

FOR SALE

LAND PARCEL | 8412 164TH AVE NE, REDMOND, WA 98052



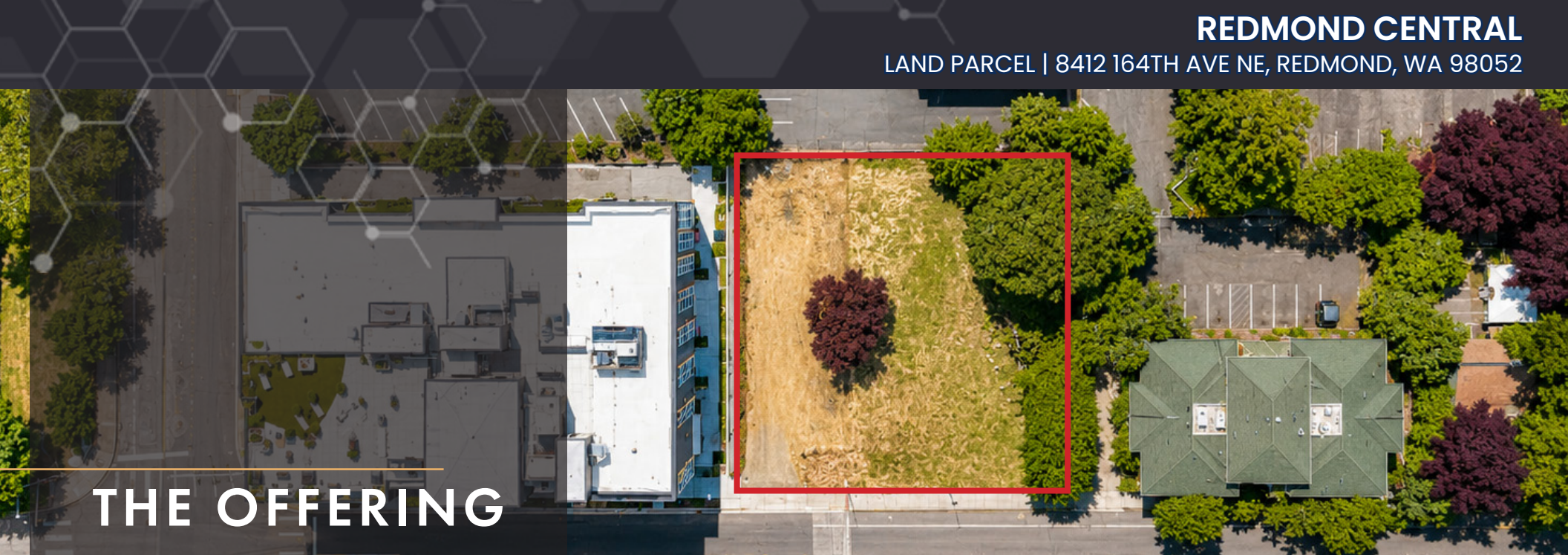
REDMOND CENTRAL

LAND SIZE: 14,400 SF
\$2.38M (\$165.28/SF)



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THE OFFERING

FOR SALE \$2.38M (\$165.28/SF)

LAND PARCEL

Lot Area | 14,400 SF

Zone | DTC (Downtown Core)

Program | Mixed-Use

Redmond Central presents a rare opportunity to acquire a 14,400-square-foot development site in the heart of Downtown Redmond, one of the Puget Sound region's fastest-growing urban centers. The property is zoned Downtown Core (DTC), the city's highest-intensity zoning designation, allowing for a Floor Area Ratio (FAR) of up to 6.5 and a maximum buildable area of approximately 93,600 square feet.

Positioned within walking distance of the Downtown Redmond Light Rail Station, major employers, retail amenities, and a rapidly expanding residential population, the site offers an exceptional opportunity to develop a high-density mixed-use project in a supply-constrained market. Permitted uses include a combination of multifamily residential, office, retail, hospitality, and other complementary commercial uses, providing flexibility to capitalize on evolving market demand.

