

PMF Investments is pleased to present:

FOR LEASE

BELLEVUE GRILLE RESTAURANT

100 112th Avenue NE, Bellevue, WA 98004

CONTENTS: 2 Site Plan | 3 Area Information



RARE RESTAURANT OPPORTUNITY IN DOWNTOWN BELLEVUE WITH PARKING

- Fully built-out restaurant opportunity in downtown Bellevue — 5,230 square feet.
- Anchored by 178-key Sheraton Hotel, 8,000sf meeting space, and over 300 parking space.
- Over 190,000 vehicles per day on I-405.
- Across the street from the future Light Rail station—50,000 riders per day projected.
- Please call to discuss rate and terms — do not disturb employees or customers.



PMF INVESTMENTS

Deborah Oswald

V.P., Brokerage & Commercial Leasing

C: 425-443-0221 P: 425-746-6066

deborah@pmfinvestments.com

Blake Springer-Trybus

Associate Broker & Marketing Coordinator

C: 425-785-9474 P: 425-746-6066

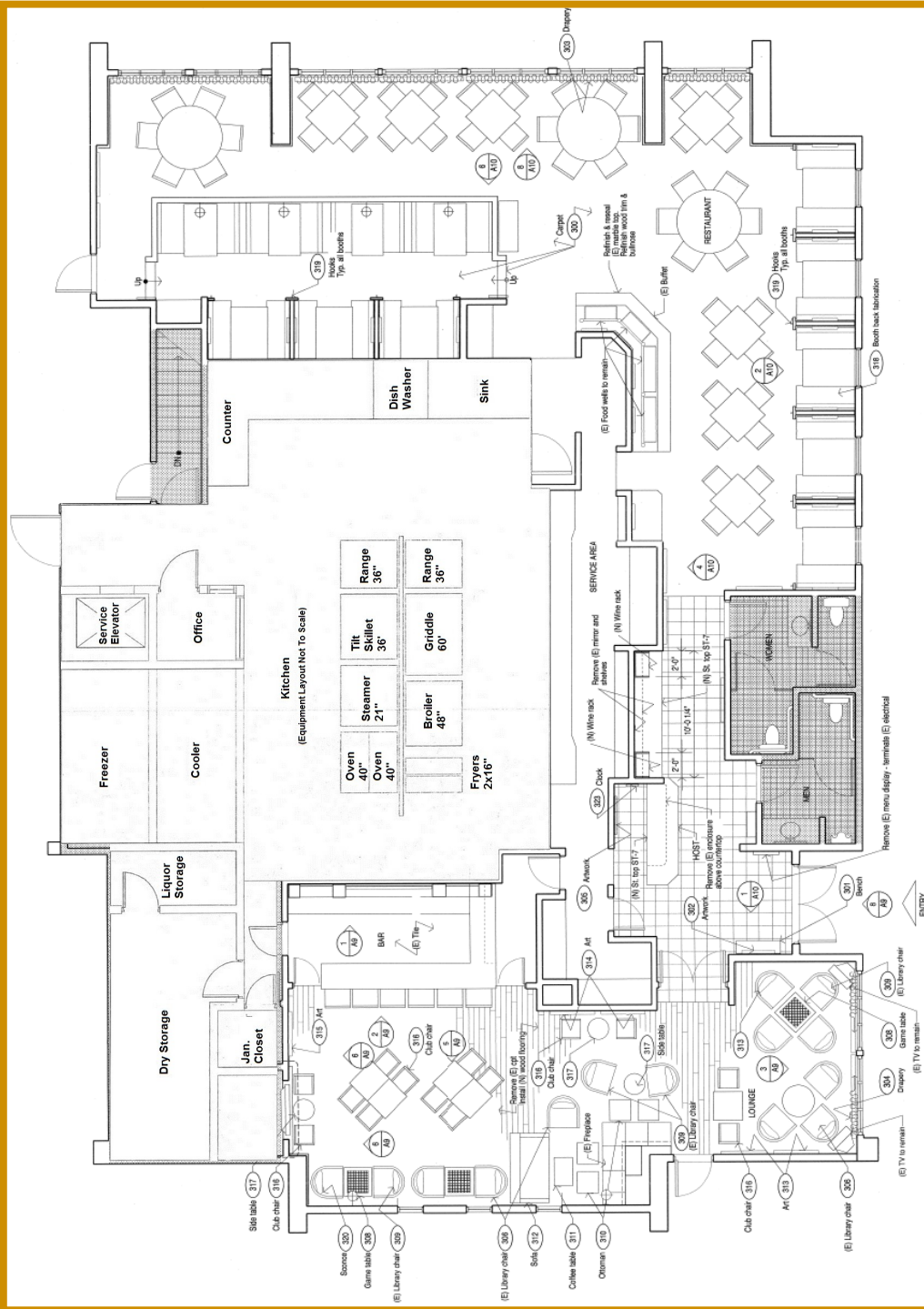
blake@pmfinvestments.com

www.pmfinvestments.com

The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

BELLEVUE GRILLE RESTAURANT

Site Plan



EXCELLENT VISIBILITY

Monument signage available.

