

FOR LEASE

1800 NE 44th St
Renton, WA 98056



44 CENTER

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First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

44 CENTER is a neighborhood center offering excellent visibility and accessibility to the NE 44th Street I-405 Interchange. With its proximity to I-405, it provides easy and quick access to surrounding areas like Bellevue, Seattle, and SeaTac. The property features ample parking (5.47 stalls/per 1,000 SF) for all types of retailers in the shopping complex; offering a great opportunity for businesses looking to establish a presence in the growing Renton market.

AVAILABLE:

SUITE 100 2,400 SF CALL FOR RATES

- Space available October 1st, 2025
- Proposed Drive-thru plans for available space
 - *Tenant needs to confirm with city
- Rare Vacancy opportunity
- Well positioned directly off of I-405
- Visible to I-405 Northbound (85,000 CPD)

NEIGHBORING TENANTS

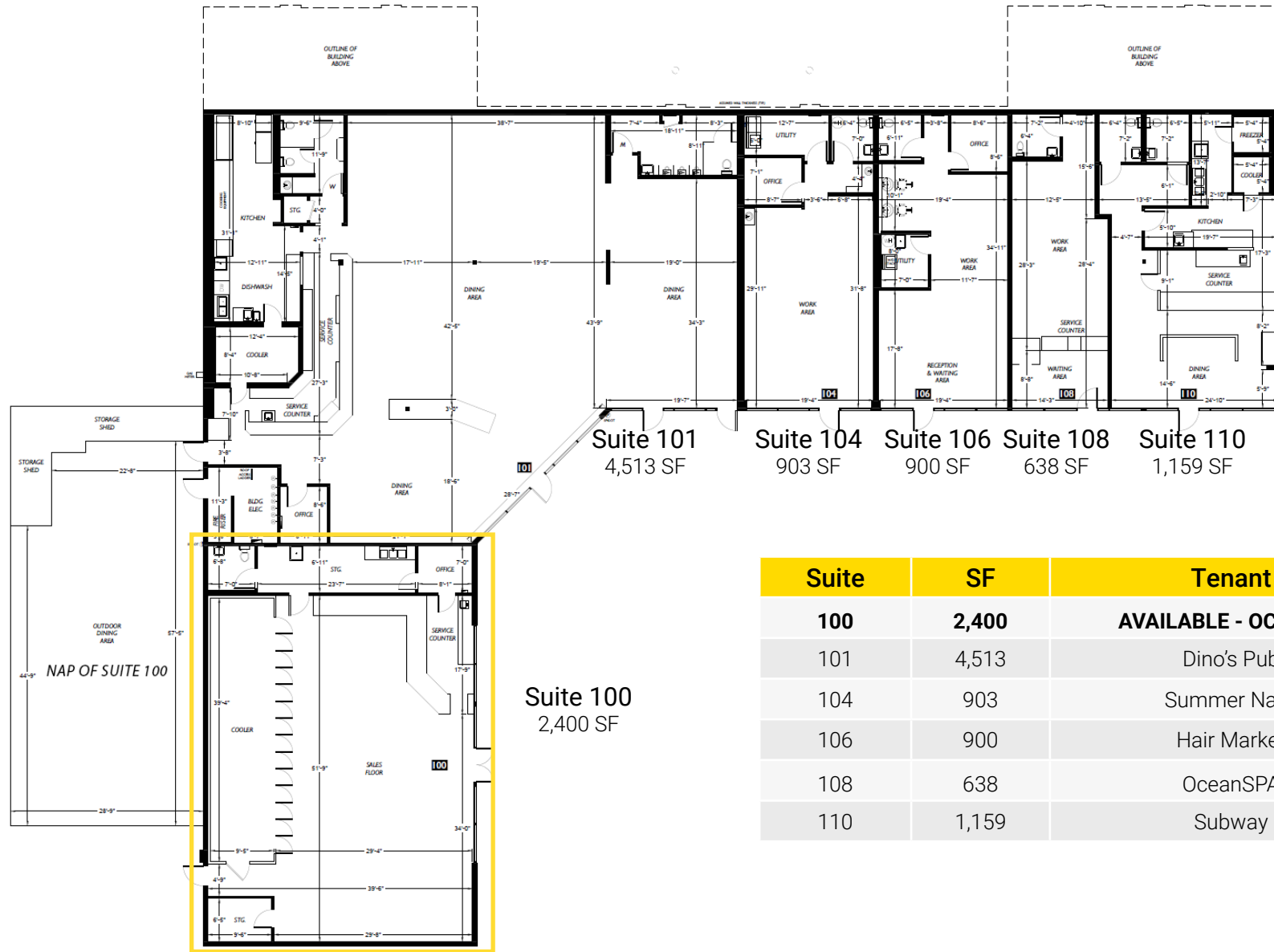


KinderCare
LEARNING CENTERS



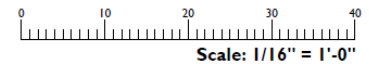
SITE PLAN

Multi-Unit Residential Buildings Driveway & Parking Lot



Suite	SF	Tenant
100	2,400	AVAILABLE - OCT 2025
101	4,513	Dino's Pub
104	903	Summer Nails
106	900	Hair Market
108	638	OceanSPA
110	1,159	Subway