With continued investment in Downtown Redmond, strong employment growth, and increasing demand for urban mixed-use developments, Redmond Central offers investors and developers the opportunity to create a landmark project in one of the Eastside's most dynamic and desirable submarkets.

PROJECT FEATURES

DOWNTOWN REDMOND LOCATION

MIXED-USE ZONING

UP TO 6.5 FAR

UP TO 85' HEIGHT

100% LOT COVERAGE

LIGHT RAIL CONNECTIVITY

NEAR MAJOR TECH EMPLOYERS

NO MINIMUM PARKING

The **Redmond Central** land parcel is a DTC-zoned mixed-use site at 8412 164th Ave NE offers a baseline FAR of 4.5 (64,800 SF) with incentive potential up to 6.5 FAR (93,600 SF) and a height range of 60–85 ft. With 100% lot coverage allowed, no side or rear setbacks, and robust incentive pathways through affordable housing, green building, and inclusive design, this is a compelling development opportunity for a builder ready to maximize density in one of Redmond's most active urban corridors.

NEARBY AMENITIES



Surrounding Restaurant Amenities

Royal Biryani House, Due' Cucina Italian Restaurant, Hakka House Chinese Cuisine, Dave's Hot Chicken, Topsy Cow



Nearby Attractions

Marymoor Park, Dudley Carter Park, Downtown Redmond



Prominent Location

Convenient access to SR-520 and nearby East Link Light Rail (Overlake Village & SE Redmond stations), with transit routes serving the greater Eastside corridor

