

PMF Real Estate Services is pleased to present:

**FOR LEASE**

# KELSEY CREEK CENTER

14825-15063 Main Street, Bellevue, WA 98007

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**1,492sf End-Cap Pad Space—\$48/sf, NNN**

**Dual-Anchored Community Shopping Center**

- Great national and regional co-tenancies such as LA Fitness, Walmart, Starbucks, Wells Fargo, AutoZone, Menchie's, America's Best Contacts & Eyeglasses, Subway, and more.
- Great mix of retail, restaurant, service, and office tenants attract a large customer base around the clock.
- Conveniently located between I-90 & 520.



**PMF REAL ESTATE SERVICES**  
*a PMF Investments Company*

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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.

# KELSEY CREEK CENTER

# Site Plan



# KELSEY CREEK CENTER

# Tenant Roster

**Building 'A'**  
115,635 Sq Ft



**Building 'B'**  
Retail Tenants  
46,588 Sq Ft



**Office Tenants**  
29,285 Sq Ft



**Building 'C'**  
2,776 Sq Ft



**Building 'D'**  
8,234 Sq Ft



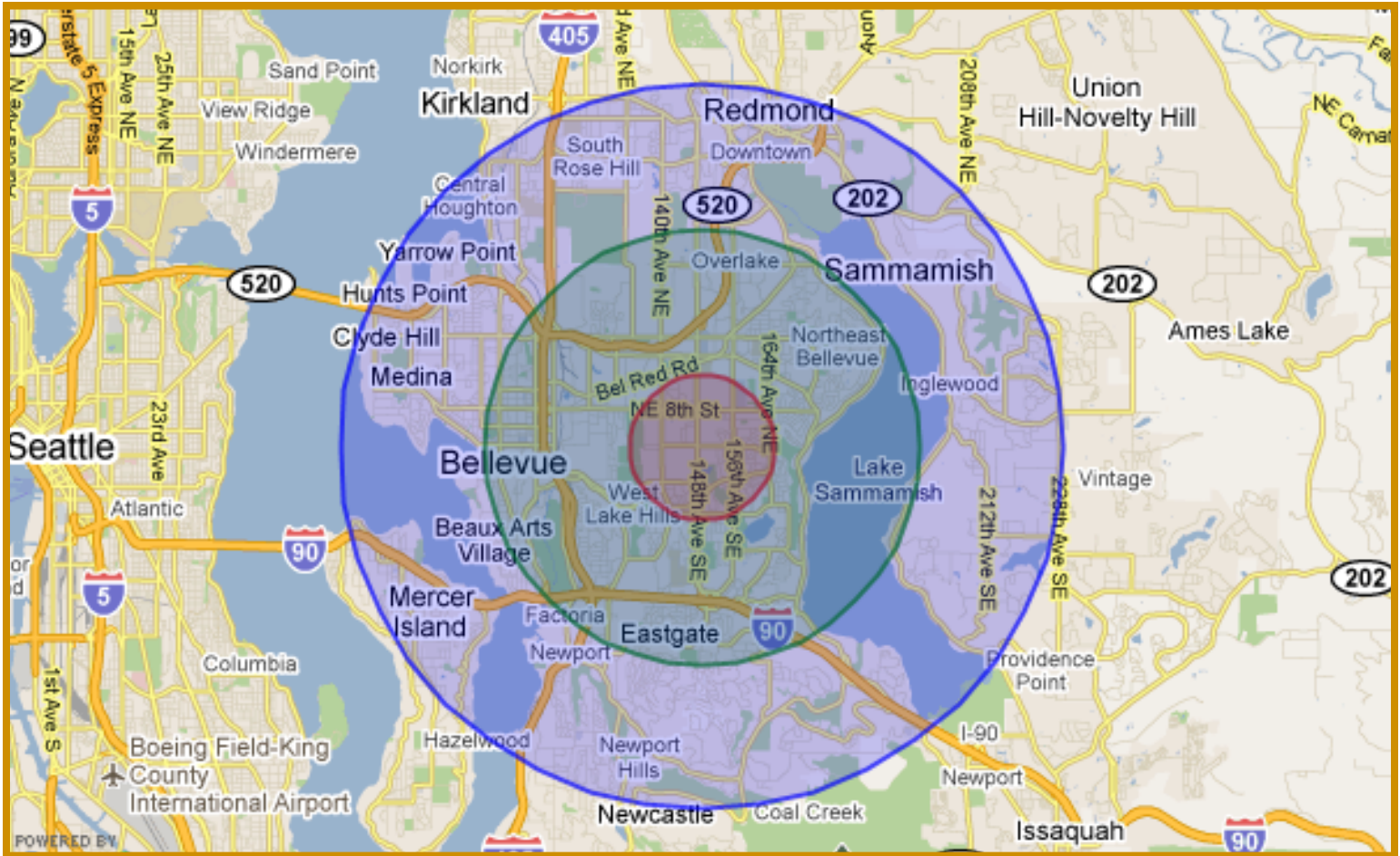
**Building 'E'**  
5,941 Sq Ft



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# KELSEY CREEK CENTER

# Area Information



## Demographics

	1 Mile	3 Mile	5 Mile
Population	19,875	110,383	255,330
Avg. HH Income	\$77,237	\$92,215	\$106,809
Total	7,495	46,540	104,437

