

# ROWAN APARTMENTS

774 - 1,844 SF RETAIL FOR LEASE

15075 NE 24th St.  
Redmond, WA 98052



**ALEC GOODWIN**  
+1 424 421 9245  
alec.goodwin@jll.com

**FRANCESCA HOWARD**  
+1 310 536 6334  
francesca.howard@jll.com

NE 24th Street



# PROPERTY HIGHLIGHTS

Secure your place in one of the Eastside's most dynamic growth corridors with new ground-floor retail space at Rowan Apartments. Located in the heart of Redmond's Overlake area, this brand-new development sits within the rapidly transforming Bel-Red corridor, surrounded by Class A office buildings housing thousands of tech professionals and steps from the new Overlake Village Light Rail Station. With dedicated tenant parking and delivery as new construction shell space, you'll have the flexibility to create the perfect environment for your business. Position yourself at the epicenter of innovation and growth, where new residential developments and corporate campuses are reshaping the landscape and driving unprecedented foot traffic and demand for convenience-oriented retail and services.



## Strategic Bel-Red Corridor Location

Situated in the rapidly transforming Bel-Red corridor, surrounded by an abundance of new developments, green spaces, retail destinations, and dining amenities.



## Affluent & Educated Demographics

Serving a young, diverse, and highly educated workforce with significant disposable income and strong spending power.



## Transit-Oriented Access

Steps from the Overlake Village Light Rail Station, providing seamless connectivity for commuters and customers throughout the region.



## Tech Campus Proximity

Minutes from the corporate campuses of Microsoft, Amazon, and Facebook, placing your business at the doorstep of thousands of daily workers.



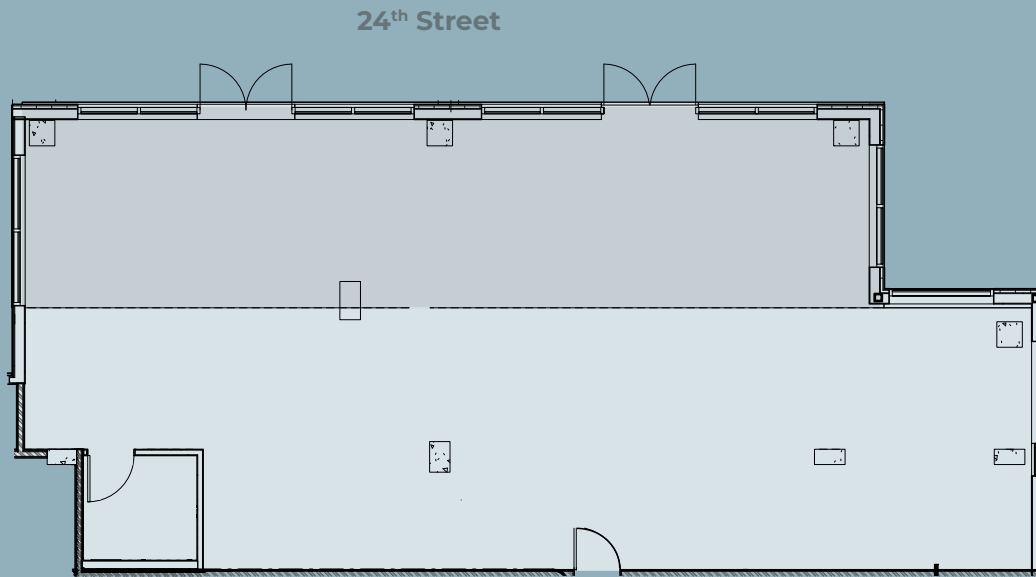
## Flexible Build-Out Opportunity

Customizable floor plans allow you to design the perfect space tailored to your business needs and brand vision.



