

RENTON (FAIRWOOD) WA: FORMER RITE AID

17615 140th Ave SE | Renton, WA 98058

Versatile +-16,892 SF Free Standing Building | For Sale or Lease



BRIAN LEIBSOHN

brian@lincproperties.com

(425) 455 3131

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← DOWNTOWN SEATTLE : 17 MILES

←  I-5 : 8.2 MILES

I-405: 4.2 MILES



HWY 169: 2.5 MILES



Gentle Dental



SE Petrovitsky (22,716 VPD)

SE Petrovitsky (21,582 VPD)



140th Ave SE (17,997 VPD)



FORMER
BIGLOTS!

Great Clips



LOCATION / HIGHWAY	DISTANCE
I-405	4.2 mi
HWY 169	2.5 mi
I-5	8.2 mi
DOWNTOWN BELLEVUE	14 mi
DOWNTOWN SEATTLE	17 mi
DOWNTOWN REDMOND	20 mi
DOWNTOWN ISSAQUAH	12 mi
SEA-TAC AIRPORT	7.9 mi
DOWNTOWN TACOMA	30 mi

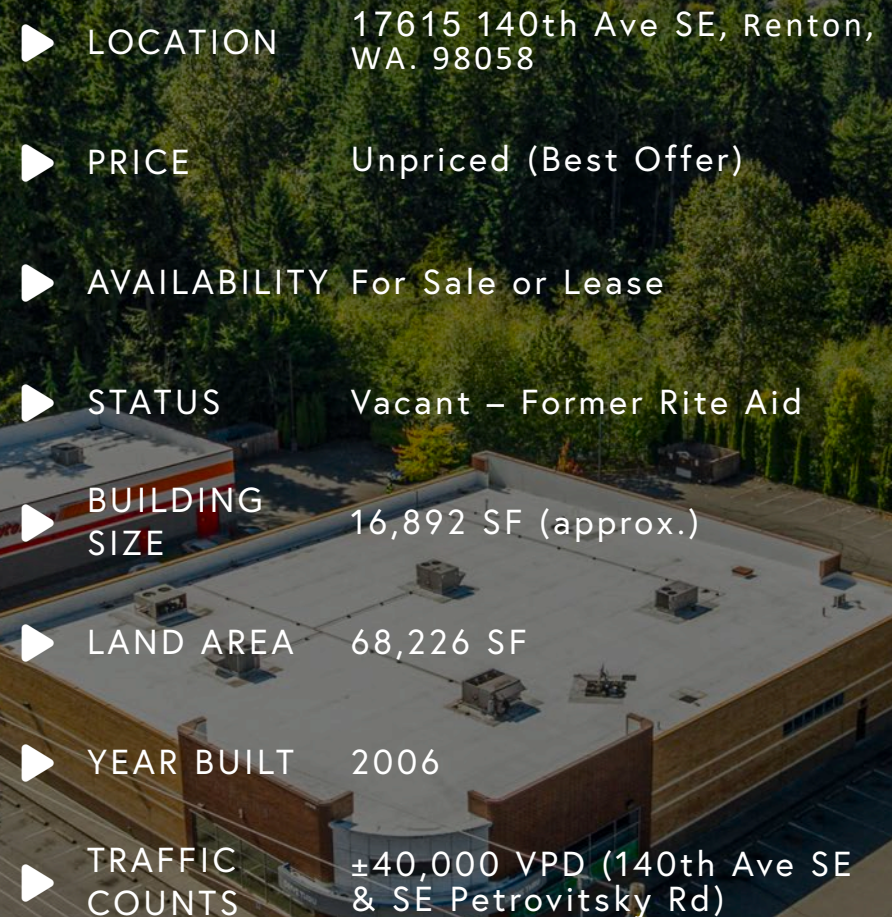
REGIONAL MAP



OFFERING SUMMARY

Linc Properties is pleased to offer the exclusive opportunity to purchase or lease a prominent, high-quality and very versatile freestanding retail or specialty property located in the heart of thriving South Eastside King County in Renton (Fairwood), Washington State. This very well built highly flexible masonry block building with double drive-through was constructed as a build-to-suit for Rite Aid in 2006 and has been a successful high volume location until recently vacated due to the Rite Aid Bankruptcy proceedings. This large independent lot has excellent ingress and egress, great circulation and abundant parking all positioned with direct access to the high traffic intersection of 140th and Petrovsky Rd. with over 40,000 vehicles per day. The property has prominent visibility with pylon, monument and façade signage for high identity and exposure. Situated just minutes from Interstate 405 to Seattle or Bellevue, this location has over 214,000 highly educated residents with an average household income of \$143,000 within a 5 mile radius.

