



OVERLAKE

DISTRICT

Overlake is the epicenter of Seattle's Eastside and a regional hub for technology and intercultural experiences. Investments in parks, schools, civic spaces, and green infrastructure, alongside new developments, and international businesses, enhance the area's vibrancy.

NEW INTERCULTURAL DISTRICT

- Welcoming visual cultural expression throughout multilingual signage, architectural features, arts, and events.
- Supporting and protecting both new and existing businesses.



DEVELOPMENT and VISION

- Development of taller buildings, reaching up to 30 stories.
- Creating a livelier, more family-friendly neighborhood.

BUSINESS and EMPLOYMENT

Home to advanced technology and research development corporations. Overlake offers a variety of employment opportunities. Growing population creates business opportunities.

DIVERSITY

The new Intercultural District warmly welcomes everyone. People can enjoy a wide range of activities, from fine dining to multicultural events.

LIGHT RAIL

Overlake Village and Redmond Technology Stations opened in 2024. In 2026, light rail extension will connect Redmond, Bellevue and Downtown Seattle.



OVERLAKE DISTRICT OVERVIEW

	Overlake	Redmond	Seattle	King County
POPULATION				
• Population	11,724	80,275	755,081	2,271,380
• Male	—	53.5%	51.8%	50.7%
• Female	—	46.5%	48.2%	49.3%
• Bachelor's Degree +	26.4%	76.0%	69.8%	58.3%
• Graduate Degree +	52.1%	39.7%	31.6%	24.9%

	Overlake	Redmond	Seattle	King County
AGE				
<18	15.6%	19.7%	14.5%	19.1%
18 - 34	44.9%	30.4%	34.4%	26.2%
35 - 49	26.6%	26.5%	23.5%	22.6%
50 - 64	7.4%	14.1%	14.8%	17.5%
65 +	5.5%	9.4%	12.9%	14.5%

	Overlake	Redmond	Seattle	King County
RACE				
White	27.6%	45.8%	60.1%	54%
African American	3.9%	2.1%	6.5%	6.7%
Native Amer./Alaska	0.0%	.2%	.6%	.6%
Asian	49.2%	40.2%	17.2%	20.9%
Pacific Islander	0.7%	.5%	.3%	.8%
Other	0.7%	3.3%	3%	4.7%
Mixed Race	NA	7.9%	12.4%	12.2%

	Overlake	Redmond	Seattle	King County
JOBS BY SECTOR				
Construction & Resources	*	2,426	24,458	78,334
Fire	1053	2,240	34,083	70,778
Manufacturing	1663	6,450	23,332	91,429
Retail	453	4,045	32,718	104,180
Services	(at least 45,000)	23,469	404,423	808,329
WA Teachers Union	423	4,312	33,415	126,179
Government	0	1,035	49,374	95,082
Public Education	0	1,443	36,487	77,154
TOTAL JOBS	56,897	99,177	638,290	1,451,465

	Overlake	Redmond	Seattle	King County
HOUSEHOLD INCOME				
Less than \$20,000	16.1%	6.7%	9.4%	8.1%
\$20,000 to \$35,000	5.5%	3.1%	6.5%	5.9%
\$35,000 to \$50,000	4.1%	5.2%	5.9%	6.4%
\$50,000 to \$75,000	6.6%	9%	10.8%	11.3%
\$75,000 to \$100,000	8.6%	5.5%	9.8%	10.5%
\$100,000 to \$150,000	9.1%	13.5%	16.7%	17.3%
\$150,000 to \$200,000	30.6%	14.2%	11.6%	11.9%
\$200,000 or more	19.3%	42.8%	29.2%	28.6%

EXTENDED OVERVIEW

2050 PROJECTIONS

Housing Units (approx. 2019)	1,400 units
Jobs (2019)	52,585 jobs
Projected Housing units (2050)	9,750 units
Projected Jobs (2050)	66,355 jobs

IN DEVELOPMENT

Housing Units (estimated)	700 units
Total Housing Units (2023)	2,920 units
Hotel Units	None in Development
Commercial Space	5,300 units



Redmond
WASHINGTON



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