# FLOOR PLAN

CM101 | 1,844 SF



## NATURAL GAS SERVICE

- 1/4" gas line valve and capped
- Rated for 1,500 MBH
- Main supply line and shared sprinkler system with upturned quick-response sprinkler heads providing code-required shell & core coverage for open floor plan
- Connection point for Tenant's fire alarm devices per Landlord's Plans
- Rated drywall shaft with three access panels for Type 1 exhaust hood



## ELECTRICAL

- Main service entrance in common electrical room
- One (1) j-box near storefront entrance for Tenant's sign with pathway to Tenant's premises
- Two (2) - 200 AMP and (1) - 600 AMP 208/120v service with breaker in the main electrical room, with conduits to the spaces
- Distribution by Tenant



## HVAC

- Fan coils sized at 8 Tons
- Equipment located within Premises per Landlord's Plans
- Fan coils controlled by MHK2 T-stat in each space
- Fan Coils and Condensers are currently wired to Landlord house panel M1A, Tenant to disconnect from Landlord panel and power the fan coil and condenser from Tenant's panel
- Distribution by Tenant



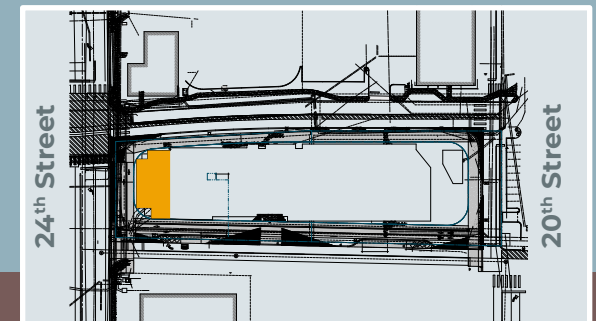
## WATER

- 2" domestic cold-water line:
- 50 GPM, 60 WSFU for North Retail Space includes isolation valves and sub-meters to measure consumption



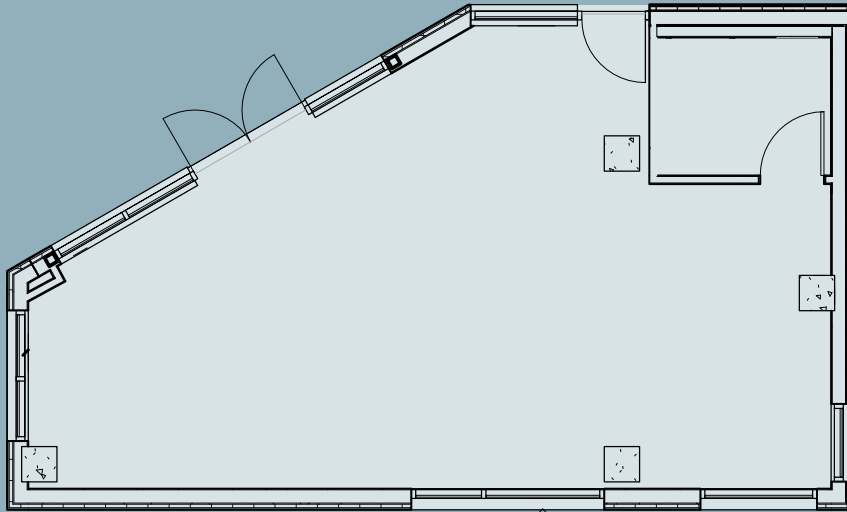
## PHONE/DATA

- One (1) 2" empty conduit with pull string from Base Building telecom demarcation point to the Premises



# FLOOR PLAN

CM100 | 774 SF



20<sup>th</sup> Street



## WATER

- 2" domestic cold-water line: 40 GPM, 30 WSFU for South Retail Space
- \*Includes isolation valves and sub-meters to measure consumption



## ELECTRICAL

- Main service entrance in common electrical room
- One (1) j-box near storefront entrance for Tenant's sign with pathway to Tenant's premises
- One (1) - 200 AMP 208/120v service with breaker in the main electrical room, with conduits to the space
- Distribution by Tenant



