

# FOR SALE: \$7,425,000

INVESTMENT // OWNER/USER // REDEVELOPMENT OPPORTUNITY  
BRYANT MOTORS BUILDING // 1300 BRONSON WAY N, RENTON, WA 98057



## PROPERTY HIGHLIGHTS

Over \$2.3 mil spent recently on permits and repairs (*summary available*)

- 64,861 SF (1.48 acres) of CA & R-10 zoned land
- 32,788 GSF retail, showroom, warehouse
- ~5,770 SF additional mezzanine (*bonus space*)
- 23,113 SF parking/yard storage

Strategically located off I-405, across from scenic Liberty Park

Approximately 230 lineal feet fronting Bronson Way N. (16,800+ vehicles per day)

Potential to vacate alley for redevelopment

Roof may serve as a parking structure (*to be verified by Buyer's engineering study*)

### INVESTMENT CONTACTS:

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Established in 2010

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# INVESTMENT SUMMARY

	<b>Address:</b>	1300 BRONSON WAY N RENTON, WA 98057
	<b>Offering Price:</b>	\$7,425,000 FOR BUILDING PLUS LAND (MUST SELL TOGETHER)
	<b>Building Price:</b>	\$226/GSF = \$7,425,000 NIC MEZZANINE AREA (\$193/GSF INCL. MEZZANINE)
	<b>Building Area:</b>	32,788 GSF NIC MEZZANINE 38,558 GSF INCL. MEZZANINE
	<b>Total Land Area:</b>	64,861 SF
	<b>Ceiling Height:</b>	15' TO 16' Clear Height
	<b>Grade Doors:</b>	5
	<b>Zoning:</b>	CA & R-10 SEE PAGE 5 FOR INDIVIDUAL PARCELS AND ZONING

## LEASE SUMMARY

	RENTABLE SQFT	MONTHLY BASE RENT	RENT/SF	RATE	RENT INCREASES	TERM
<b>LEASES IN PLACE</b>						
Autos Only	16,000	\$10,000	\$0.63	NNN	None	03/01/22-02/28/23*
Evergreen City Ballet	16,000	\$4,250	\$0.27	NNN	3% Annual	02/01/22-02/28/25**
Verizon (Cell Tower)	1,050 (Land)	Approx. \$2,500	\$2.38	Gross	None	Month-to-Month

\* Tenant agreed to go month-to-month and start paying 50% of utility expenses.

\*\* Following 19th month, either party may terminate the lease with 180-day prior written notice.



