



**SITE**

*240 - 250 Park Ave N*

RENTON, WA



## THE PROPERTY ———

# **RENTON DEVELOPMENT OPPORTUNITY**

***\$900,000 | .31-ACRE LOT | 13,300 SF LOT***

Rare 13,300 SF residential or commercial development opportunity located directly across from Satori Elementary School in, near community athletic fields, and Boeing's Renton facility. Prominent corner site and strong neighborhood presence make this a uniquely visible infill site in a supply-constrained area.

o Permitted uses include:

o Apartments & townhomes (up to 20 DU/acre), day care, cell tower, food truck, park

o Conditional uses include:

o Medical office, office, school, coffee stand, retail, mixed-use

o Link to full permitted uses [here](#), and link to development standards [here](#)

Corner infill sites of this size and flexibility rarely come available in established Renton neighborhoods, offering long-term strategic value for developers, nonprofits, or mission-driven users seeking a highly specific location.

# PROPERTY SUMMARY

**ADDRESS** 240 – 250 Park Ave N  
Renton, WA 98057

**PARCEL NUMBER** 7224000270,  
7224000275,  
7224000280

**LOT AREA** 4,275 SF | 0.10 AC  
4,275 SF | 0.10 AC  
4,750 SF | 0.11 AC  
Total | 0.31 AC

**ZONING** CN (Commercial  
Neighborhood)

**JURISDICTION** City of Renton





Renton Boeing

Renton Memorial Stadium

Sartori Elementary School

Liberty Park

SITE

Logan Ave N

N 4th St

N 3rd St

N 1st St

Bronson Way N

I-405

# DEMOGRAPHICS

Population			
	1 mile	3 miles	5 miles
2020 Population	14,204	117,568	264,878
2024 Population	13,993	114,356	257,263
2029 Population Projection	14,076	114,760	258,101
Annual Growth 2020-2024	-0.4%	-0.7%	-0.7%
Annual Growth 2024-2029	0.1%	0.1%	0.1%
Median Age	38.2	38.7	39.4
Bachelor's Degree or Higher	28%	33%	36%
U.S. Armed Forces	0	59	103
Households			
	1 mile	3 miles	5 miles
2020 Households	6,444	45,498	97,935
2024 Households	6,298	43,832	94,164
2029 Household Projection	6,327	43,912	94,300
Annual Growth 2020-2024	0.5%	0.4%	0.4%
Annual Growth 2024-2029	0.1%	0%	0%
Owner Occupied Households	1,883	22,963	55,107
Renter Occupied Households	4,444	20,949	39,193
Avg Household Size	2.1	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$191.4M	\$1.6B	\$3.6B



# Renton Development Opportunity

**JEFF AYERS**

OWNER | DESIGNATED BROKER

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