

# BELL10

DOWNTOWN BELLEVUE

CBRE

10350 NE 10th St, Bellevue, WA

102 UNITS • 0.37 AC • ZONED DT-MU

Exceptional 102-Unit Entitled  
Development Opportunity in  
Downtown Bellevue, WA

SITE

NE 10th St

# Investment Highlights



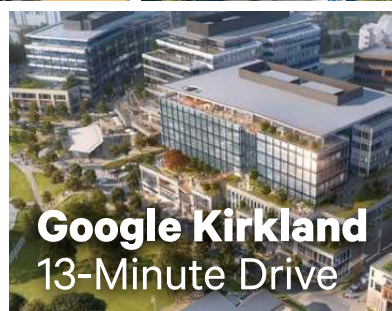
**Downtown Bellevue Light Rail Station**  
14-Minute Walk



**Amazon Bellevue**  
3-Minute Walk



**Microsoft HQ**  
10-Minute Drive



**Google Kirkland**  
13-Minute Drive



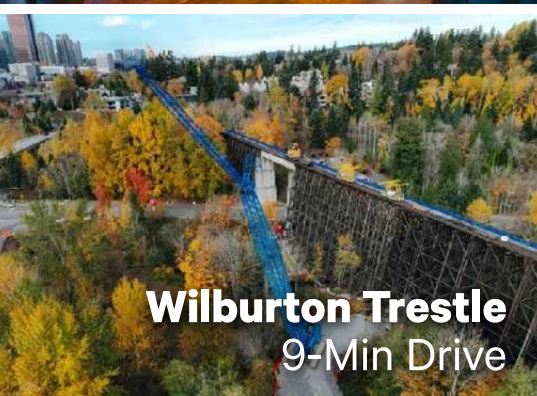
**Meta Spring District**  
6-Minute Drive



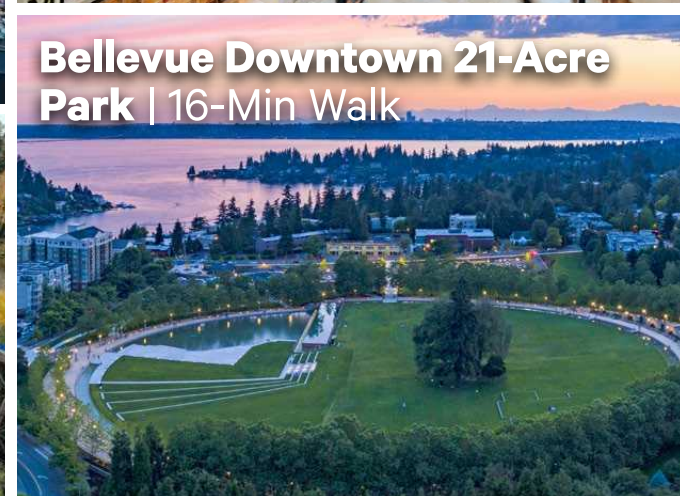
**Ascend Prime Steakhouse**  
10-Min Walk



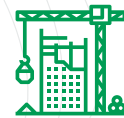
**Bellevue Collection**  
6-Min Walk



**Wilburton Trestle**  
9-Min Drive



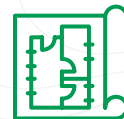
**Bellevue Downtown 21-Acre Park** | 16-Min Walk



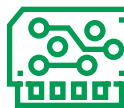
**Severe Supply Constraints:** Downtown Bellevue is delivering just 172 units in 2026 and 239 units in 2027, a 15-year low, while the broader MSA pipeline sits at its lowest level since the GFC, setting up a multi-year runway of significant demand.



**Walkable to 149,000 Jobs & the New Light Rail:** Steps from Bellevue Downtown Light Rail Station, the Properties offer walkable access to the Bellevue employment core and direct light rail connectivity to major Eastside and Seattle employment hubs, making them among the most transit-and employer-connected rental properties on the West Coast.



**Unique Site & Design:** This unique development opportunity offers a high-quality, 102-unit multifamily project on approximately 0.37 acres, ideally situated within the desirable DT-MU zoning designation. The site supports a thoughtfully designed residential community and provides the added advantage of eligibility for participation in the Multifamily Tax Exemption (MFTE) program, enhancing both project feasibility and long-term value.




**Tech & AI Boom Fueling Job Growth:** 3.9M+ SF of new tech and AI leasing since 2025 — anchored by OpenAI, Meta, Amazon, and xAI, is setting the stage for a wave of near-term job growth as the Eastside emerges as the West Coast's next AI epicenter.



**Affluent Eastside Demographics:** Average household income within a 3-mile radius is an impressive \$270k and the surrounding home values average \$1.7M, making it over 6x more expensive to own vs rent.



 **Bellevue High School**  
8-Min Drive

 **SAFeway**

 **Bellevue Downtown Park**

 **Downtown Bellevue Light Rail Station** • 14-Minute Walk

**Lincoln Square**  
鼎泰豐 **CINEMARK™**  
DIN TAI FUNG  
**LUCKY STRIKE** **STK**  
STEAKHOUSE

**Bellevue Square**  
NORDSTROM    Crate&Barrel  
BANANA REPUBLIC    COACH  
ANTHROPOLOGIE    BURBERRY

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**Total Wine & MORE**

**BEST BUY**

**THE HOME DEPOT**

**TRADER JOE'S**

**Chick-fil-A**

**WHOLE FOODS MARKET**

**Panera BREAD**

**Domino's**

**BevMo!**

**Bellevue Way NE**



# BELL10

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