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# PROPERTY OVERVIEW

## PROPERTY PHOTOS





# PROPERTY OVERVIEW

## AERIAL PROPERTY PHOTOS

FRONT OF BUILDING



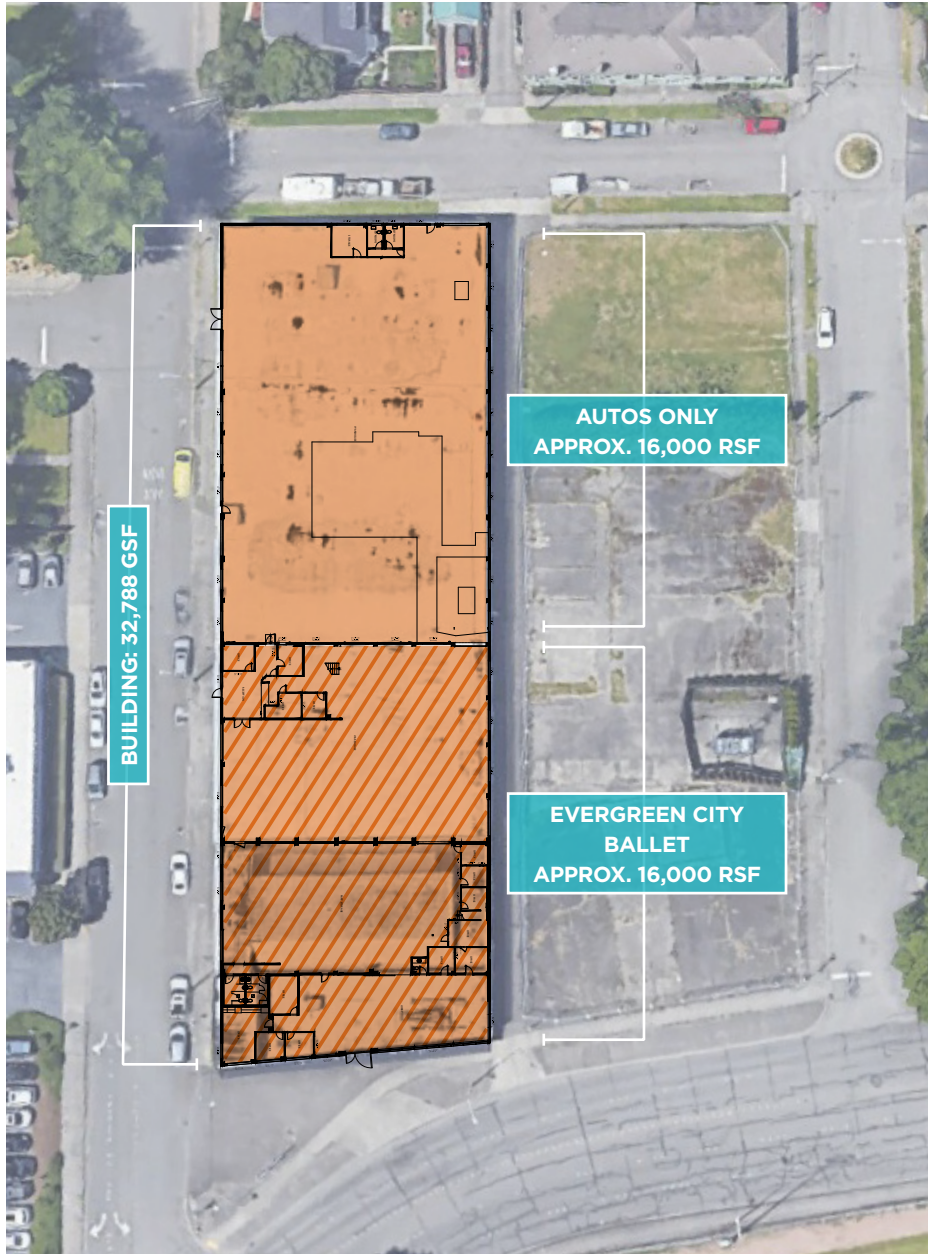
REAR OF BUILDING





# PROPERTY OVERVIEW

## PARCELS





# PROPERTY