



# DOWNTOWN

## REDMOND

Redmond is the bicycling capital of the Pacific Northwest. Pairing new residential buildings with classic historic spaces, Downtown Redmond offers a unique, exciting base camp for life's adventures.

### NEW DOWNTOWN PARK

- A signature park designed for both passive and active uses
- Significant green space, dining patio, gardens, and trees
- Space for special events, like farmers' markets, live music, and the arts



### REDEVELOPMENT UNDERWAY

- Nearly 2,000 housing units
- Major public investments in utilities, sidewalks, bike lanes, plazas, and public parks

### CONNECTOR

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

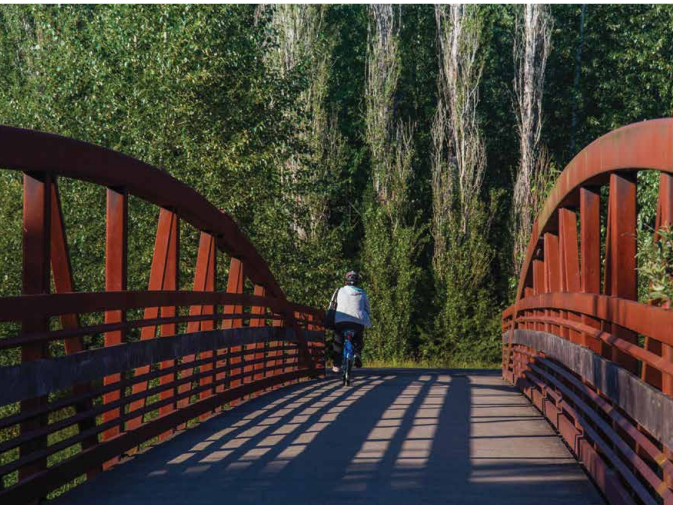
### EVENTS

Lively year-round events, including So Bazaar Night Market, Derby Days, and Redmond Lights.

### LIGHT RAIL

Light rail extension opening in 2024, providing frequent, easy access to Microsoft's headquarters, downtown Bellevue, Seattle, and beyond.





## DOWNTOWN REDMOND OVERVIEW

	DT Redmond	Redmond	Seattle	King County
<b>POPULATION</b>				
• Population	7,459	60,712	688,245	2,118,119
• Foreign-Born	46.2%	40%	18.0%	22.1%
• Female	47.6%	49%	49.8%	50.0%
• Male	52.4%	51%	50.2%	50.0%
• Bachelor's degree +	77.7%	68.7%	61.6%	50.4%
• Master's degree +	37.6%	31.2%	25.7%	19.7%

<b>AGE</b>				
<18	16.8%	22.4%	15.4%	20.8%
18-24	9.0%	5.7%	10.8%	8.5%
25-34	35.5%	23.5%	22.5%	17.3%
35-44	16.9%	18.1%	15.8%	14.9%
45-54	10.8%	11.5%	12.4%	13.9%
55-64	4.0%	8.7%	11.1%	12.2%
65+	7.1%	10.1%	12.1%	12.5%

<b>JOBS</b>				
• Total Jobs	17,520	94,059	581,780	1,335,350
• Construction & Resources	12.0%	7.7%	4.0%	5.3%
• Finance, Insurance, Real Estate	3.4%	4.7%	5.6%	5.0%
• Manufacturing	4.7%	3.3%	4.3%	7.6%
• Retail	9.1%	9.9%	12.0%	10.7%
• Services	58.2%	53.6%	53.5%	50.1%
• Wholesale, Utilities, Transportation	6.0%	5.2%	5.4%	8.5%
• Government	4.2%	11.5%	8.3%	6.8%
• Education	2.4%	4.2%	6.8%	5.9%

<b>COMMUTE TIME</b>				
• <20 minutes	49.1%	N/A	31.4%	30.6%
• 20-40 minutes	35.0%	N/A	46.9%	43.8%
• 40-60 minutes	10.6%	N/A	15.2%	16.3%

### 2040 PROJECTIONS

- Population (2019)
- Employment (2019)
- Projected Population (2040)
- Projected Employment (2040)

#### DT Redmond

7,459  
18,000  
13,700  
21,600

### IN DEVELOPMENT

- Housing Units
- Hotel Units
- Office Space
- Retail Space

#### DT Redmond

1,900  
310  
N/A  
25,000 SF

### TRANSIT

- Light rail stations
- Light rail mins to Downtown Bellevue
- Light rail mins to Downtown Seattle
- Light rail mins to SeaTac Int'l Airport

#### DT Redmond

1 (open 2024)  
17  
40  
75

### REAL ESTATE

- Median Gross Rent (Housing)
- Average Asking Rate (Class A)
- Average Asking Rate (All Classes)

#### DT Redmond

\$1,801  
\$35 to \$40  
\$32 to \$38



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