As a rare King County South Eastside “Big Box” opportunity, this core asset, with excellent real estate fundamentals has unlimited potential for the savvy tenant, developer or investor.

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- ▶ **LOCATION** 17615 140th Ave SE, Renton, WA. 98058
 - ▶ **PRICE** Unpriced (Best Offer)
 - ▶ **AVAILABILITY** For Sale or Lease
 - ▶ **STATUS** Vacant – Former Rite Aid
 - ▶ **BUILDING SIZE** 16,892 SF (approx.)
 - ▶ **LAND AREA** 68,226 SF
 - ▶ **YEAR BUILT** 2006
 - ▶ **TRAFFIC COUNTS** ±40,000 VPD (140th Ave SE & SE Petrovitsky Rd)

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OFFERING HIGHLIGHTS



PRIME LOCATION

The property enjoys a premier location within Renton (Fairwood), WA., a well-established suburban community in the heart of the Seattle / Bellevue market. With wide frontage along a high-visibility arterial, the site is positioned to capture both local neighborhood traffic and the high volume of commuters traveling to Seattle and Bellevue from the dense neighborhoods of Renton, Kent, and all Southeast King County cities. This central high traffic location supported by core complimentary retail, grocery, and service uses nearby has a proven consistent consumer draw.



HIGH QUALITY / FLEXIBLE BUILDING

This prominent masonry block building was a premium build-to suit for Rite Aid in 2006 and offers a spacious, open-concept floor plan with 18-20 ft. ceiling height and quality infrastructure ready for seamless adaptation into single-tenant or multi-tenant configurations, making it attractive for educational facilities, general retailers, medical related uses, fitness operators, or community service uses, to name a few.



GREAT SITE / ACCESS / PARKING

The site features well-designed convenient surface parking with multiple points of ingress and egress and double drive-through all on a separate lot supporting high volumes with ease of access and circulation.



THRIVING TRADE AREA

Renton (Fairwood) serves as a vibrant trade area for South Eastside King County with over 214,000 affluent residents within a 5 mile radius. The immediate market has limited competing providers creating excellent opportunities for successful "in-fill" retail and service uses. The property benefits from central proximity to a substantial consumer base seeking daily goods and services and the opportunity to satisfy the demand from steady patterns of a high volume of commuters.



STRONG DEMOGRAPHICS

Renton (Fairwood) is home to stable, well-educated, high-income families with an average household income over \$147,000 / year within a 3 mile radius. Demonstrating strong purchasing power, the area boasts a balanced mix of young families, professionals, and older established residents. Household incomes significantly exceed state and national averages, reinforcing spending capacity.



VISIBILITY & ACCESSIBILITY

The property benefits from excellent street front orientation and large pylon, monument and building facade signage for high identity tenant branding and awareness.



