

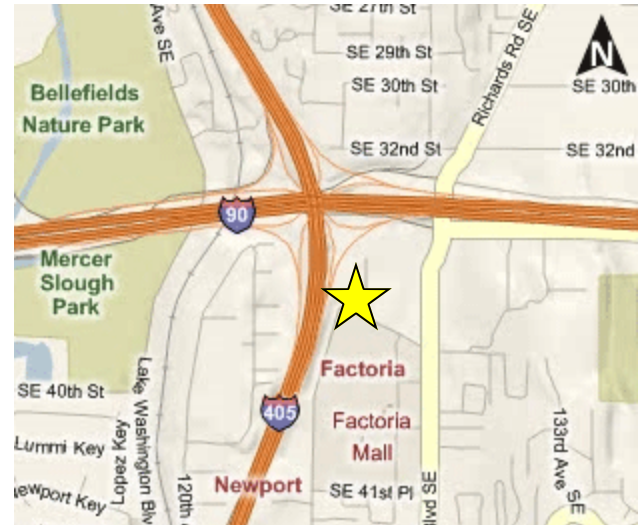
FACTORIA CENTER RETAIL

12400 SE 38th St, Bellevue, WA

NEW RETAIL/OFFICE BUILDING FOR LEASE



- **NEW!** Retail/office building in the heart of Bellevue's Factoria neighborhood
- First floor retail: approximately 5,800 SF available (divisible to 1,633 SF)
 - \$28.00 NNN
- Second floor office: approximately 3,700 SF available (divisible to 850 SF)
 - \$24.00 NNN
 - Includes exclusive access to patio area
- High visibility location right off I-90 with easy access to I-405
- Across the street from Factoria Mall
- Close to many restaurants, shops and other amenities
- Ample parking upon completion



For more information contact:

Doug Plager

dplager@wallaceproperties.com

Wallace Properties, Inc.

330 112th Ave NE

Bellevue, WA 98004

(425) 455-9976

www.wallaceproperties.com

	1 mile	3 mile	5 mile
2009 Population:	9,463	91,023	188,369
2009 Households:	3,956	37,879	77,841
2009 Average Household Income:	\$119,918	\$121,824	\$123,362
2009 Daytime Population:	4,955	47,287	97,390



The information contained herein has been obtained from sources deemed reliable but is not guaranteed.