Opportunity to add much needed building signage.

HIGH TRAFFIC LOCATION

Two blocks from Meydenbauer Convention Center, with 125k-200k visitors per year.

Close to office, retail, and residential development.



PMF INVESTMENTS

Deborah Oswald C: 425-443-0221 P: 425-746-6066 deborah@pmfinvestments.com

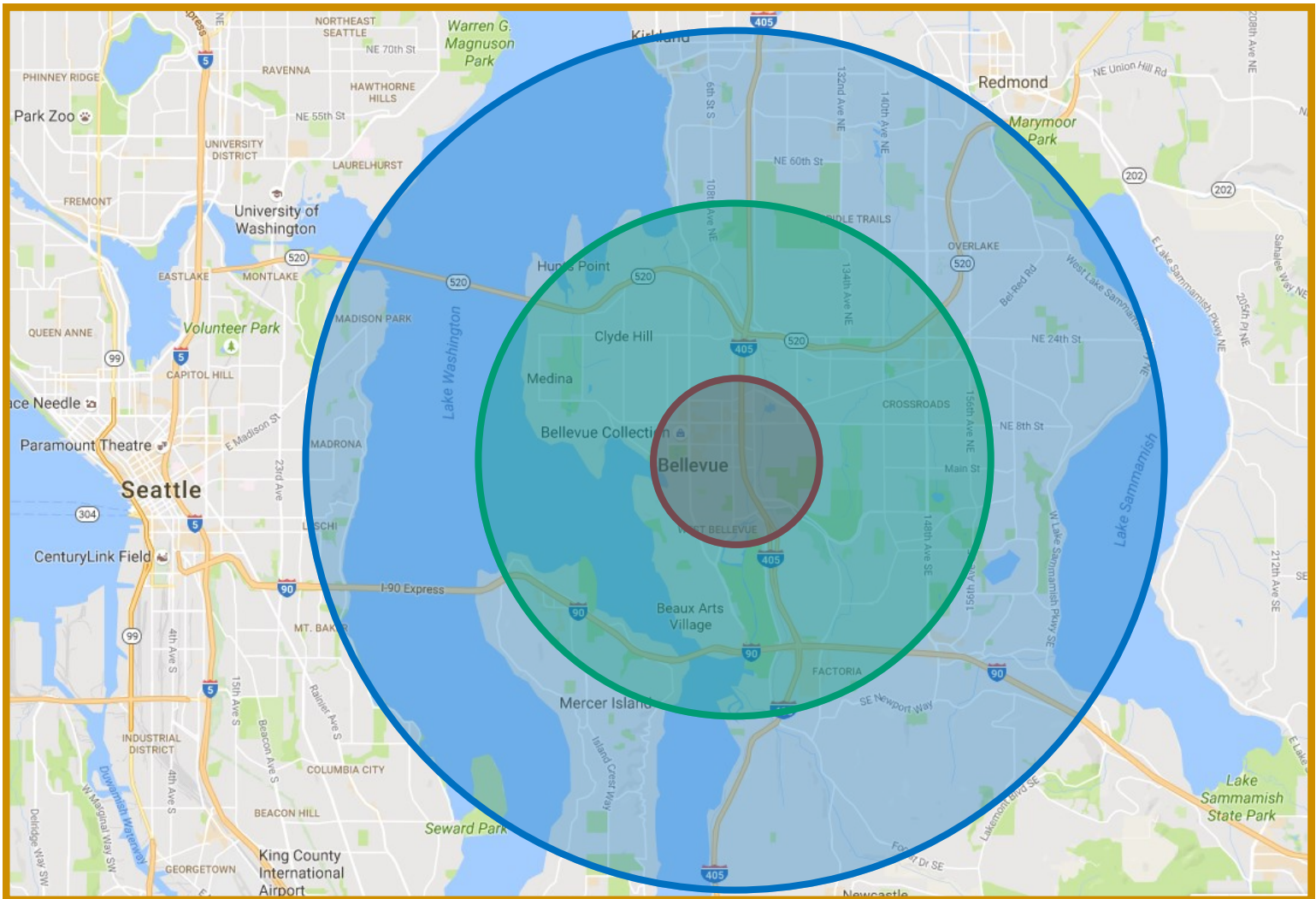
Blake Springer-Trybus C: 425-785-9474 P: 425-746-6066 blake@pmfinvestments.com

pmfinvestments.com 15015 Main Street, Suite 203, Bellevue, WA 98007

The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

BELLEVUE GRILLE RESTAURANT

Area Information



<u>Demographics:</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Daytime Population	72,839	145,560	235,045
Residential Population	21,930	100,232	248,119
Average Income	\$116,625	\$124,697	\$132,777
# of Households	12,201	44,264	104,164



PMF INVESTMENTS

Deborah Oswald C: 425-443-0221 P: 425-746-6066 deborah@pmfinvestments.com

Blake Springer-Trybus C: 425-785-9474 P: 425-746-6066 blake@pmfinvestments.com

pmfinvestments.com 15015 Main Street, Suite 203, Bellevue, WA 98007

The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.