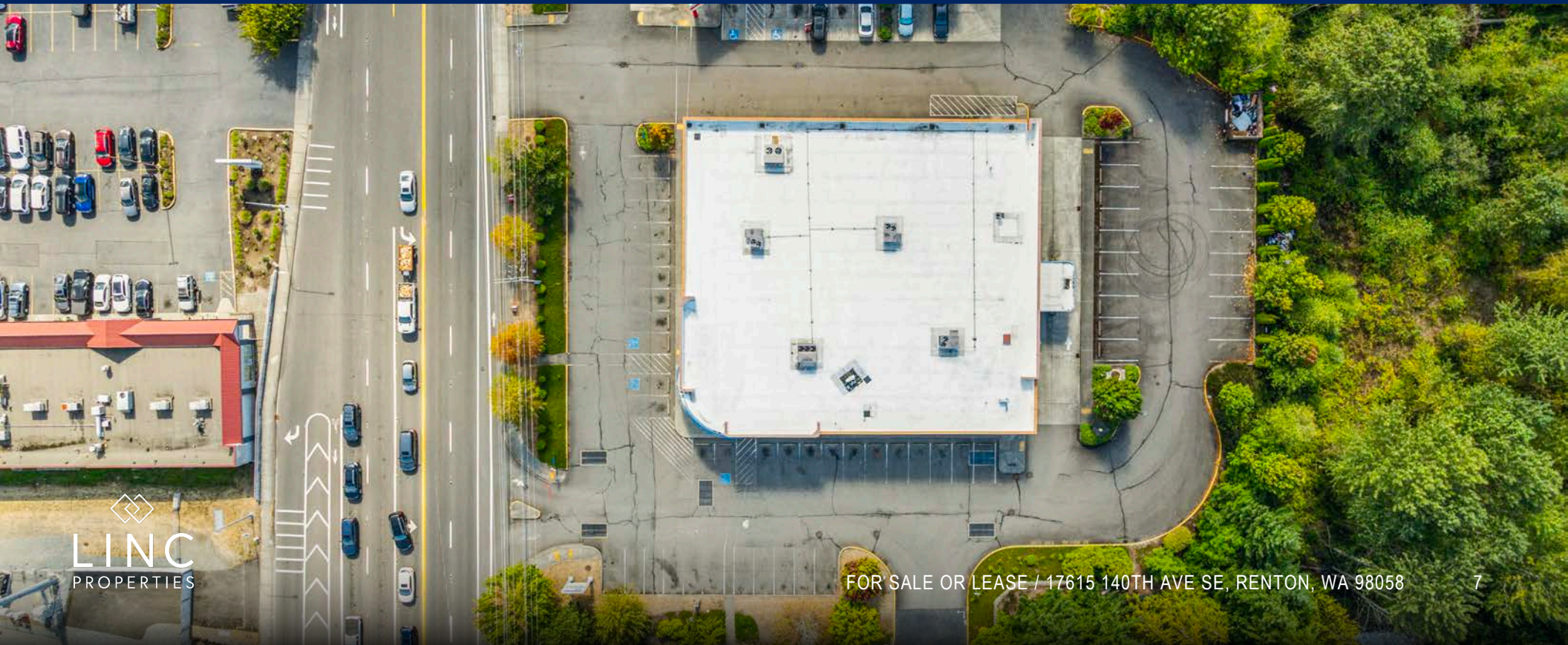
SITE OVERVIEW | 17615 140TH AVE SE, RENTON, WASHINGTON

PROPERTY SPECS

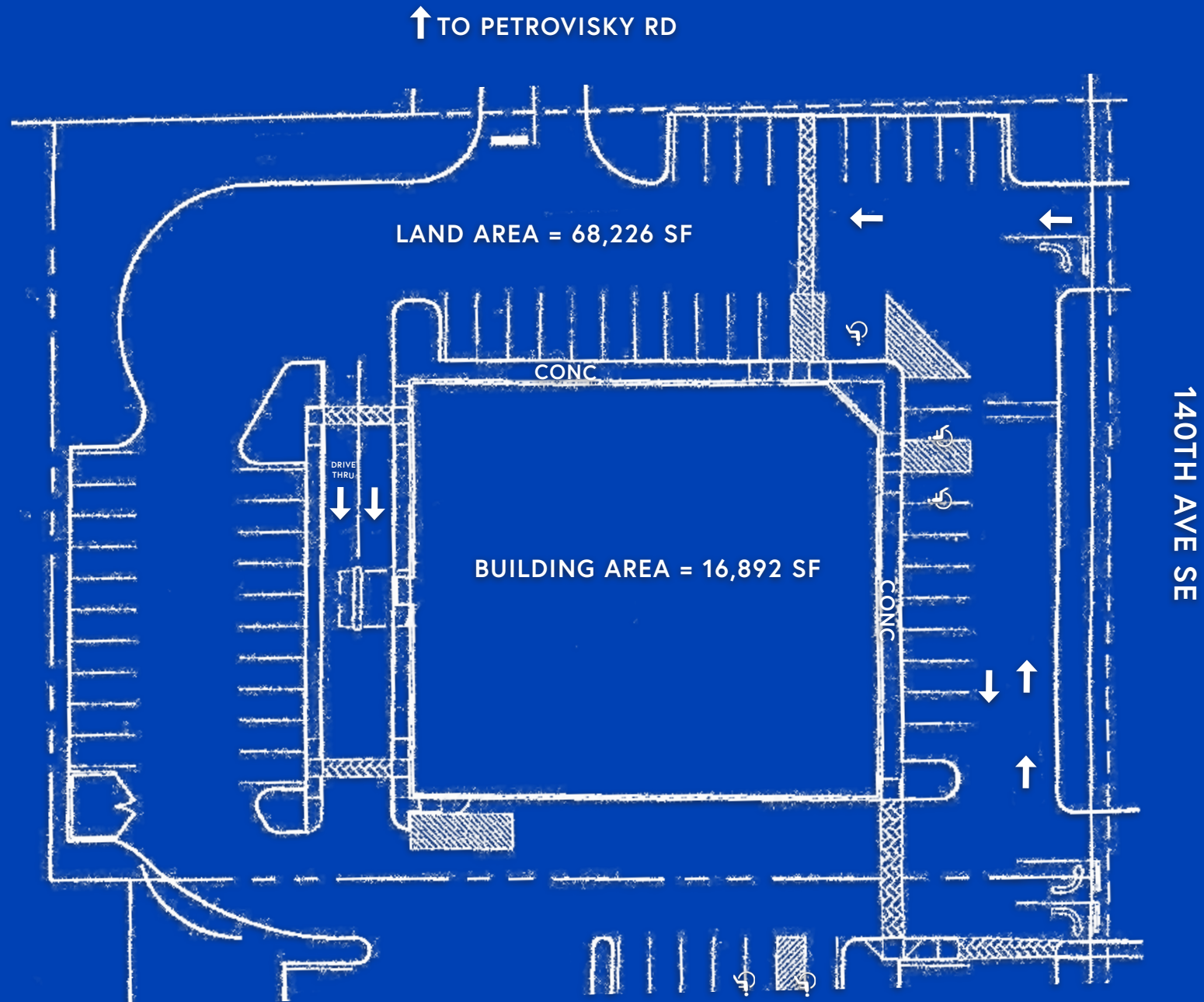
BUILDING SIZE	16,892 SF
LAND AREA	68,226 SF
YEAR BUILT	2006
DRIVE-THRU	Dual-Lane Configuration
PARKING	Dedicated Surface Stalls
CONSTRUCTION TYPE	Masonry / Retail Shell
SIGNAGE	Pylon, Monument, Facade
ACCESS	3 Full Driveways