PROJECT FEATURES

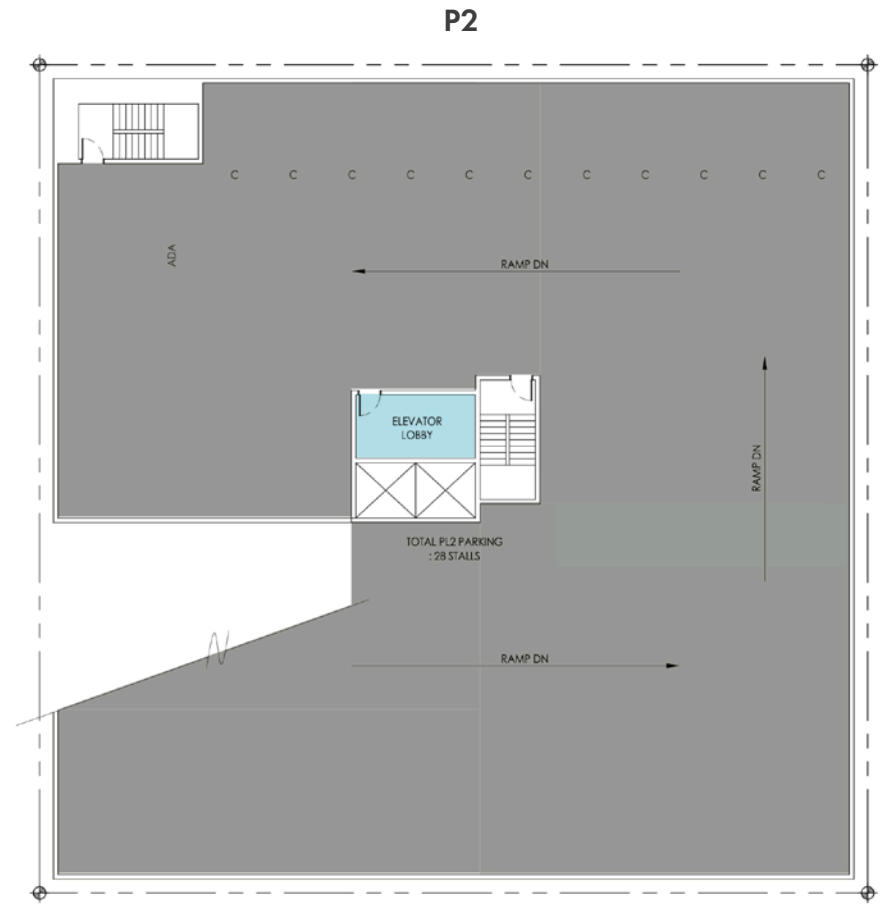
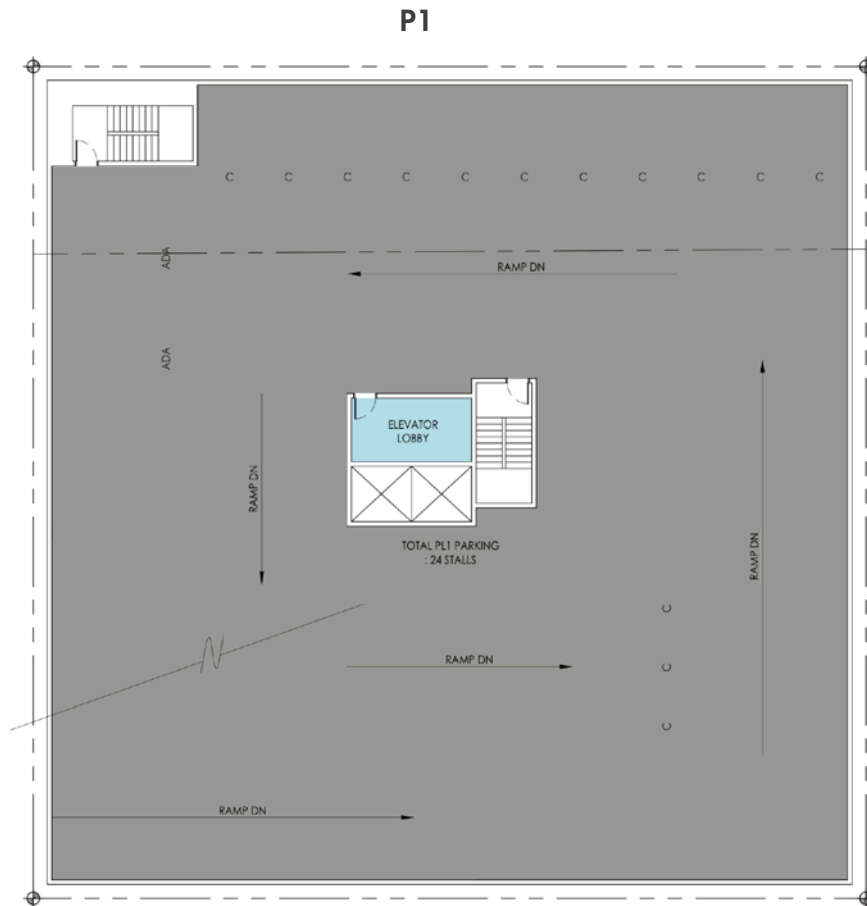
Zone	DTC (Downtown Core)
Lot Coverage	100% Allowed
Height Limit	Up to 85' (w/ incentives)
Building Type	Mixed-Use
Max FAR	6.5 (w/ incentives)
Max Buildable SF	93,600 Sf
County Parcel Number	6719700130

