



BELRED

BelRed is Bellevue's innovation and arts district. Anchored by the Global Innovation Exchange and the Pacific Northwest Ballet, and running parallel to future light rail, this former warehouse district boasts more than 100 creative businesses and nonprofits.

5M+

SQUARE FEET

NEW
DEVELOPMENT
IN PROGRESS

- 3,400 housing units
- 2.5 million sq. ft. of new, Class A office space
- 91,000 sq. ft. of neighborhood-serving and boutique retail



WORK/PLAY IN BELRED

Sample brewed-on-site craft beer at Bellevue Brewing, play games at Mox Boarding House, and enjoy some of the best hot pot in the region at Liuyishou.



THE SPRING DISTRICT

- The Spring District is well underway, with over 5.5 million square feet planned, under construction, or complete, including more than 1,200 housing units.
- At 36 acres, The Spring District the single largest transit-oriented development on the West Coast.

- Home to REI's HQ, a major Facebook presence, and Global Innovation Exchange—an innovative technology-oriented partnership between UW and Tsinghua University of Beijing.

BELRED OVERVIEW



	BelRed	Bellevue	Seattle	King County
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POPULATION

• Population	4,322	139,014	688,245	2,118,119
• Foreign-Born	27.1%	38%	18.0%	22.1%
• Female	49.9%	49%	49.8%	50.0%
• Male	50.1%	51%	50.2%	50.0%
• Bachelor's degree +	69.5%	65.5%	61.6%	50.4%
• Master's degree +	30.0%	28.7%	25.7%	19.7%

AGE

<18	20.0%	20.7%	15.4%	20.8%
18-24	8.8%	6.3%	10.8%	8.5%
25-34	15.2%	17.9%	22.5%	17.3%
35-44	17.2%	14.4%	15.8%	14.9%
45-54	12.5%	14.9%	12.4%	13.9%
55-64	13.2%	11.6%	11.1%	12.2%
65+	13.1%	14.1%	12.1%	12.5%

JOBS

• Total Jobs	25,889	138,312	581,780	1,335,350
• Construction & Resources	7.5%	4.6%	4.0%	5.3%
• Finance, Insurance, Real Estate	6.0%	8.9%	5.6%	5.0%
• Manufacturing	6.1%	3.5%	4.3%	7.6%
• Retail	15.2%	10.9%	12.0%	10.7%
• Services	57.2%	60.4%	53.5%	50.1%
• Wholesale, Utilities, Transportation	4.1%	5.5%	5.4%	8.5%
• Government	3.6%	2.9%	8.3%	6.8%
• Education	0.3%	3.3%	6.8%	5.9%

COMMUTE TIME

• <20 minutes	49.6%	43.6%	31.4%	30.6%
• 20-40 minutes	40.2%	40.9%	46.9%	43.8%
• 40-60 minutes	7.4%	11.2%	15.2%	16.3%
• 60+ minutes	2.9%	4.5%	6.6%	9.4%

EXTENDED OVERVIEW

2040 PROJECTIONS

• Population (2019)	BelRed	5,000
• Employment (2019)	30,500	
• Projected Population (2040)	10,000	
• Projected Employment (2040)	44,000	

TRANSIT

• Light rail stations	BelRed	2 (open 2023)
• Light rail mins to Downtown Seattle	28	
• Light rail mins to U of Washington	36	
• Light rail mins to SeaTac Int'l Airport	60	

IN DEVELOPMENT

• Housing Units	BelRed	3,400
• Hotel Units	200	
• Office Space	2,500,000 SF	
• Retail Space	91,000 SF	

REAL ESTATE

• Median Gross Rent (Housing)	BelRed	\$1,863
• Asking Rate (Average, Class A)	\$46 to \$50	
• Asking Rate (Average, All Classes)	\$38 to \$44	
• Covered Parking	\$250	



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