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LOCATION



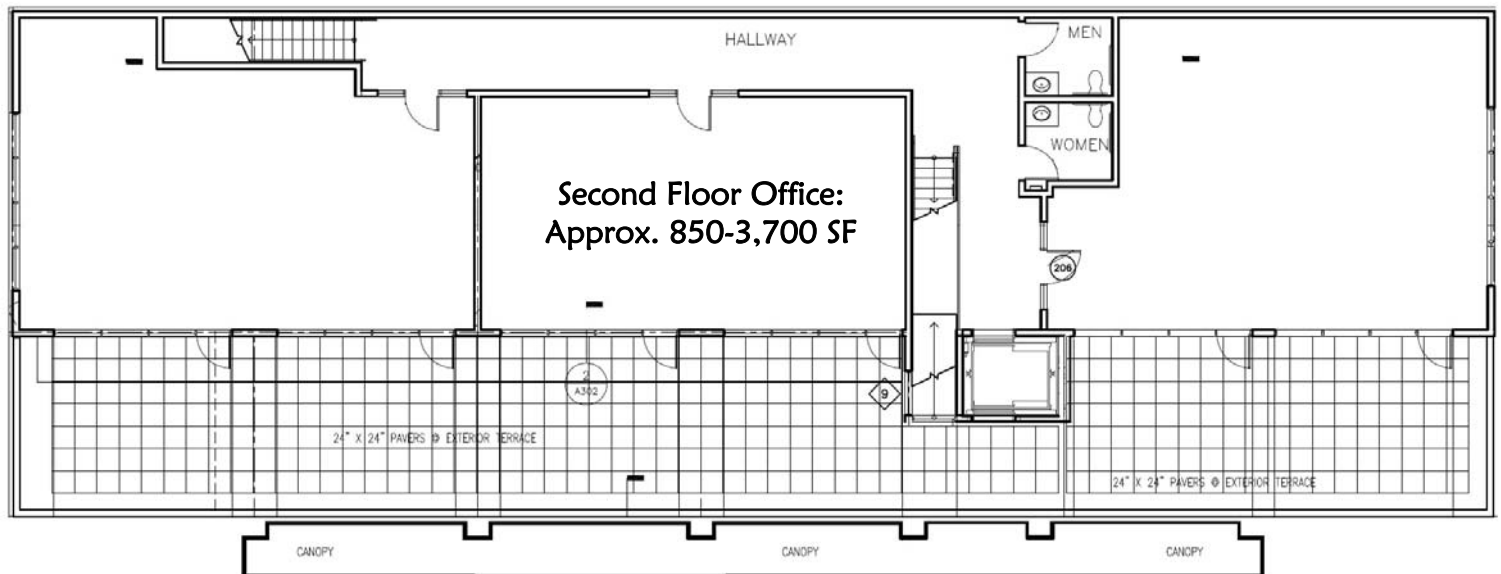
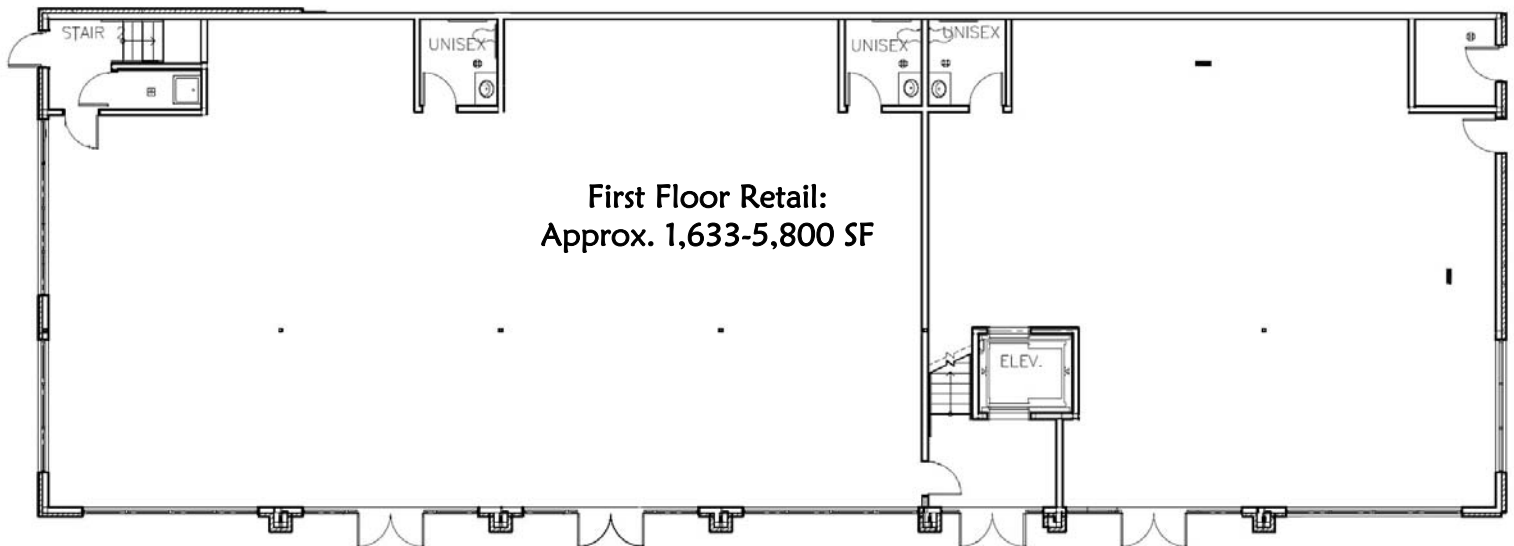
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FLOOR PLANS



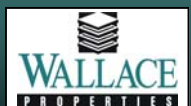
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DEMOGRAPHICS

Population:	1 mile	3 mile	5 mile
2014 Projection	9,722	94,534	196,522
2009 Estimate	9,463	91,023	188,369
2000 Census	8,979	85,598	175,211
Annual Growth 2009-2014	0.54%	0.76%	0.85%
2009 Daytime Population:	4,955	47,287	97,390
2009 Households:			
2014 Projection	4,070	39,652	81,678
2009 Estimate	3,956	37,879	77,841
2000 Census	3,720	34,738	71,005
Annual Growth 2009-2014	0.57%	0.92%	0.97%
Owner Occupied	61.8%	62.1%	62.4%
Renter Occupied	33.4%	31.6%	31.3%
2009 Households by Household Income:			
Income Less than \$15,000	2.4%	4.1%	4.2%
Income \$15,000 - \$24,999	3.1%	4.4%	4.4%
Income \$25,000 - \$34,999	4.8%	4.8%	4.8%
Income \$35,000 - \$49,999	8.2%	7.9%	7.8%
Income \$50,000 - \$74,999	19.9%	17.1%	17.1%
Income \$75,000 - \$99,999	17.0%	18.3%	17.9%
Income \$100,000 - \$149,999	23.3%	20.0%	19.3%
Income \$150,000 - \$199,000	10.7%	10.5%	10.9%
Income \$200,000+	10.5%	12.9%	13.6%
2009 Average Household Income:	\$119,918	\$121,824	\$123,362
2009 Median Household Income:	\$90,219	\$89,122	\$89,543
2009 Per Capita Income:	\$50,178	50,706	\$51,135
2009 Population by Race:			
White	69.3%	71.9%	72.7%
Black	2.2%	2.0%	2.5%
American Indian	0.3%	0.3%	0.3%
Asian and Pacific Islander	22.7%	19.9%	18.5%
Other Race Alone	1.8%	2.4%	2.4%
Two or More Races	3.6%	3.5%	3.6%
Hispanic	.0%	5.3%	5.7%