



## 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.

**3M+**  
SQUARE FEET

NEW  
DEVELOPMENT  
IN PROGRESS

- 1,700 housing units
- 2.7 million sq. ft. of new, Class A office space
- 60,000 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 a major Facebook presence and the Global Innovation Exchange—an innovative technology-oriented partnership between UW and Tsinghua University of Beijing.



## BELRED OVERVIEW

	BelRed	Bellevue	Seattle	King County
<b>POPULATION</b>				
• Population	4,593	148,145	753,655	2,252,782
• Foreign-Born	33.6%	37%	19.6%	24.7%
• Female	48.8%	49%	48.7%	49.8%
• Male	51.2%	51%	51.3%	50.2%
• Bachelor's degree +	73.6%	79.1%	73.1%	56.9%
• Master's degree +	34.7%	25.6%	21.0%	16.1%

<b>AGE</b>				
<18	22.0%	21.4%	14.7%	20.0%
18-24	5.6%	4.8%	7.9%	5.9%
25-34	16.4%	20.0%	25.5%	18.5%
35-44	16.7%	14.4%	15.5%	15.2%
45-54	14.7%	13.0%	11.6%	18.9%
55-64	11.4%	10.5%	10.3%	11.7%
65+	13.2%	14.1%	12.0%	13.5%

<b>JOBS</b>				
• Total Jobs	25,889	148,560	619,619	1,411,005
• Construction & Resources	6.3%	4.4%	3.9%	5.4%
• Finance, Insurance, Real Estate	6.3%	8.6%	5.6%	5.0%
• Manufacturing	6.4%	3.2%	4.2%	7.4%
• Retail	12.8%	9.6%	13.3%	11.0%
• Services	59.4%	62.7%	53.8%	50.7%
• Wholesale, Utilities, Transportation	3.8%	5.3%	5.1%	8.2%
• Government	4.2%	2.7%	7.7%	6.6%
• Education	0.3%	2.6%	6.0%	5.6%

<b>COMMUTE TIME</b>				
• <20 minutes	45.9%	38.2%	28.7%	27.8%
• 20-35 minutes	22.3%	37.8%	42.5%	39.5%
• 35-60 minutes	13.5%	19.8%	23.0%	22.7%
• 60+ minutes	2.3%	4.1%	5.8%	9.9%

## EXTENDED OVERVIEW

### 2040 PROJECTIONS

• Population (2019)	4,593
• Employment (2019)	25,889
• Projected Population (2040)	10,000
• Projected Employment (2040)	44,000

### TRANSIT

• Light rail stations	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	3,400
• Hotel Units	200
• Office Space	1,500,000 SF
• Retail Space	60,000 SF

### REAL ESTATE

• Median Gross Rent (Housing)	\$2,052
• 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.