

Located directly across from Rainier Beach High School, and walking distance to Rainier Beach Light Rail Station.

## Rainier Beach MARKETPLACE

Newly Constructed  
Rainier Beach High School

9000 Rainier Ave S, Seattle, WA 98118

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 JSH | PROPERTIES, INC.





## 13,900 sf Endcap Retail Available: steps from Rainier Beach light rail station.

This high-visibility endcap retail space offers exceptional transit access and proximity to a growing, culturally vibrant community. Positioned within Rainier Beach, one of Seattle's most diverse neighborhoods with rising density, a high share of renters and families, and close proximity to newly rebuilt Rainier Beach High School and Performing Arts Center. Located on high-traffic corridor on Rainier Avenue S — ideal for storefront and signage branding and engagement. Neighborhood backed by city-led retail activation and community planning.



Blocks from Rainier Beach Light Rail Station (1,500) daily boardings



Across from new, 297,000 sq ft high school and performing arts center (1,600 student campus)



Plentiful visitor parking with 250 parking spaces, and nearby bus routes

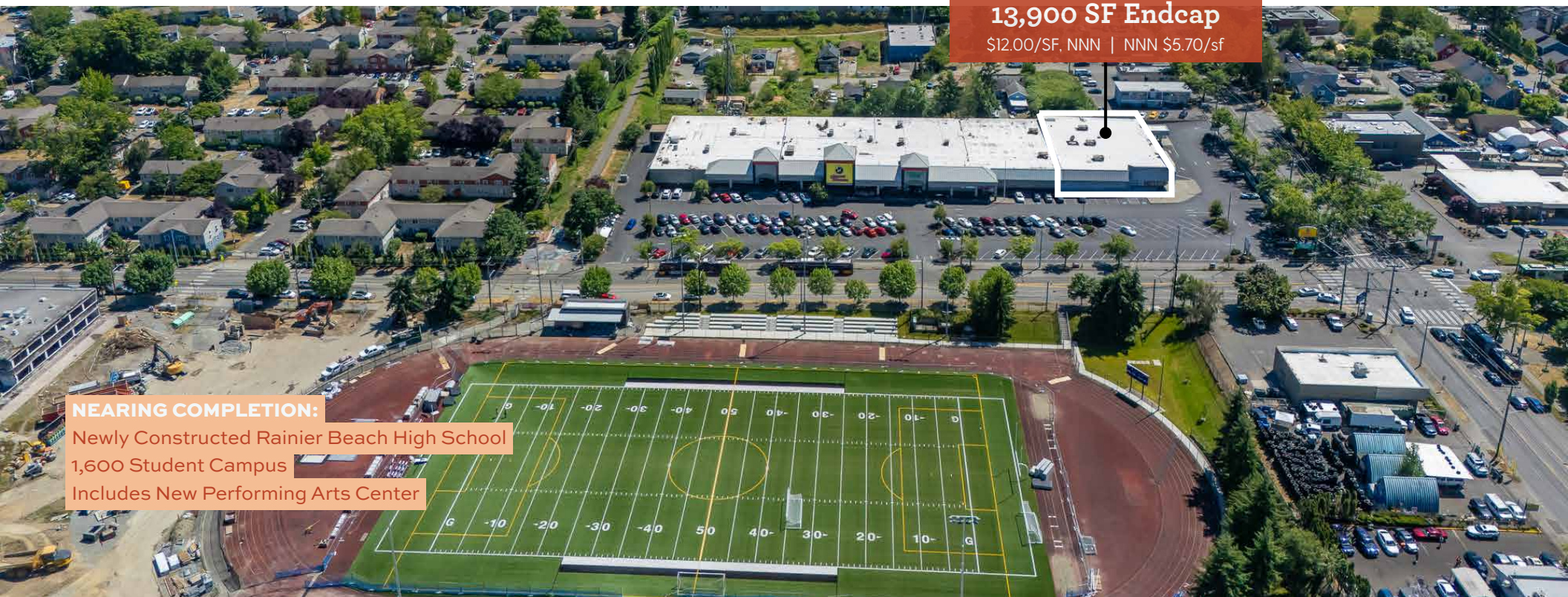
2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	20,035	113,512	320,674
Daytime Population	14,578	92,963	334,958
Households	6,806	41,238	120,869
Avg. HH Income	\$137,449	\$164,803	\$161,584