DEVELOPMENT INCENTIVES

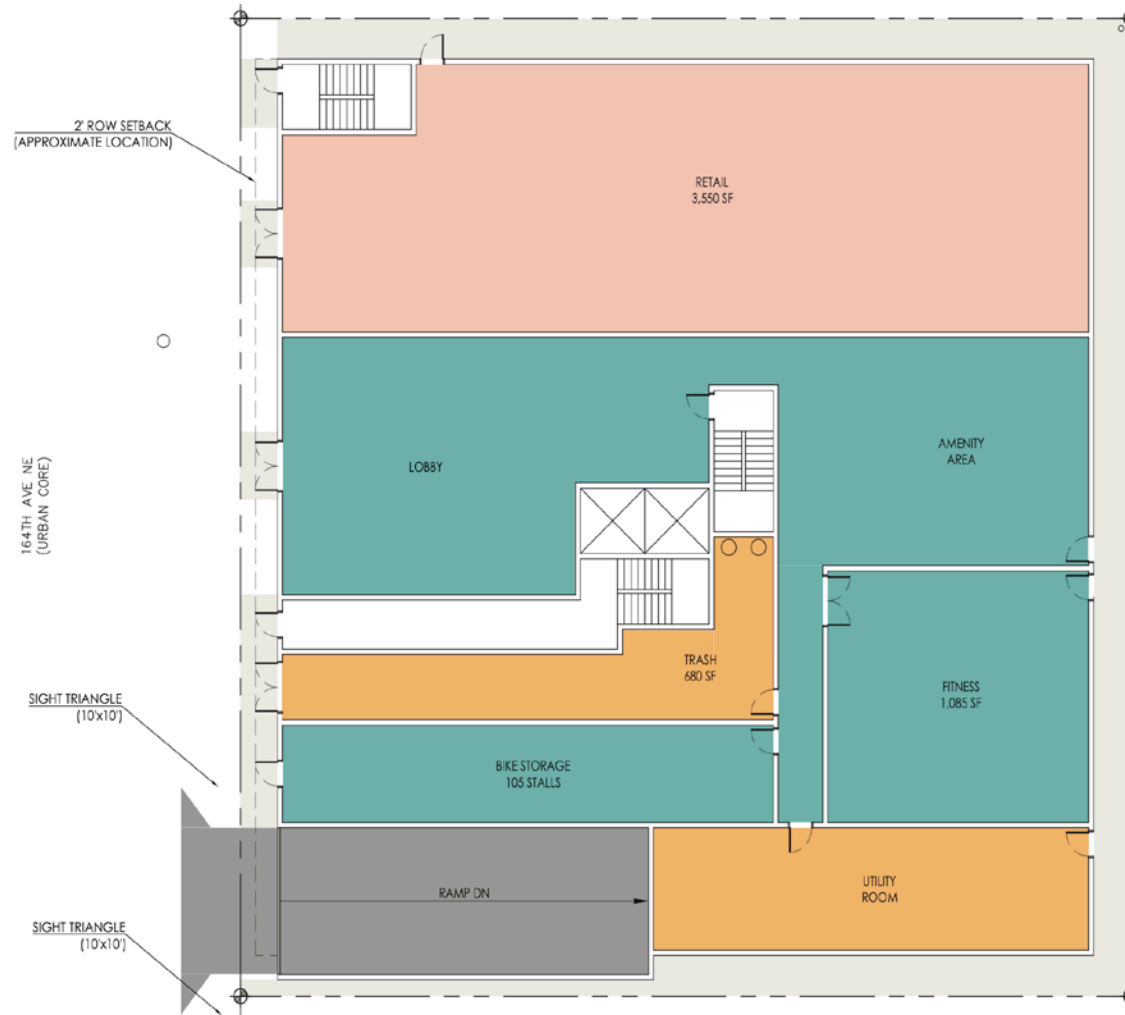
Affordable Housing	+130 Points
Inclusive Design	+25 Points
Green Building	+24 Points
Catalyst Projects	+30 Points
Points for Max Heights	118 Points
Points for Max FAR	212 Points