## Traffic Counts

148 <sup>th</sup> Avenue SE	38,600 Cars/Day
Main Street	8,000 Cars/Day

## Travel Time

Seattle	12 Minutes
Issaquah	14 Minutes
Kirkland	15 Minutes



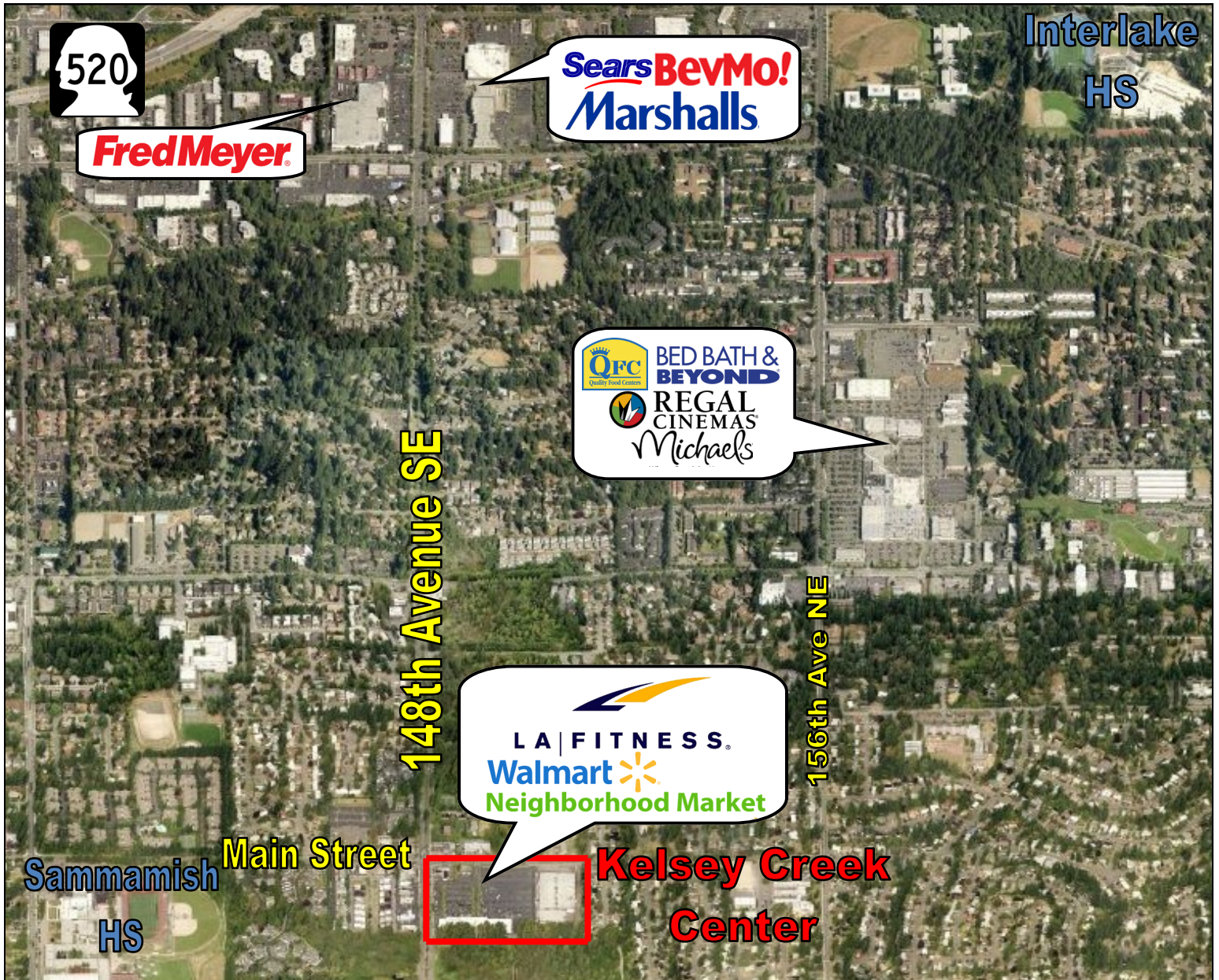
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# KELSEY CREEK CENTER