OVERVIEW

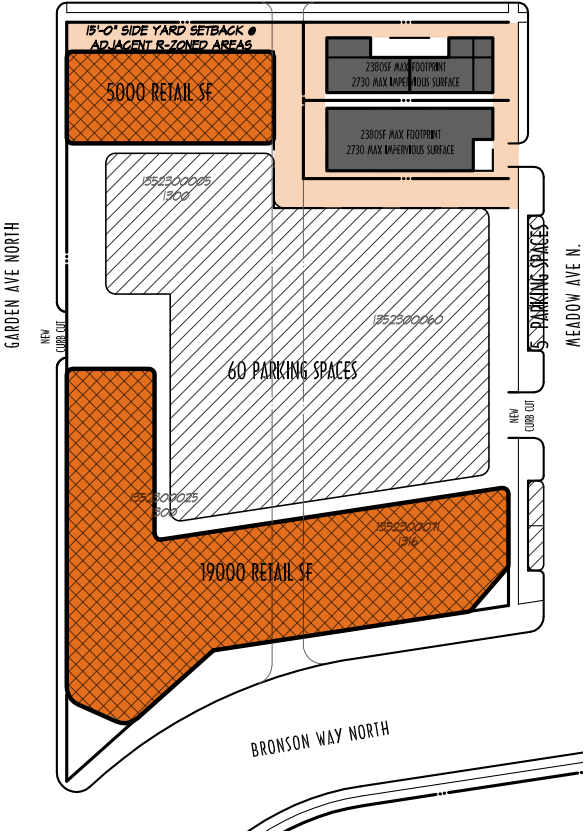
## INTERIOR PHOTOS



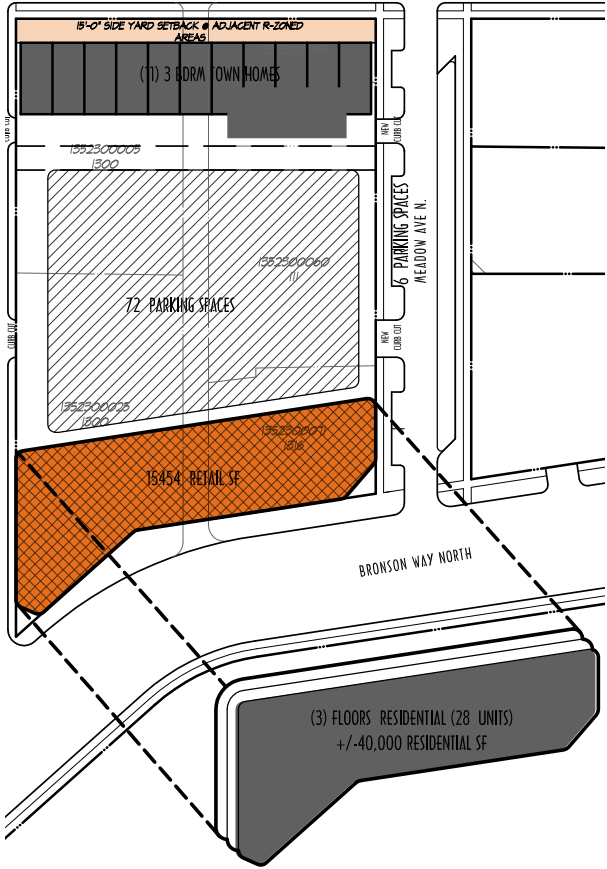
# DEVELOPMENT CONCEPTS

## MASSING STUDY: SCHEME A, B & C

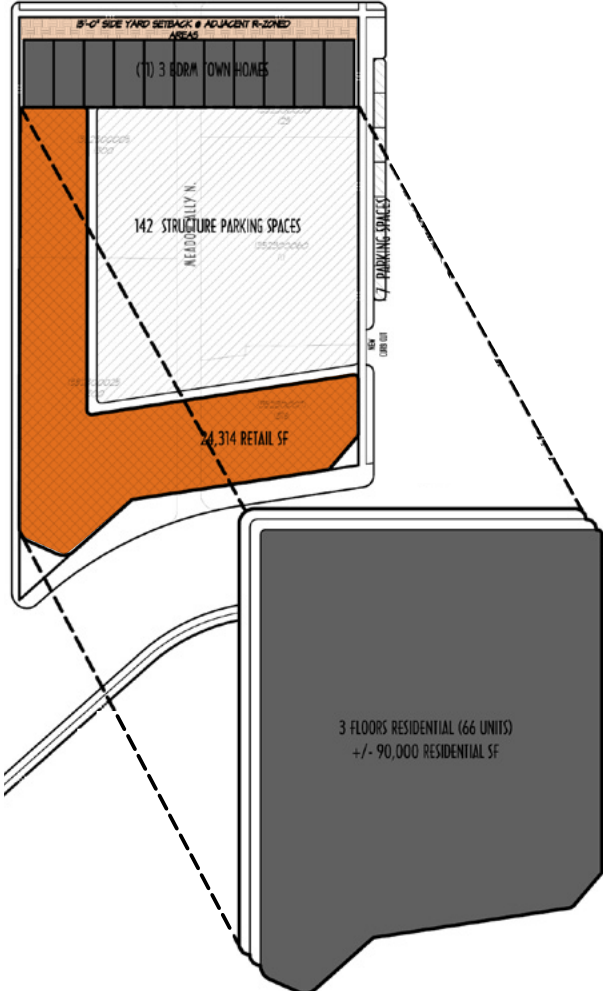
**MASSING STUDY: SCHEME A**  
Single Level with Surface Parking