Parking Lot
Neighboring Commercial Buildings
Interstate 405



Parking Lot
Northeast 44th Street / 110th Avenue Southeast / Lincoln Avenue Northeast

PROPOSED DRIVE THRU



LOCATION DETAILS



Located by a newly constructed interchange



Immediate access and visibility from I-405

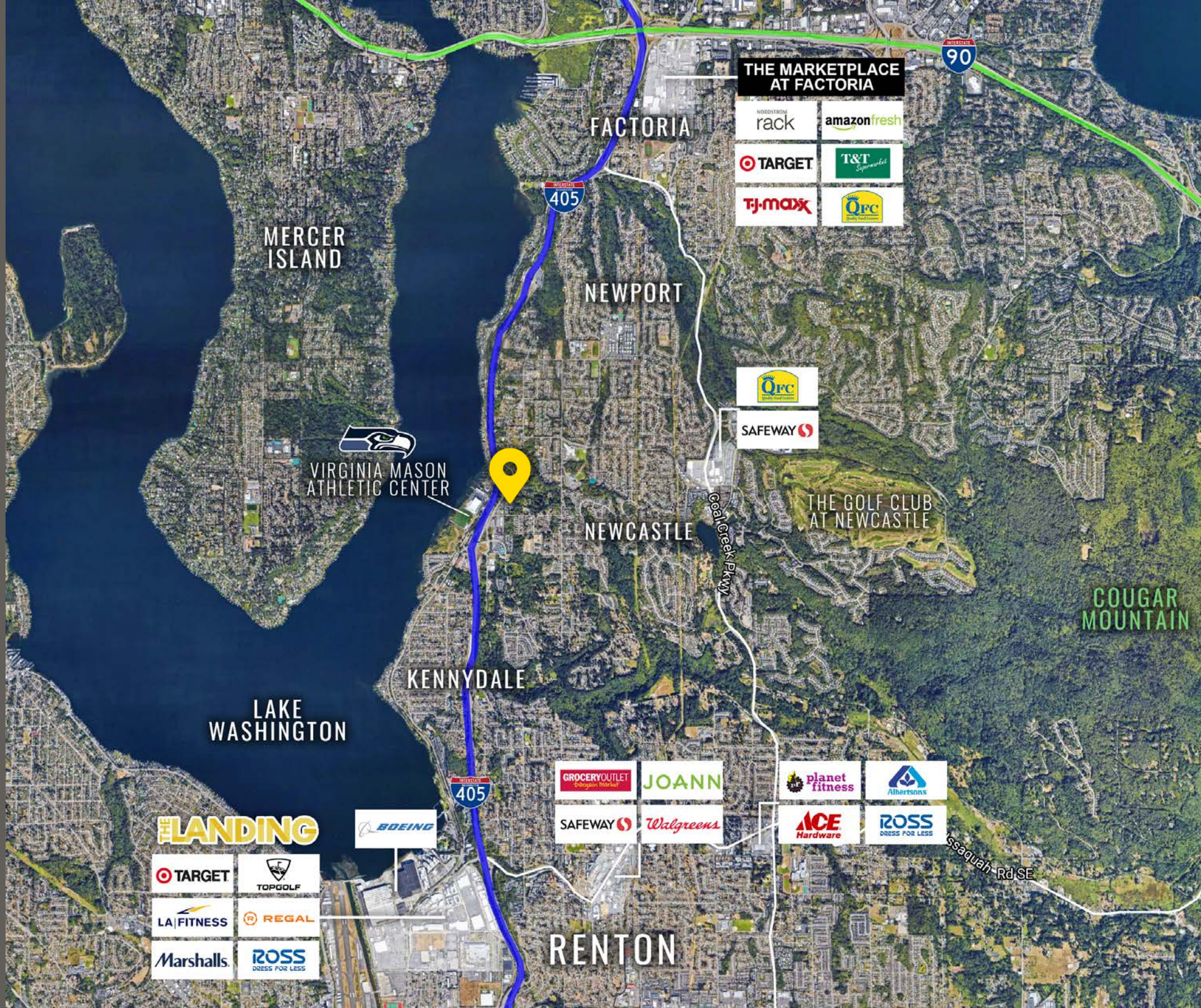


2,500 CPD
NE 44th St



85,000 CPD
I-405

LOCATION AERIAL



THE MARKETPLACE AT FACTORIA

NOEDSTRON rack	amazon fresh
TARGET	T&T Supermarket
TJ-maxx	QFC

QFC
SAFEWAY

THE LANDING

TARGET	TOPGOLF
LA FITNESS	REGAL
Marshalls	ROSS DRESS FOR LESS

BOEING

GROCERY OUTLET
JOANN

SAFEWAY	Walgreens
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planet fitness