# Competition



1.5 miles from WA-520 • 2 miles from I-90 • 2.5 miles from I-405

Near: Bellevue College (13,000 students) • Microsoft Headquarters (14,000 offices)

Overlake Hospital (2,500 staff, 400+ beds) • Interlake & Sammamish HS (2,300+ students)



PMF INVESTMENTS

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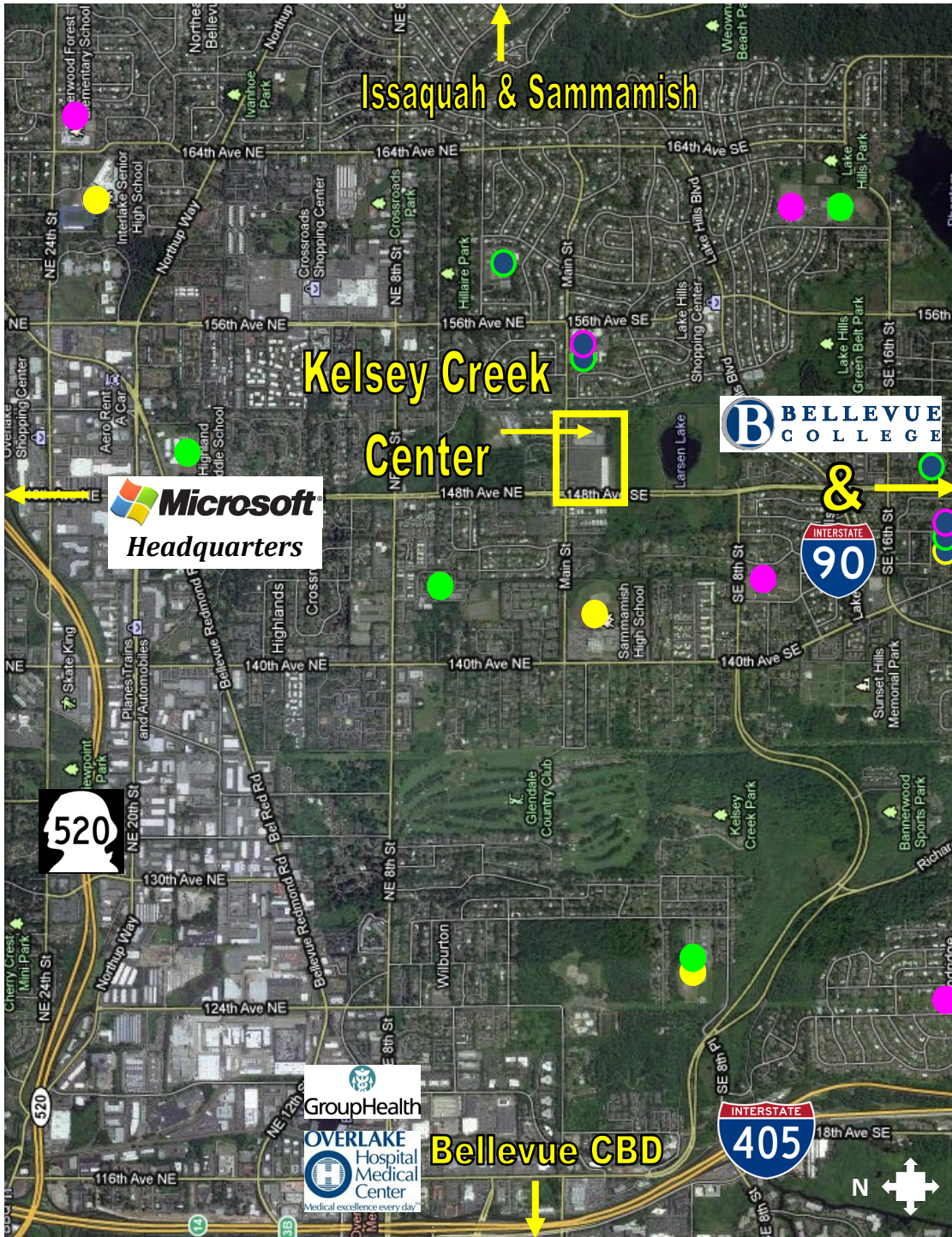
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# KELSEY CREEK CENTER

# Schools/Businesses



**Legend**

**Public Schools**

- High School
- Middle School
- Elementary School

**Private Schools**

- High School
- Middle School
- Elementary School

Kelsey Creek Center is a well established community center in the epicenter of suburban Bellevue, serving Lake Hills, Crossroads, Overlake, and Eastgate.

Kelsey Creek benefits from a dynamic mix of retail, restaurant, service, and office tenants.

Daily needs tenants such as Walmart and LA Fitness provide customer traffic year round for co-tenants.

Located in close proximity to Microsoft, I-90, WA-520, recreational parks, schools, and businesses.



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