PARCEL & SITE LAYOUT

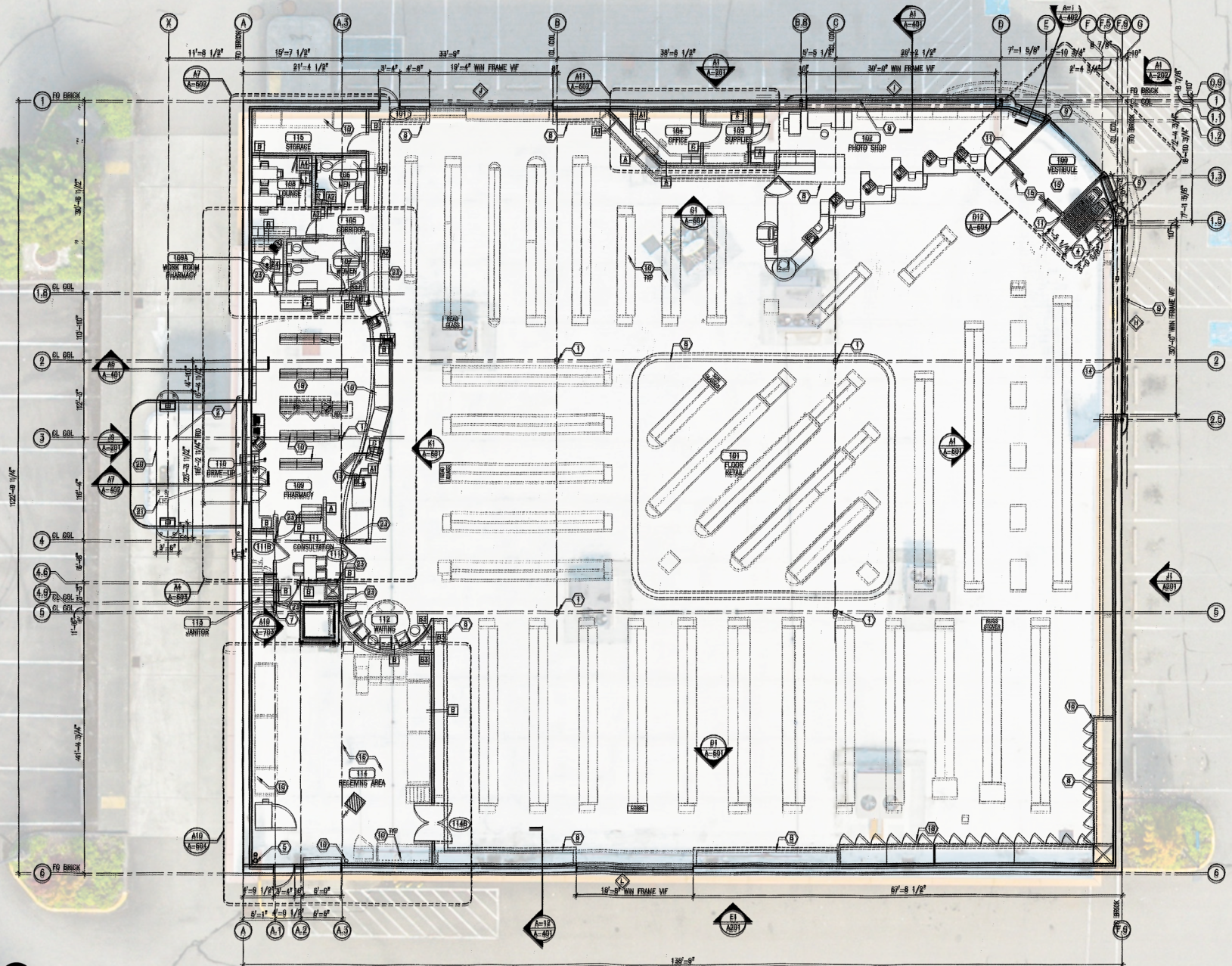
- ▶ The property offers plentiful on-site storefront and adjacent surface parking areas. The configuration supports frequent customer turnover and ensures convenient access for employees and visitors.
- ▶ With direct access to the main signalized high traffic intersection, the site provides safe and efficient ingress and egress from both 140th Avenue SE and SE Petrovitsky Road, helping to reduce congestion and accommodate steady traffic flow.
- ▶ Large pylon, monument and building signage offer excellent visibility from two major arterials. This exposure captures daily traffic volumes of approximately 40,000 vehicles, ensuring consistent brand recognition for any future tenant or user.



SITE PLAN



SPACE PLAN



FAIRWOOD COMMUNITY PROFILE & AMENITIES

Fairwood is a desirable suburban enclave within King County, located southeast of Renton and less than 20 miles from downtown Seattle. The community offers an appealing blend of residential stability, natural beauty, and modern convenience, making it one of the area's most sought-after suburban markets. Households in Fairwood enjoy higher-than-average incomes, strong school systems, and access to an impressive range of recreational and cultural amenities.

Key community amenities include:

- ▶ **Parks, Trails & Outdoor Recreation:** McGarvey Park Open Space (300+ acres of forested land for hiking and biking), Lake Desire for water recreation, and Petrovitsky Park with athletic fields and playgrounds. These assets provide year-round recreation for families and individuals.
- ▶ **Golf & Country Club:** The Fairwood Golf & Country Club, featuring an 18-hole course, dining facilities, and event spaces, adds to the area's appeal for families and professionals.
- ▶ **Retail & Dining:** Fairwood Shopping Center and Fairwood Square serve as the community's retail hub, offering grocery, restaurants, fitness, and service-based retail. The proximity to Renton expands access to big-box retailers, national dining concepts, and specialty shopping.

- ▶ **Education:** Fairwood is served by the well-regarded Renton School District, with Ridgewood Elementary, Meeker Middle, and Lindbergh High providing strong K-12 education. Nearby private and charter schools further enhance educational choice.
- ▶ **Library & Community Programs:** The King County Library System operates the Fairwood Library, which hosts programs, community meetings, and cultural events.
- ▶ **Transportation & Connectivity:** While primarily suburban, Fairwood benefits from direct access to Renton, Kent, and major employment centers via nearby arterials. The location allows convenient commuting to Bellevue, Seattle, and SeaTac International Airport.



