

FOR SALE OR LEASE

700 S GRADY WAY

RENTON, WA 98057



KIDDER.COM

km Kidder
Mathews

700 S GRADY WAY

Property Highlights

For sale or lease

9,789 SF building

92,347 SF lot

150 surface parking stalls

8 car dealerships within 5 minutes of site

5 minute drive to Renton landing

3 minutes from Boeing manufacturing plant

Available March 1, 2026

Contact broker for tours, please do not disturb Tenant

\$6,900,000

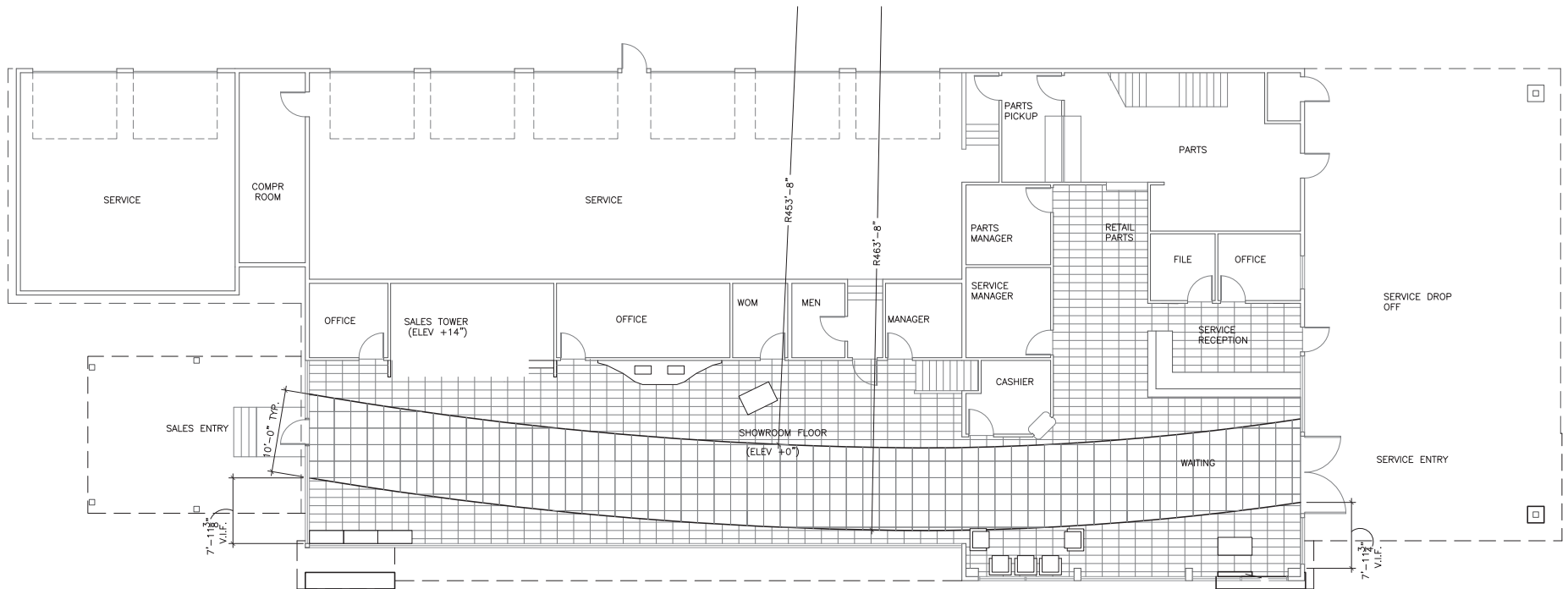
SALE PRICE

\$39.00 PSF

LEASE RATE, PLUS TAXES & INSURANCE



FLOOR PLAN





700 S GRADY WAY



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	5 Minutes	10 Minutes	15 Minutes
2010 CENSUS	17,013	86,918	234,097
2020 CENSUS	19,543	98,639	263,126
2025 ESTIMATED	20,052	99,405	265,439
2030 PROJECTED	19,260	96,860	259,783

