



# DOWNTOWN

## REDMOND

Downtown Redmond is the city's vibrant civic heart, blending urban energy with natural beauty. It serves as a community hub, offering a mix of work, shopping, living, and recreation, with diverse businesses, cultural activities, and lively day-and- night events for all ages. Its convenient location, close to Bellevue, Seattle and only 23 miles to Seattle Tacoma International Airport, attracts people from around the region and world.

### LIGHT RAIL

- Light Rail extension in 2025 in the downtown residential and retail core.
- Easy access to Downtown Seattle, Bellevue, Microsoft's headquarters, and beyond.
- Reliable connections around town and the rest of the region.



## REDMOND TOWN CENTER

- Variety of family-friendly events and experiences.
- Numerous dining and shopping options available.
- Conveniently located near hotels, new light rail, and residential spaces.

### CONNECTOR

Redmond Central Connector provides off-street bike and pedestrian access to Kirkland and Sammamish, with multimodal connectivity via the 520 Trail to Bellevue.

### EVENTS

Recreational Activities, diverse cultural and lively year-round events, like Derby Days, Redmond Lights, and Downtown Redmond ArtWalk.

### DOWNTOWN PARK

Downtown park is an urban park designed as a place to gather and celebrate. It provides green space, dining patios, gardens, and trees. It's a great place for various community events, like Redmond Lights, live performances, and arts.



## DOWNTOWN REDMOND OVERVIEW

	DT Redmond	Redmond	Seattle	King County
<b>POPULATION</b>				
• Population	11,144	80,275	755,081	2,271,380
• Male	—	53.5%	51.8%	50.7%
• Female	—	46.5%	48.2%	49.3%
• Bachelor's Degree +	41.6%	76%	69.8%	58.3%
• Graduate Degree +	35.7%	39.7%	31.6%	24.9%
<b>AGE</b>				
<18	12.6%	19.7%	14.5%	19.1%
18-34	55.4%	30.4%	34.4%	26.2%
35 - 49	17.1%	26.5%	23.5%	22.6%
50 - 64	7.2%	14.1%	14.8%	17.5%
65 +	7.7%	9.4%	12.9%	14.5%
<b>RACE</b>				
White	44.9%	45.8%	60.1%	54%
African American	4.6%	2.1%	6.5%	6.7%
Native Amer./Alaska	.1%	.2%	.6%	.6%
Asian	36.4%	40.2%	17.2%	20.9%
Pacific Islander	.2%	.5%	.3%	.8%
Other	3.9%	3.3%	3%	4.7%
Mixed Race	9.9%	7.9%	12.4%	12.2%
<b>JOBS BY SECTOR</b>				
Const/Res	128	2,426	24,458	78,334
FIRE	514	2,240	34,083	70,778
Manufacturing	104	6,450	23,332	91,429
Retail	1,029	4,045	32,718	104,180
Services	8,327	23,469	404,423	808,329
WA Teachers Union	140	4,312	33,415	126,179
Government	688	1,035	49,374	95,082
Public Education	415	1,443	36,487	77,154
<b>TOTAL JOBS</b>	<b>11,344</b>	<b>99,177</b>	<b>638,290</b>	<b>1,451,465</b>
<b>HOUSEHOLD INCOME</b>				
Less than \$20,000	7.2%	6.7%	9.4%	8.1%
\$20,000 to \$35,000	3%	3.1%	6.5%	5.9%
\$35,000 to \$50,000	4.8%	5.2%	5.9%	6.4%
\$50,000 to \$75,000	8.5%	9%	10.8%	11.3%
\$75,000 to \$100,000	11.4%	5.5%	9.8%	10.5%
\$100,000 to \$150,000	21%	13.5%	16.7%	17.3%
\$150,000 to \$200,000	20.6%	14.2%	11.6%	11.9%
\$200,000 or more	23.3%	42.8%	29.2%	28.6%

### EXTENDED OVERVIEW

#### 2050 PROJECTIONS

Housing Units (approx. 2019)	5,450 units
Jobs (2019)	18,000 jobs
Projected Housing units (2050)	12,130 units
Projected Jobs (2050)	23,410 jobs

#### TRANSIT SERVICE

All Transit Stops	35 stops
Bus	29 stops
Bus Rapid Transit	6 stops
Light Rail	Open 2025

#### IN DEVELOPMENT

Housing Units (estimated)	1,957 units
Hotel Units	Not in Development
Commercial Space	47,955 units
Total Housing Units (2023)	6,000 units

#### REAL ESTATE

Residential Cost	\$3.80/sf
Commercial Cost	\$3.25/sf
Total Housing Units (2023)	6,000 units

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Special thanks to the Port  
of Seattle for supporting the  
Innovation Triangle.