LOCATION DEMOGRAPHICS SUMMARY

2025 DEMOGRAPHICS

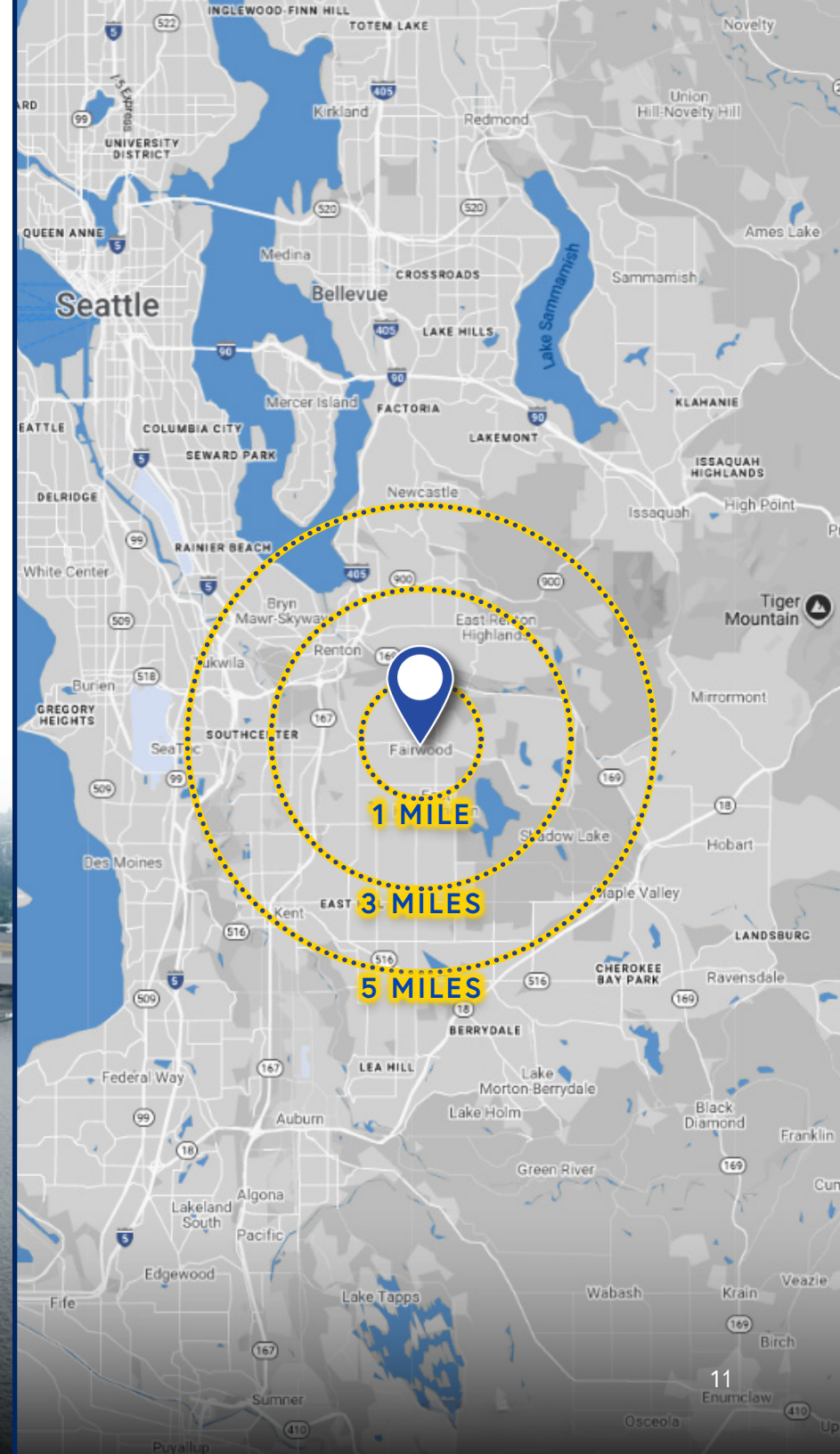
	1 Mile	3 Mile	5 Mile
Population	12,998	96,683	214,635
Households	4,995	34,645	77,519
Median Age	39.5	39.3	39
Median Household Income	\$116,360	\$117,054	\$110,499
Average Household Income	\$143,432	\$147,252	\$143,657
Per Capita Income	\$54,273	\$53,019	\$51,841

214,000+

RESIDENTS WITHIN 5 MILES

\$143,000+

AVERAGE HH INCOME WITHIN 5 MI.