EXCELLENT SIGNAGE  
OPPORTUNITY

ENCAP AVAILABLE  
**13,900 SF Endcap**  
\$12.00/SF, NNN | NNN \$5.70/sf



**NEARING COMPLETION:**

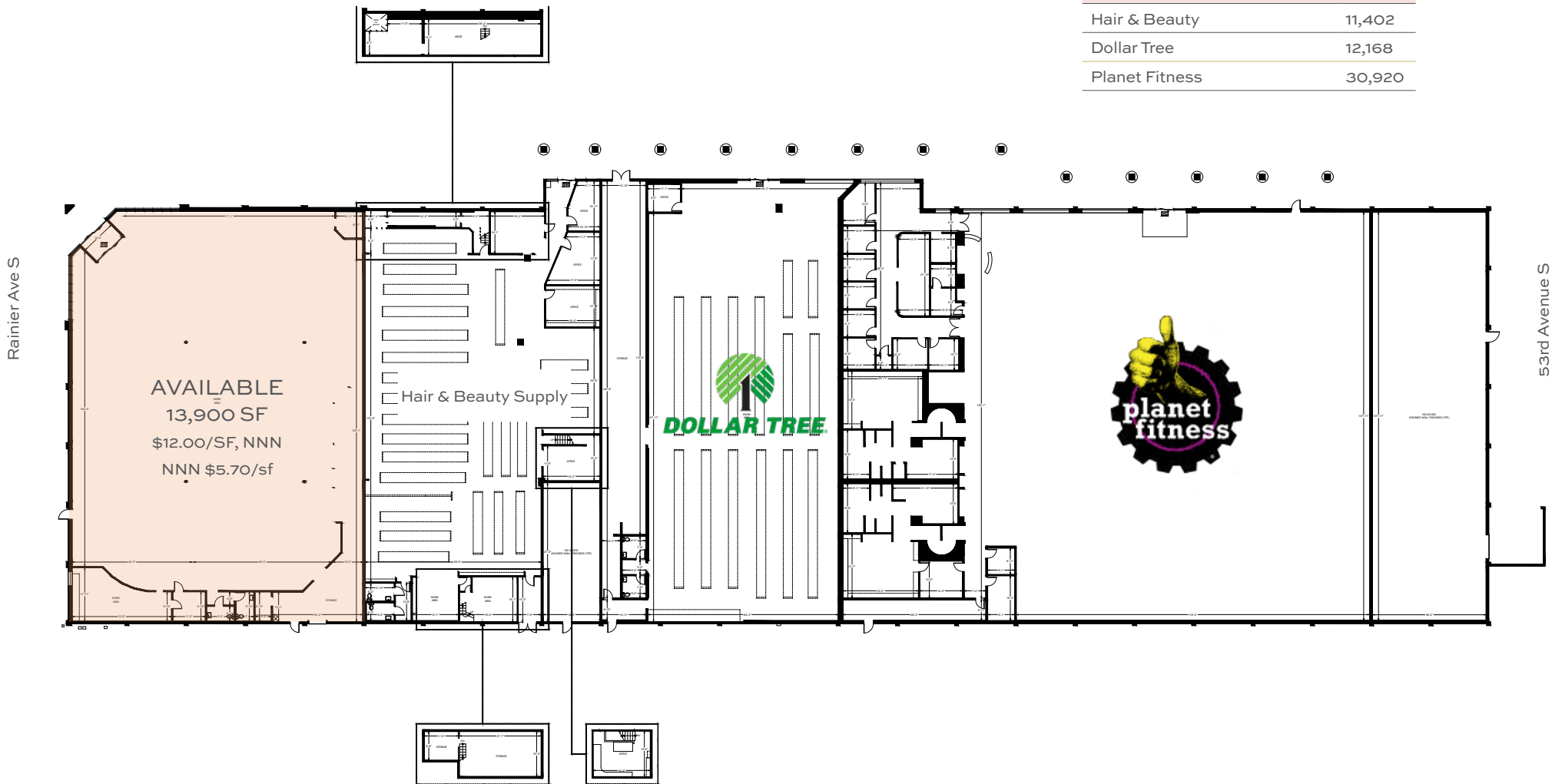
Newly Constructed Rainier Beach High School  
1,600 Student Campus  
Includes New Performing Arts Center



# Existing Floor Plan

S Henderson St - Rainier High School

TENANT	RSF
AVAILABLE	13,900
Hair & Beauty	11,402
Dollar Tree	12,168
Planet Fitness	30,920



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# Rainier Beach Neighborhood