**MASSING STUDY: SCHEME B**  
Multi-Level with Surface Parking



**MASSING STUDY: SCHEME C**  
Multi-Level Mixed-Use with Parking Structure



- SETBACK/BUFFER
- RESIDENTIAL
- COMMERCIAL RETAIL
- PARKING

Prepared per Drager Architecture Site Analysis - 2012



# DEVELOPMENT CONCEPTS

## SELLER'S FLEX / OFFICE / LAB DEVELOPMENT CONCEPT



DEVELOPMENT CONCEPT



CURRENT BUILDING







# DEVELOPMENT CONCEPTS

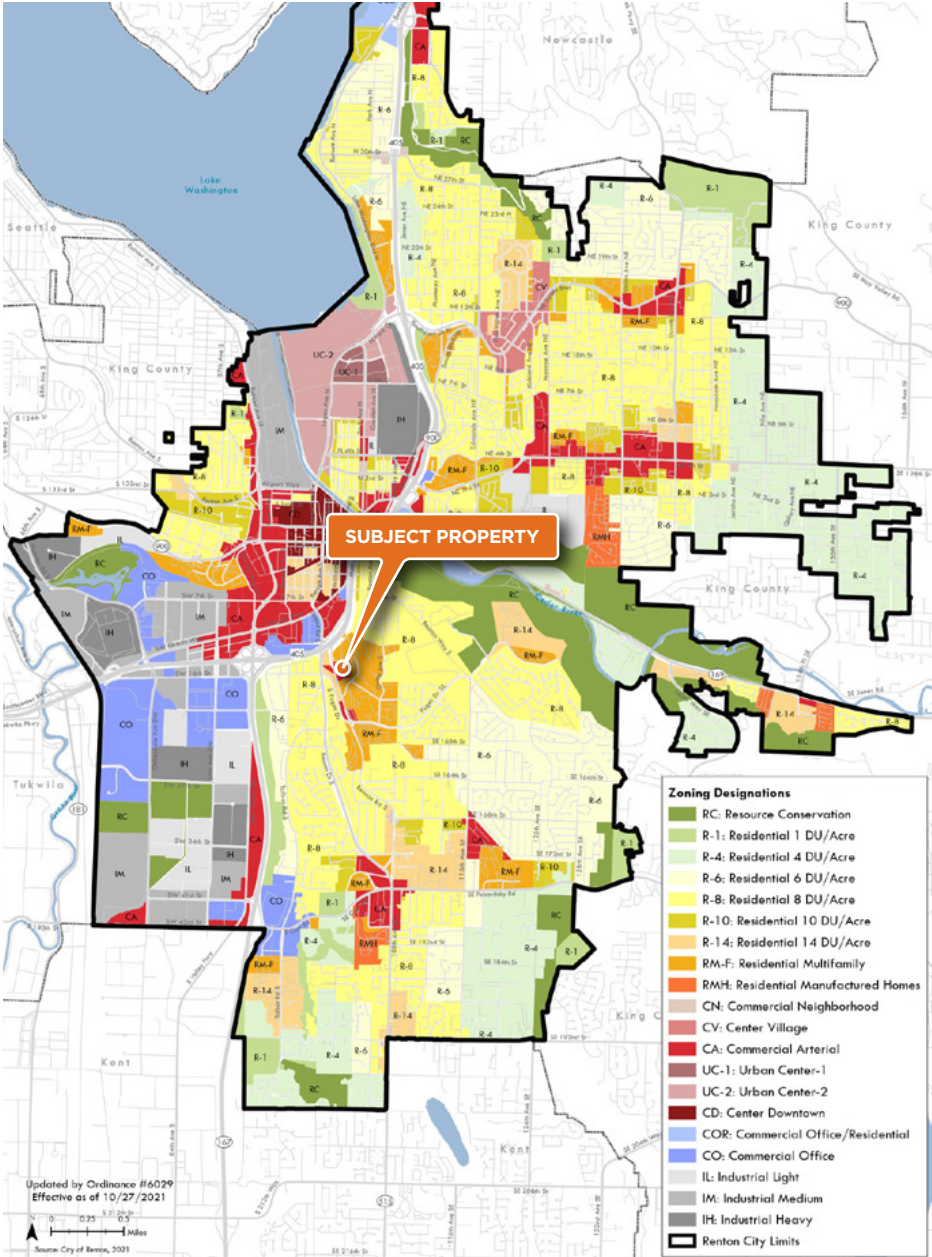
## ZONING INFORMATION

### COMMERCIAL ARTERIAL ZONE

CA Zone: This zone is intended to encourage the redevelopment of strip commercial areas into vibrant business districts that are physically connected to the surrounding community by pedestrian pathways as well as major arterials. CA zoning is placed on land that is dominated by linear commercial development along long blocks and characterized by primary uses located at the rear of the property with surface parking in front. Residential development is allowed in this zone either as part of a mixed commercial and residential use project, or as a stand alone use behind the commercial pad.