Albertsons	ACE Hardware	ROSS DRESS FOR LESS
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DEMOGRAPHICS

POPULATION

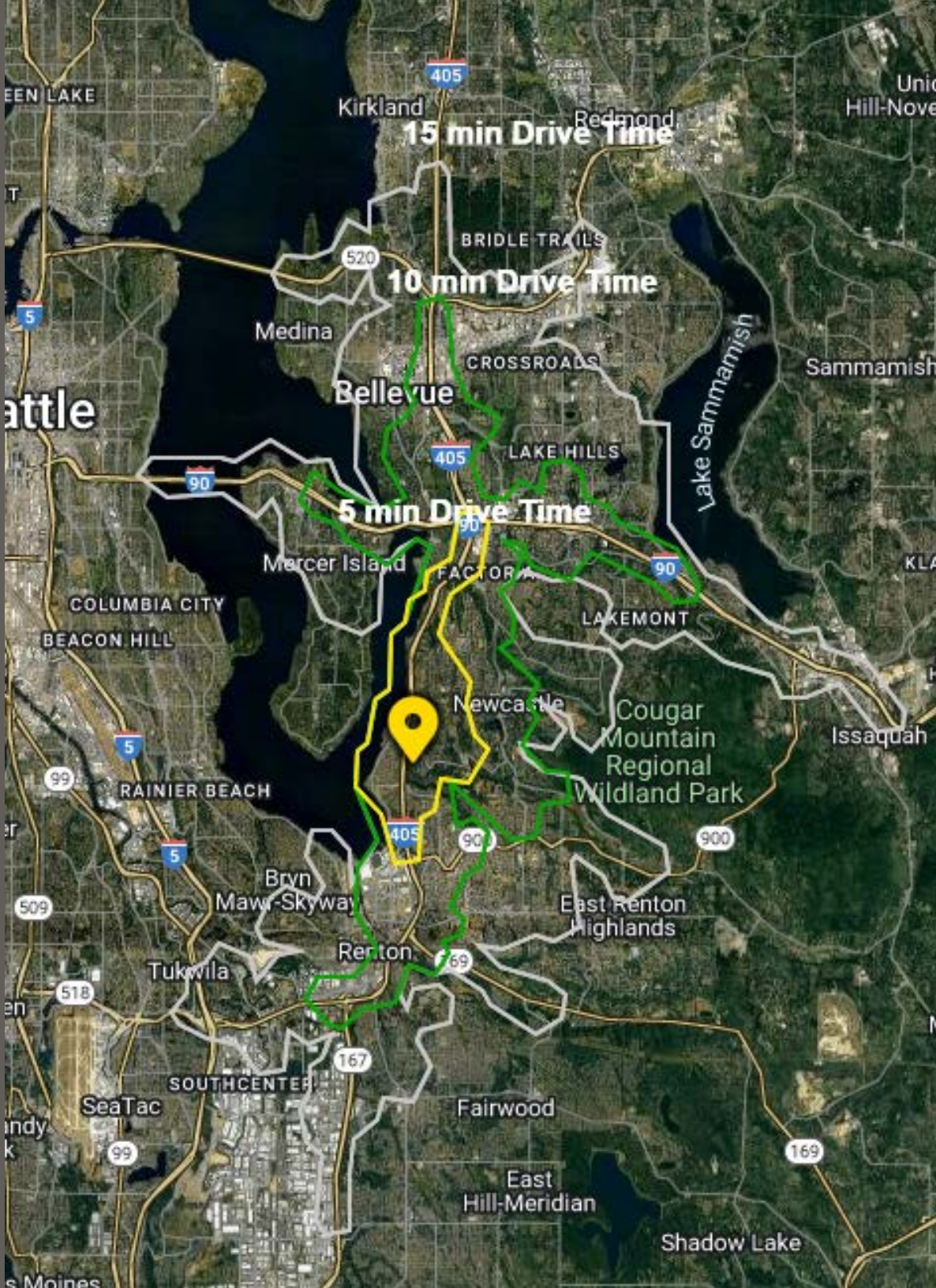
5 MIN	10 MIN	15 MIN
16,466	86,590	245,269

AVERAGE HH INCOME

5 MIN	10 MIN	15 MIN
\$219,466	\$203,536	\$215,746

DAYTIME POPULATION

5 MIN	10 MIN	15 MIN
9,760	107,081	276,314



DEMOGRAPHICS

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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