



HIGHLAND PARK CENTER

14045, 14115, 14125 & 14121 NE 20th St, Bellevue WA

BEL-RED REDEVELOPMENT OPPORTUNITY

4.15-Acre Land Site with Existing Retail Cash Flow



A rare chance to own a prime development site in the dynamic Bel-Red Corridor. Existing, long-term tenancies provide stable, predictable cash flow while future plans are prepared.

ADDRESS	14045, 14115, 14125 & 14121 NE 20th St, Bellevue WA
ASKING PRICE	Best Offer
TOTAL LAND	180,973 SF (4.15 acres)
BUILDING SF	37,190 SF
OCCUPANCY	100%
PARKING	+/- 225 Stalls; 6.0/1,000 SF
ZONING	BR-CR
CALL FOR OFFERS	May 16, 2018



Nearby amenities within walking or short driving distance



A blank canvas upon which the possibilities are many and profitable



A rare development opportunity in an established neighborhood



Unique large parcel (4.15 acres) commercially zoned land



Situated near the busy confluence of NE 20th Street, 140th Avenue NE and Bel-Red Road

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Suite	Tenant	Sq Ft
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Highland Park 1A

1 & 2	Blue Ginger Korean Grill	4,800
3	Evergreen Beauty College	5,785

Highland Park 1B

1	The Thai Kitchen	2,900
2	Quality Sewing & Vacuum	3,025

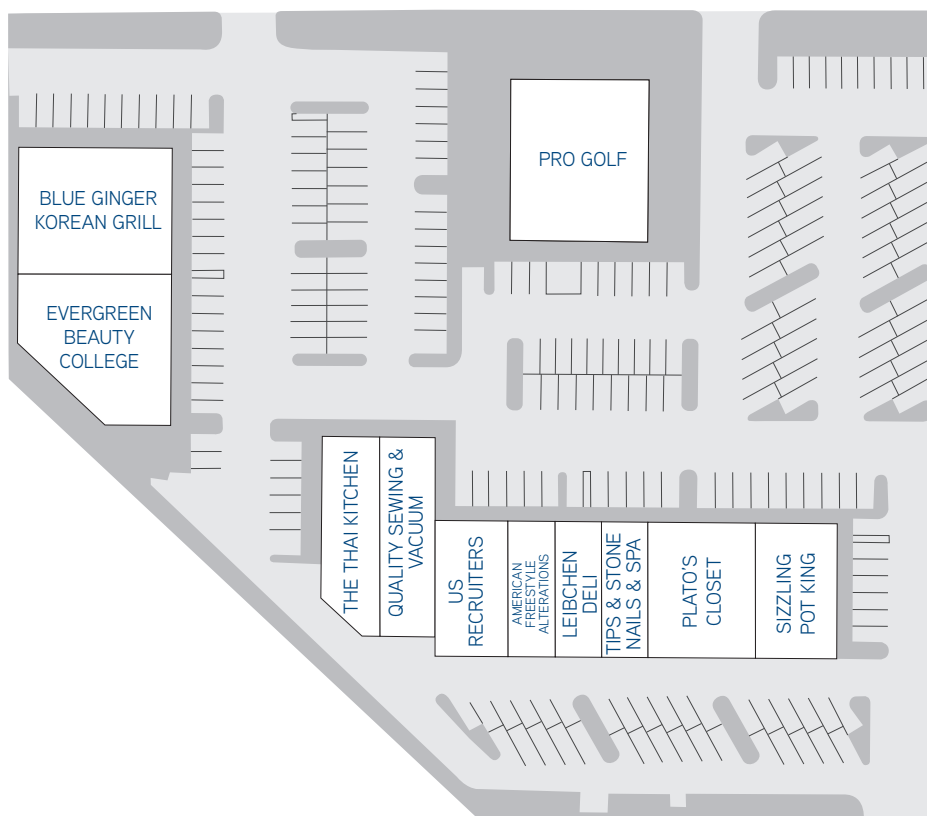
Highland Park 2

A & B	Sizzling Pot King	2,717
C, D & E	Plato's Closet	4,565
F	Tips & Stone Nails & Spa	1,400
G	Liebchen Delicatessen	1,400
H	American Freestyle Alterations	1,400
J & K	US Recruiters	3,150

Pad Building

Pro Golf	6,048
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Total Sq Ft (per leases)	37,190
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