### R-10 (RESIDENTIAL) ZONE

This zone is intended to provide a variety of housing including small lot singlefamily, infill housing, and small scale attached housing choices. Density ranges from four to ten units per acre. Areas that should be given consideration for R-10 zoning should have a mix of housing types, a development pattern conducive to medium density development, a number of vacant or redevelopment lots, transit service within 1/4 mile, and proximity to a major arterial. R-10 zones act as a buffer between single family and multifamily zones.





# MARKET OVERVIEW

## ABOUT RENTON



Nestled on the south shore of beautiful Lake Washington, Renton is centrally located in the heart of the Puget Sound area - just 10 minutes from Sea-Tac International Airport, Seattle, and Bellevue. Renton also offers terrific views of the Olympics, the Cascades, and Mount Rainier.

Renton was first settled by people of European descent in the 1860s, and its early economy was based on coal mining, clay production, and timber export. Today, Renton is best known as the final assembly point for the Boeing 737 family of commercial airplanes, but it is also home to a growing number of well-known manufacturing, technology, and healthcare organizations, including Boeing Commercial Airplanes Division, Paccar, Kaiser Permanente, IKEA, Providence Health & Services, UW Medicine Valley Medical Center, Wizards of the Coast and a new branch of the Federal Reserve Bank.

Renton currently is the 11th largest city in Washington State and is the 5th largest in King County. The National Football League's Seattle Seahawks have a training facility in Renton. It is the second-largest facility in the NFL at 200,000 square feet.

In the mid-1990s, Renton undertook a major redevelopment effort to revitalize its downtown core, which had declined in commercial prominence since the opening of the Southcenter Mall in Tukwila in 1968. The many car dealerships that had previously occupied the center of downtown Renton were encouraged through economic incentives to relocate to a newly created auto sales zone close to the I-405/SR-167 interchange. In their place, a new transit center and parking garage were built in partnership with King County Metro. Simultaneously, a number of privately developed mixed-use residential and retail buildings were also built within a one block radius of the transit center, allowing for one-bus commutes to Seattle, Bellevue, Redmond, and other employment centers.

A new town square, The Piazza, and the Pavilion Building event center were constructed next to the transit center. The Piazza is a major focal point for downtown residents and provides a space for community-wide special events and activities. The park features a combination of paved surfaces, landscaping, benches, boulders, tree grates, and raised seat walls. The park also boasts two water features; a shallow "rushing river" and a fountain.

In the interest of expansion and revitalization, there are two new large developments targeting a young professional demographic. One, centered on former Boeing Co. property near the south shore of Lake Washington is a 68 acres development named The Landing. Two high-end apartment communities at The Landing, The Sanctuary, and The Reserve, contain a combined 880 residences and the hundred retail spaces are approximately 80% occupied. The second being the nearby Southport development, located directly on the shoreline of Lake Washington. Southport is home to The Bristol luxury apartments, and the 347-room, 12-story Hyatt Regency Lake Washington.