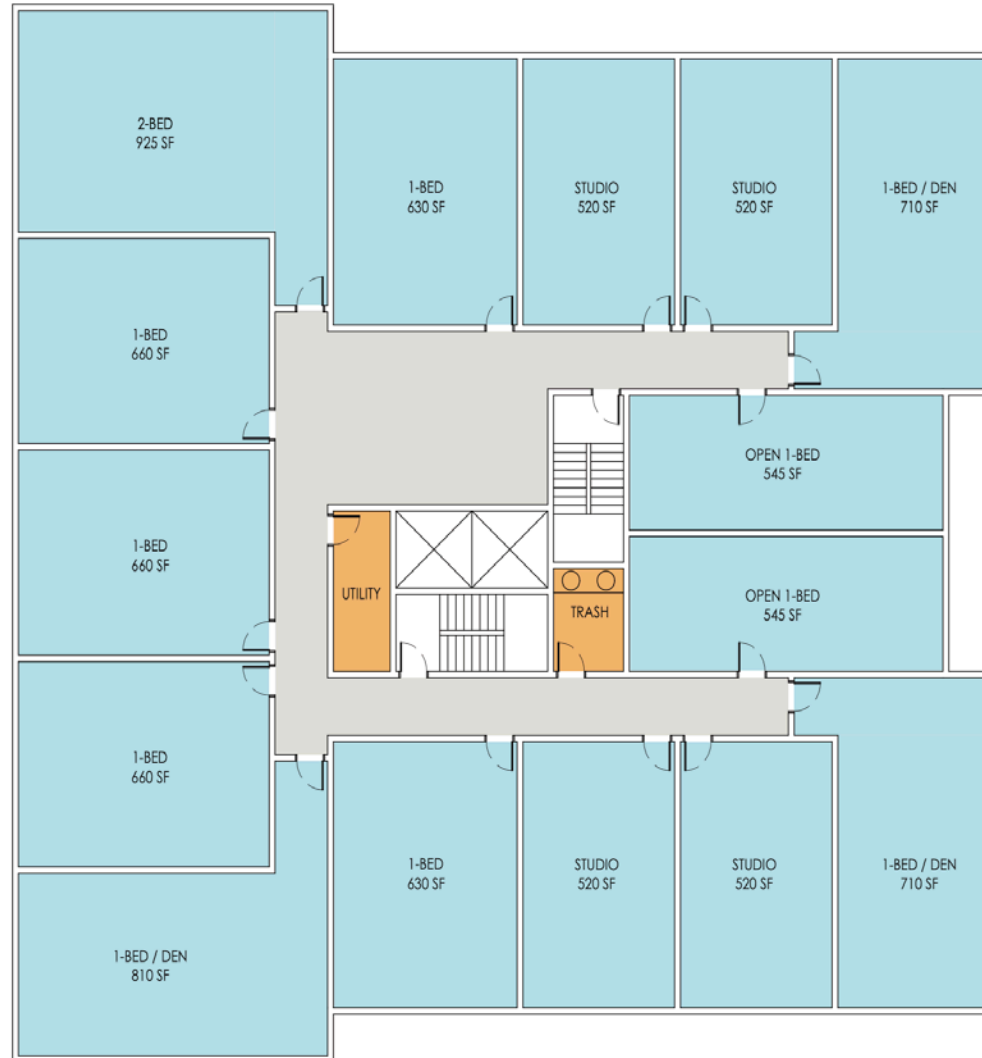
REDMOND CENTRAL | PARKING



REDMOND CENTRAL | LEVEL 1



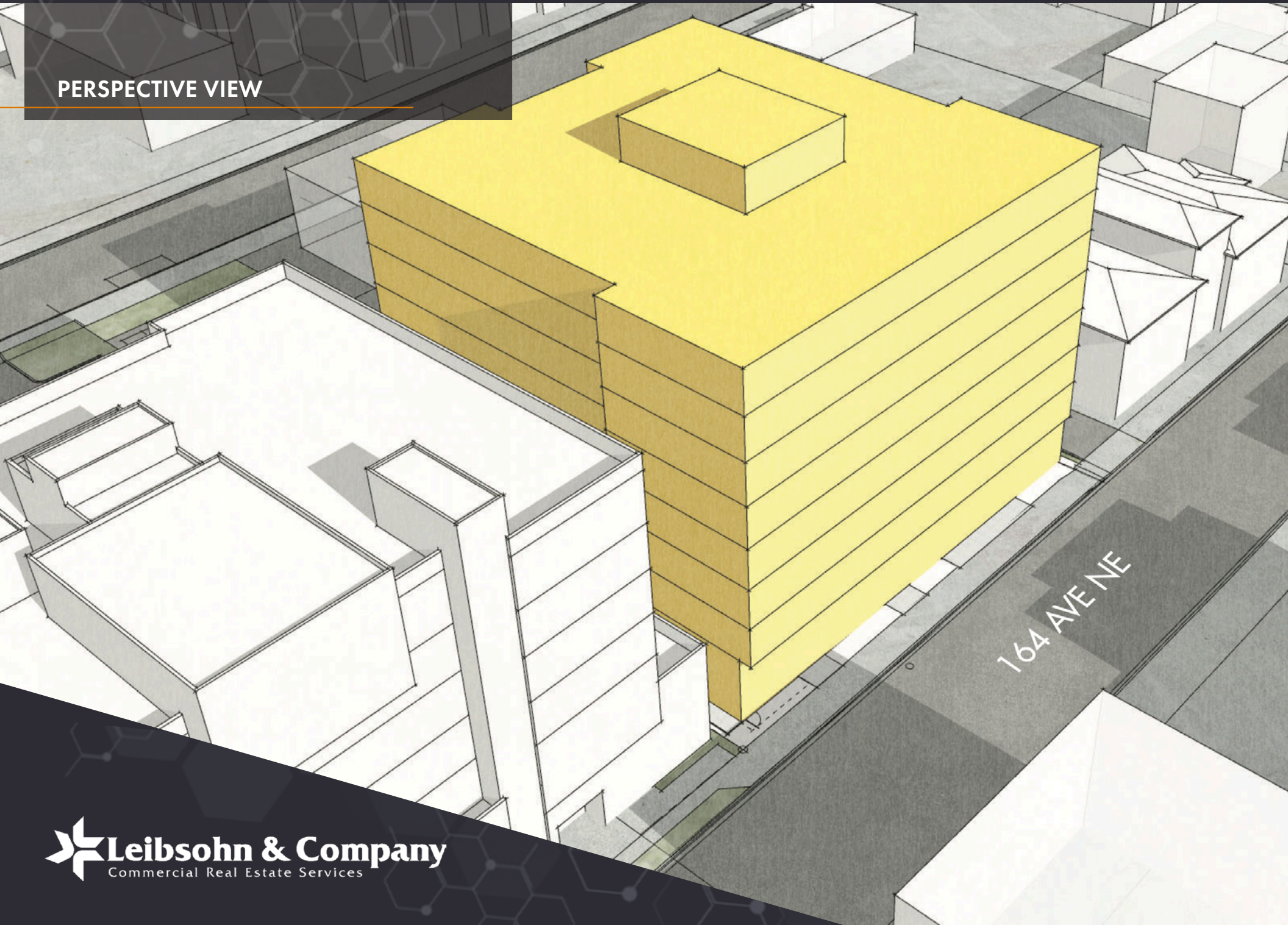
REDMOND CENTRAL | LEVELS 2-8



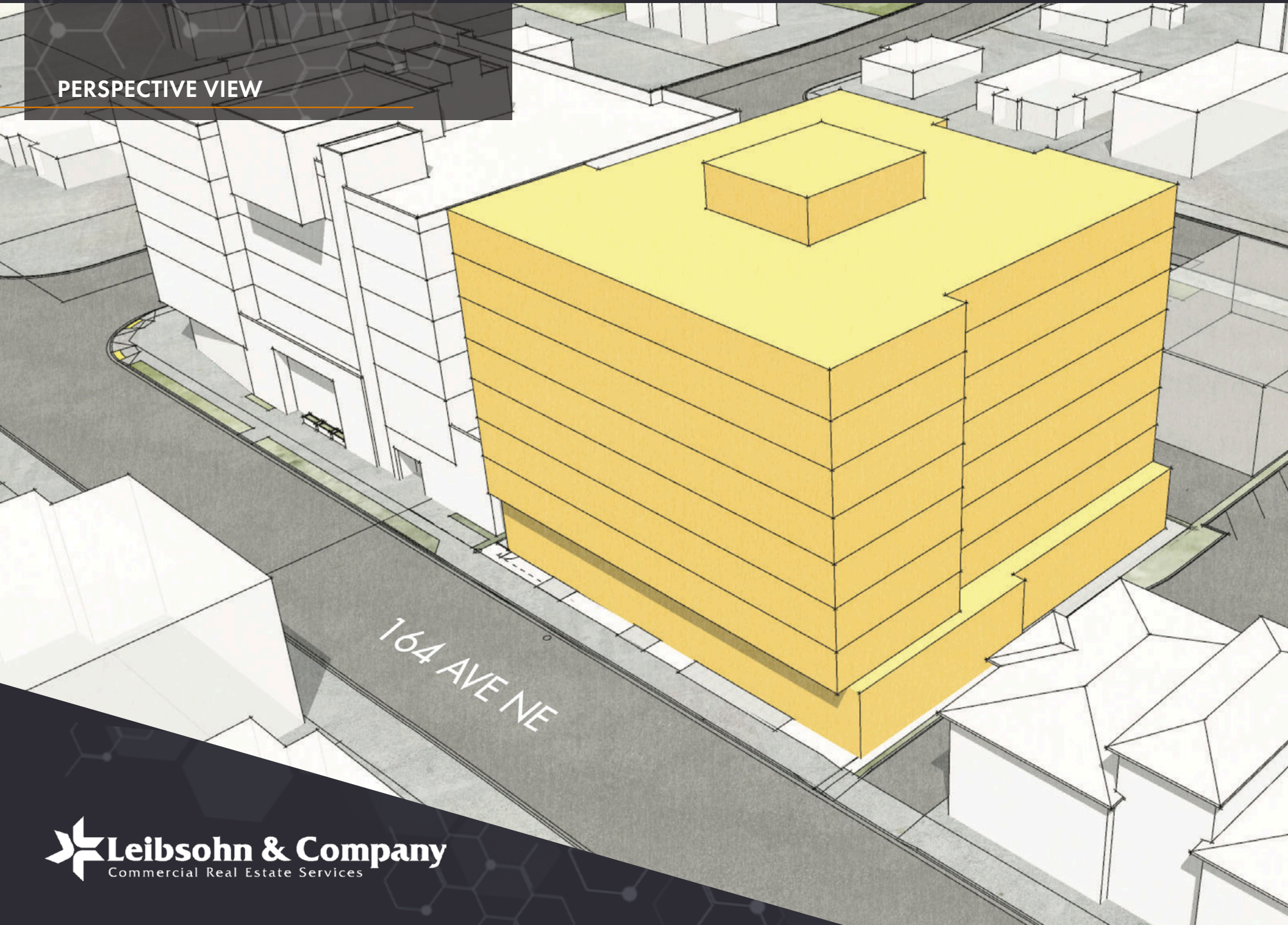
REDMOND CENTRAL | ROOFTOP



PERSPECTIVE VIEW



PERSPECTIVE VIEW



REDMOND CENTRAL

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Nearby Restaurants

1. Tropea Ristorante Italiano
2. Spark Pizza
3. 5 Stones Coffee
4. JJ Mahoney's Irish Pub
5. Redmond's Bar & Grill
6. Bandido Mexican Grill
7. Red Robin
8. Five Guys
9. Village Square Cafe
10. Three Lions Pub

Nearby Amenities

1. QFC
Starbucks
2. BECU Credit Union
3. Chase Bank
4. 24 Hour Fitness
5. H Mart
6. Costco Wholesale
7. Target
8. Fred Meyer
9. Home Depot
10. Swedish Redmond Hospital



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