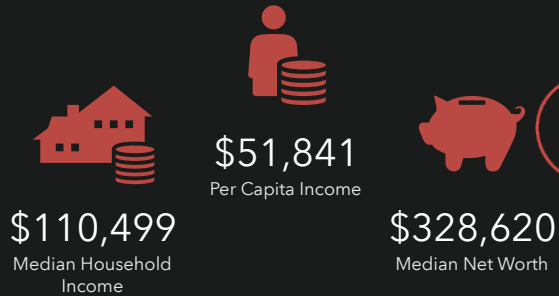
LOCATION DEMOGRAPHICS OVERVIEW

Employment Overview

17615 140th Ave SE, Renton, Washington, 98058

Ring: 5 mile radius

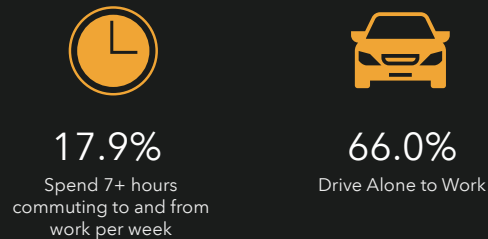
INCOME



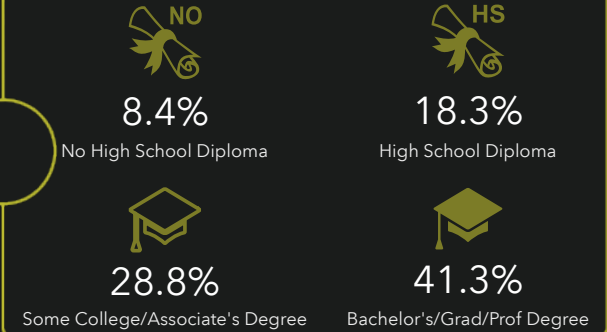
BUSINESS



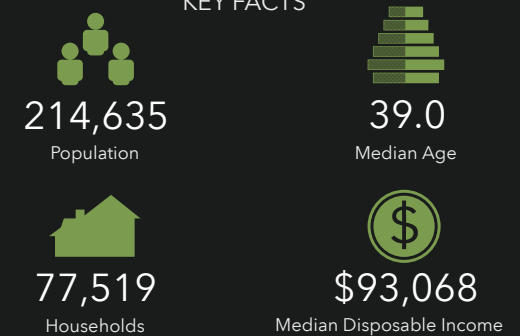
COMMUTERS



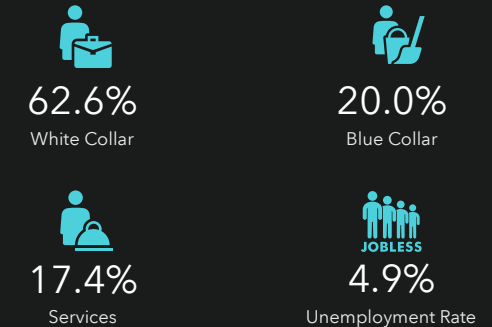
EDUCATION



KEY FACTS



EMPLOYMENT



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

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MARKET OVERVIEW*



**WA STATE
RANKED #10
BEST STATE TO
DO BUSINESS
(CNBC)**

**#8 OVERALL
REAL ESTATE
MARKET
(U.S. NEWS)**

#2

**BEST OVERALL
RANKING FOR
STEM CAREERS
(WALLETHUB)**

#4

**BEST METRO
AREA FOR STEM
OPPORTUNITIES
(WALLETHUB)**

#3

**BEST STATE
FOR HIGHER
EDUCATION
(U.S. NEWS)**

**#15 BEST
STATE FOR
JOB GROWTH
(U.S. NEWS)**

#9

**SAFEST STATE IN
THE U.S.
(WALLETHUB)**

#10

**BEST STATE
ECONOMY
(WALLETHUB)**

#14