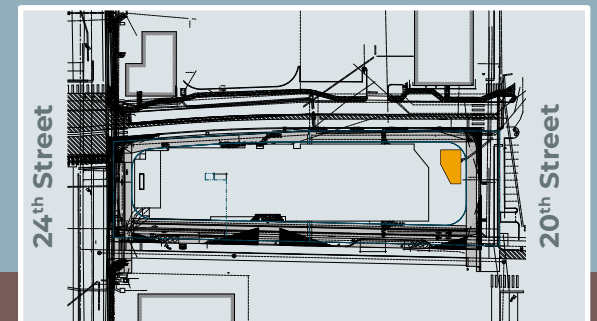
## HVAC

- Fan coils sized at 4 Tons
- Equipment located within Premises per Landlord's Plans
- Fan coils controlled by MHK2 T-stat in each space
- Fan Coils and Condensers are currently wired to Landlord house panel M1A, Tenant to disconnect from Landlord panel and power the fan coil and condenser from Tenant's panel
- Distribution by Tenant



## PHONE/DATA

- One (1) 2" empty conduit with pull string from Base Building telecom demarcation point to the Premises



# NEIGHBORHOOD



Microsoft

Microsoft

PRISMA - 328 UNITS  
AT 2888 DA VINCI AVE

84,000 VPD

SITE

CULTIVATE - 224 UNITS  
AT 2311 151ST PL NE

THE BOWDEN - 573 UNITS  
AT 15171 NE 24TH ST

NE 24TH ST - 16,000 VPD

OVERLAKE  
FASHION PLAZA

Fred Meyer

KESTREL - 233 UNITS  
AT 2110 152ND AVE NE

TRADER  
JOE'S

Walgreens

EVERGREEN  
VILLAGES



Marshalls

BevMo!

FIVE GUYS

SAFEWAY

MUD BAY

Applebee's

Michael's

COST PLUS  
WORLD MARKET

DAISO

EDGEWORKS  
CLIMBING + FITNESS

REGAL

planet fitness

CROSS-  
ROADS  
BELLEVUE

DICK'S  
SPORTING GOODS

Dick's  
DRIVE-IN

BARNES & NOBLE

GROCERY OUTLET  
bargain market

Walmart

1,358 MULTIFAMILY UNITS  
UNDER CONSTRUCTION

# NEIGHBORHOOD

BRIDLE TRAILS  
STATE PARK



Microsoft

## CAMPUS HIGHLIGHT

2.5M square foot office expansion will be completed in 2026 in order to accommodate 8,000 new employees

amazon

## CAMPUS HIGHLIGHTS

3.8M square foot expansion in 13 office towers completed in 2025 to accommodate 25,000 new employees

facebook

## CAMPUS HIGHLIGHT

1.3M square foot office expansion completed in 2023 to accommodate 5,000 new employees

GLENDALE  
COUNTRY CLUB

SITE

84,000 VPD

520

NE 24TH ST - 16,000 VPD

148TH AVE NE - 32,000 VPD

405

520

405

# MARKET OVERVIEW



## TOTAL POPULATION

|         | 2026    | 2031    |
|---------|---------|---------|
| 1 mile  | 23,471  | 25,146  |
| 3 miles | 120,158 | 124,701 |
| 5 miles | 280,489 | 288,841 |



## AVERAGE HH INCOME

|         | 2026      | 2031      |
|---------|-----------|-----------|
| 1 mile  | \$200,482 | \$197,981 |
| 3 miles | \$248,356 | \$246,219 |
| 5 miles | \$270,506 | \$268,145 |



## MEDIAN HH INCOME

|         | 2026      | 2031      |
|---------|-----------|-----------|
| 1 mile  | \$144,937 | \$146,822 |
| 3 miles | \$176,264 | \$175,623 |
| 5 miles | \$188,385 | \$187,350 |



## MEDIAN AGE

|         |      |
|---------|------|
| 1 mile  | 32.5 |
| 3 miles | 35.2 |
| 5 miles | 36.8 |

Source: Sites USA, 2026



## TOP TECH EMPLOYERS



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