



CORNER DEVELOPMENT SITE

RENTON, WASHINGTON

AC AYERS
COMMERCIAL
GROUP

THE OFFERING —

HIGH TRAFFIC CORNER LOT FOR GROUND LEASE OR SALE UNPRICED

Ayers Commercial Group is pleased to present the opportunity to **ground lease** or **purchase** a 0.76-acre lot in an established trade area anchored by Fred Meyer. The property is situated at the **hard corner of a major thoroughfare** connecting area homes with two freeways, with combined average daily traffic count of 56,986. The site is located **adjacent to future 7-Eleven gas station**, and will have shared access from Benson Dr and SE Petrovitsky Rd with 7-Eleven. Ideal for **QSR, bank, or other retail development**.

PROPERTY SUMMARY

ADDRESS

NEC Benson & Petrovitsky
Renton, WA 98055

PARCEL NUMBER

292305-9110

LOT SIZE

33,288 SF | 0.76 AC

ZONING

CA

DAILY TRAFFIC COUNT

56,986





SITE PLAN

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"

SITE INFORMATION

SITE AREA: 72,980 SF, 1.68 ACRES

BUILDING AREAS:
7-11: 4,194 SF FOOTPRINT
7-11 CANOPY: 2,900 SF FOOTPRINT
TOTAL ALL BUILDINGS = 7,094 SF

LOT COVERAGE:
SF OF ALL LANDSCAPING:
TBD

ALLOWED AND PROPOSED BUILDING HEIGHT:
BUILDING HEIGHT ALLOWED: = 50'-0"
BUILDING HEIGHT PROPOSED: = 23'-0"

BUILDING SETBACKS REQUIRED BY CODE:
FRONT: 15'-0" REQUIRED - 29'-0" PROPOSED
REAR: 15'-0" REQUIRED - 16'-0" PROPOSED AT RESIDENTIAL ADJACENCY
SIDE: 0'-0" REQUIRED - 10'-0" PROPOSED LANDSCAPE BUFFER

PARKING ANALYSIS:
PARKING RATIO PER USE:
RETAIL: 2.5 STALLS PER 1,000 SF = $\frac{1}{4}$ = 4.194 X 2.5 = 11 STALLS
PROVIDED STALLS = 26 STALLS
STANDARD STALLS: 9'X20' @ 90 DEGREES
COMPACT STALLS: 8'-6"X16' @ 90 DEGREES
COMPACT STALL RATIO: 30% OF 26 PROPOSED STALLS = 8 ALLOWED; 8 COMPACT STALLS PROVIDED
25 PARKING STALLS TOTAL - 2 OF WHICH ARE ADA
SF OF INTERIOR PARKING LOT LANDSCAPING: TBD SF

SIGNAGE INFORMATION

STORE SIGNAGE:
122SF STREET FRONTAGE
183SF SIGN ALLOWED
1 SIGN @ STREET FRONTAGE

*1.5 SF PER 1 LINEAL FOOT OF STREET FRONTAGE UP TO 300 SF; MAXIMUM 1/2 OF ALLOWED SF ON EACH FACE.

NOT FOR CONSTRUCTION

AS1.0

RENTON DEVELOPMENT SITE



JEFF AYERS

OWNER | DESIGNATED BROKER

425.275.2406

jeff@ayerscommercialgroup.com

ANDREW AYERS

BROKER

206.300.0459

andrew@ayerscommercialgroup.com