# MARKET OVERVIEW

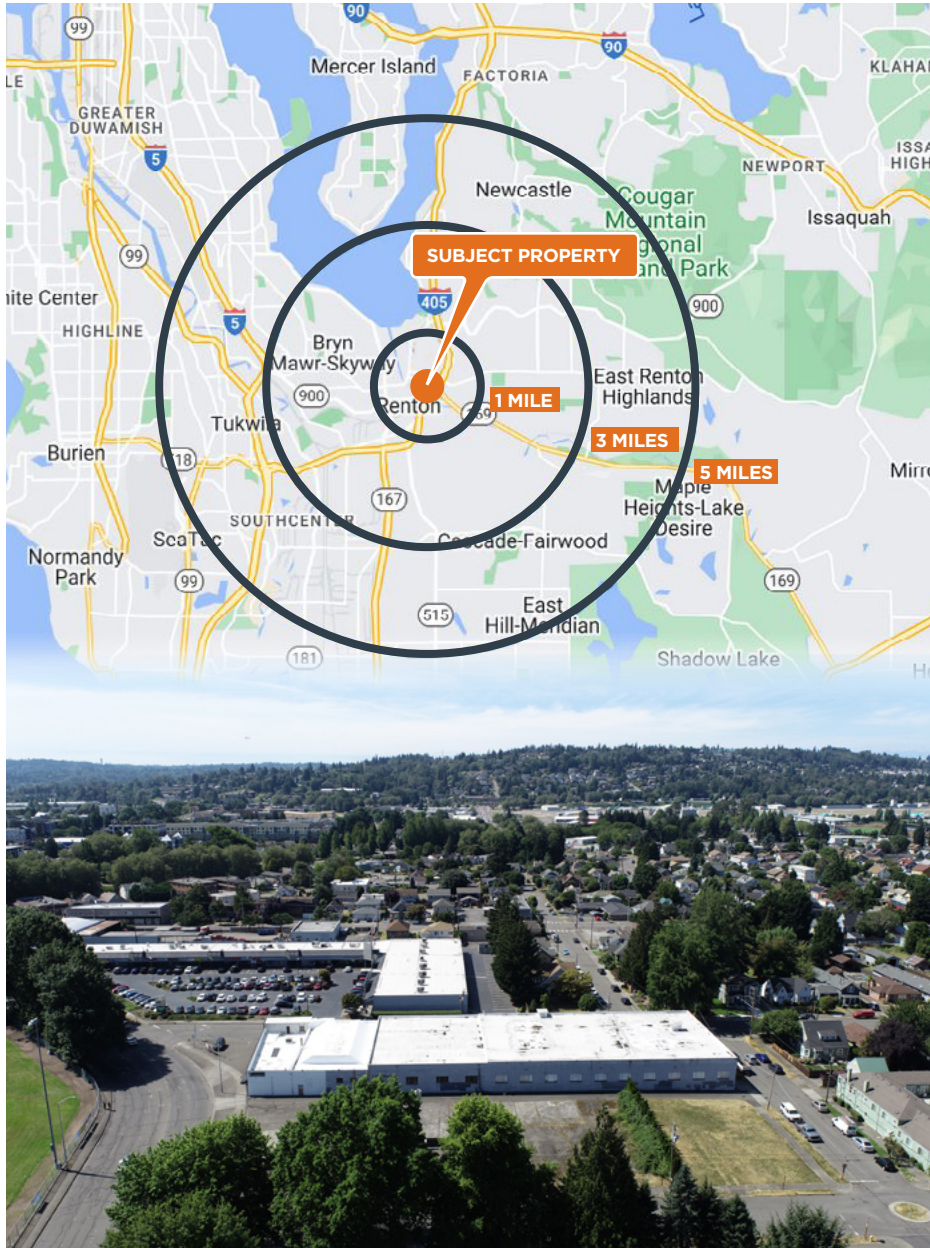
## AERIAL MAP





# MARKET OVERVIEW

## DEMOGRAPHICS: 1, 3 & 5 MILE RADIUS



RADIUS	1 MILE	3 MILES	5 MILES
<b>POPULATION:</b>			
2010 Population	12,409	103,269	231,707
2022 Population	14,053	109,385	241,447
2027 Population Projection	14,898	114,867	252,935
Annual Growth 2010-2022	1.1%	0.5%	0.4%
Annual Growth 2022-2027	1.2%	1.0%	1.0%
<b>HOUSEHOLDS:</b>			
2022 Households	6,617	43,198	90,093
2027 Household Projection	7,032	45,413	94,339
Annual Growth 2010-2022	1.1%	0.4%	0.2%
Annual Growth 2022-2027	1.3%	1.0%	0.9%
Owner Occupied Households	2,374	24,595	56,711
Renter Occupied Households	4,658	20,818	37,628
Renter Occupied	10,132	96,068	148,883
<b>AVG HOUSEHOLD INCOME</b>	<b>\$96,458</b>	<b>\$108,356</b>	<b>\$117,761</b>
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>\$73,635</b>	<b>\$85,110</b>	<b>\$92,237</b>
< \$25,000	927	5,053	9,556
\$25,000 - 50,000	1,338	6,679	13,151
\$50,000 - 75,000	1,098	7,583	14,469
\$75,000 - 100,000	809	5,649	11,413
\$100,000 - 125,000	730	5,592	11,362
\$125,000 - 150,000	599	3,261	7,048
\$150,000 - 200,000	555	4,432	9,845
\$200,000+	562	4,950	13,247
\$200,000+	524	5,523	16,308





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**UNIFIED TEAM APPROACH**

**to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.**

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