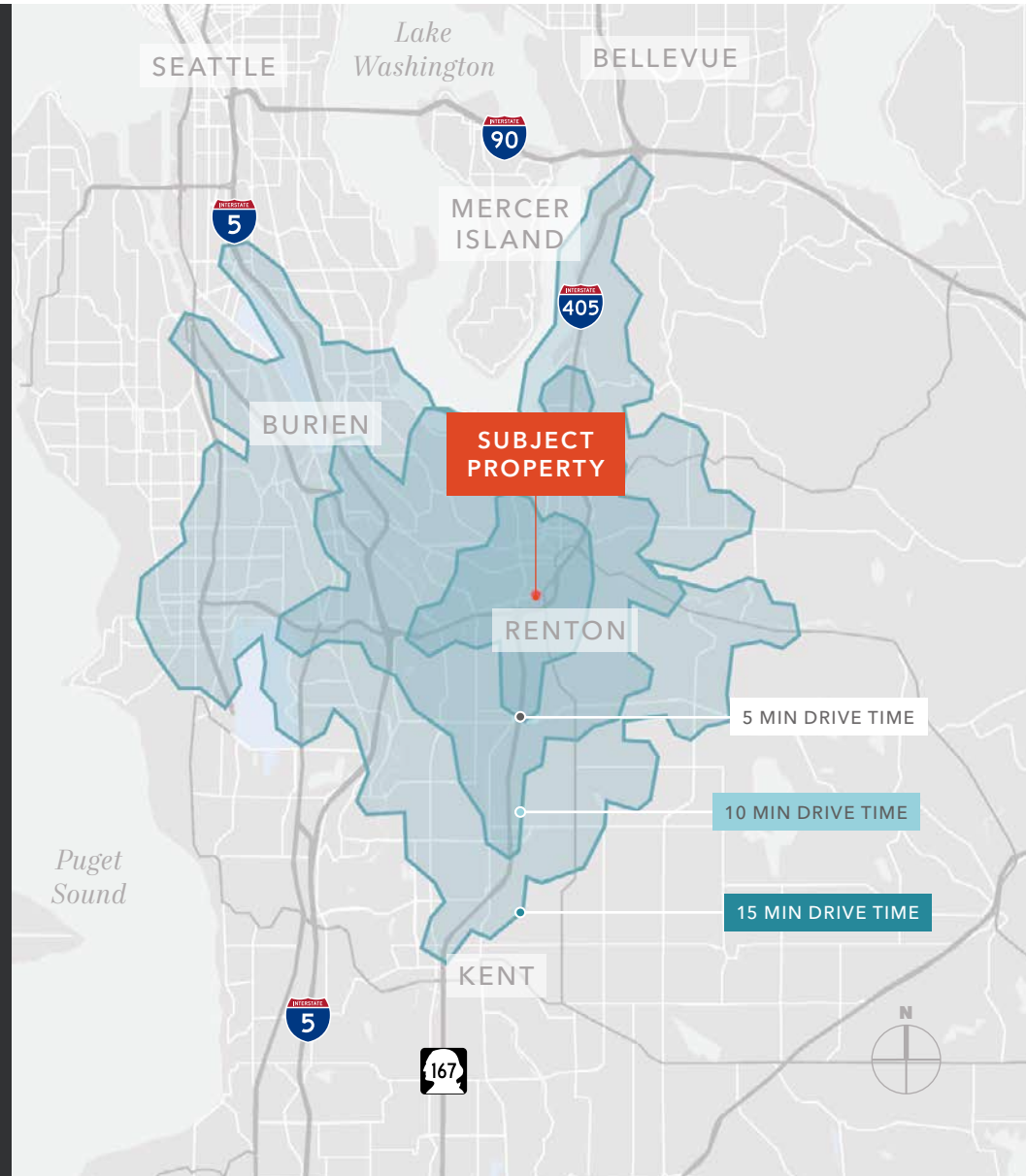
MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	36.6	36.0	36.6
% FEMALE	49.9%	49.3%	49.2%
% MALE	50.1%	50.7%	50.8%

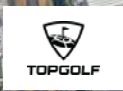
HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	\$90,847	\$102,506	\$108,921
2030 MEDIAN PROJECTED	\$90,812	\$102,657	\$109,123
2025 AVERAGE	\$114,918	\$129,872	\$140,369
2030 AVERAGE PROJECTED	\$115,306	\$130,470	\$140,993

Data Source: ©2025, Sites USA



Lake Washington



THE LANDING



SUBJECT PROPERTY



Exclusively listed by

NED WHALEN

Senior Vice President

206.491.5998

ned.whalen@kidder.com

BLAKE WEBER

Senior Vice President

206.898.1231

blake.weber@kidder.com

KIDDER.COM