2%
American Indian	0.2%	0.3%	0.3%
Asian and Pacific Islander	15.7	17.7%	15.5%
Other Race Alone	2.2%	3.3%	2.6%
Two or More Races	2.7%	3.4%	3.5%
Hispanic	4.9%	6.9%	6.0%

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