**BEST ECONOMIC
GROWTH STATE
(U.S. NEWS)**

OFFICE SF OCCUPANCY*



MICROSOFT
12.7M



GOOGLE
1.8M



META
2.3M



AMAZON
17.1M



APPLE
603K



EXPEDIA
1.4M



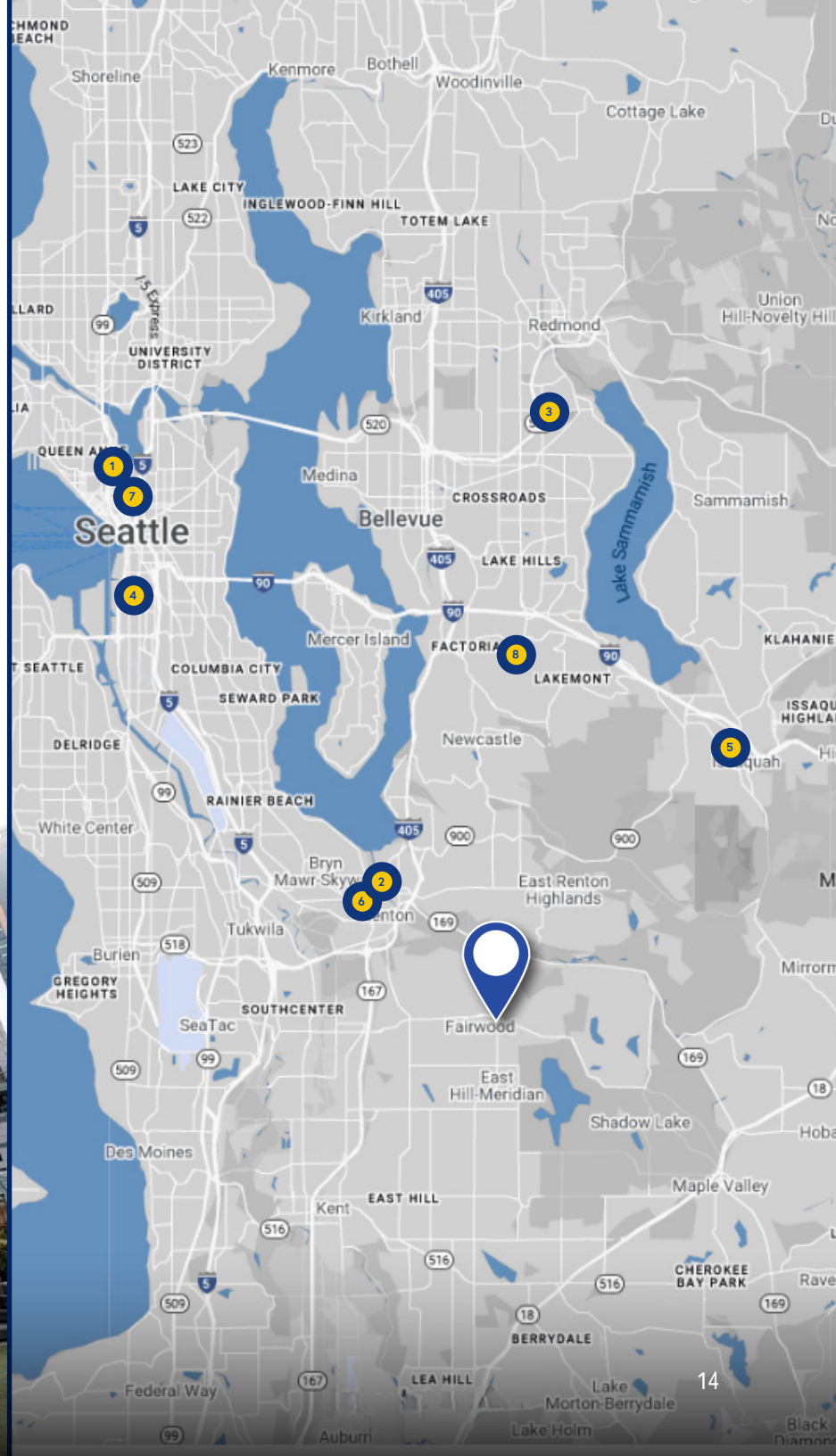
T-MOBILE
1.4M



* Facts and statistics are from third party sources using recent but not current data and may not be the most current or accurate information available. Please do not rely on this data for evaluation of this offering.

REGIONAL MAJOR EMPLOYERS

EMPLOYER	INDUSTRY	EMPLOYEES
1 AMAZON	Technology & E-Commerce	80,000
2 BOEING	Aerospace Manufacturing	65,440
3 MICROSOFT	Technology	228,000
4 STARBUCKS	Coffeehouse Chain	361,000
5 COSTCO	Retail / Warehouse Club	333,000
6 PROVIDENCE HEALTH & SERVICES	Healthcare	120,000
7 NORDSTROM	Retail	55,000
8 T-MOBILE US	Wireless Telecommunications	70,000



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COMMERCIAL INVESTMENT PROPERTY
BROKERAGE & CONSULTING

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