



AIRPORT PLAZA

64 Rainier Avenue South
Renton, Washington

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington, 98034

LISTING SUMMARY

Airport Plaza Shopping Center 64
Rainier Avenue South, Renton, Washington

AIRPORT PLAZA SHOPPING CENTER

is comprised of three separate buildings with a total of over 28,000 net square feet of leasable area. A great tenant mix including retail, office, and medical lead to excellent synergy in this busy center. Tenants in the building include: Starbucks with drive-thru, One Medical, Anytime Fitness, Banner Bank, Vern Fonk, Prime Pharmacy, TAC Salon, Pizza Hut, H & R Block, Xfinity, and Ezell's Famous Chicken

- Currently Occupied by Crickett Wireless: 1,080 SF
- Please Do Not Disturb Tenant
- Rate: \$32 PSF, NNN
- NNN: \$8.00 PSF
- Highly Visible Center on Rainier Avenue and Airport Way
- Pylon Signage Available
- Ample Free Parking
- Traffic Counts: Rainier Ave S | 28,557 ADT
Airport Way | 32,580 ADT
- Neighbors Include: Renton Municipal Airport, Renton High School, Renton IKEA Performing Arts Center, Renton Memorial Stadium, Top Golf, Safeway, McDonald's, Taco Time, Wendy's, Walgreens, and many more!

5 Mile Radius



POPULATION
270,962



DAYTIME POPULATION

135,993



HOUSEHOLDS

103,138



TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE

\$6.8B



AVERAGE
HOUSEHOLD INCOME

\$156,178

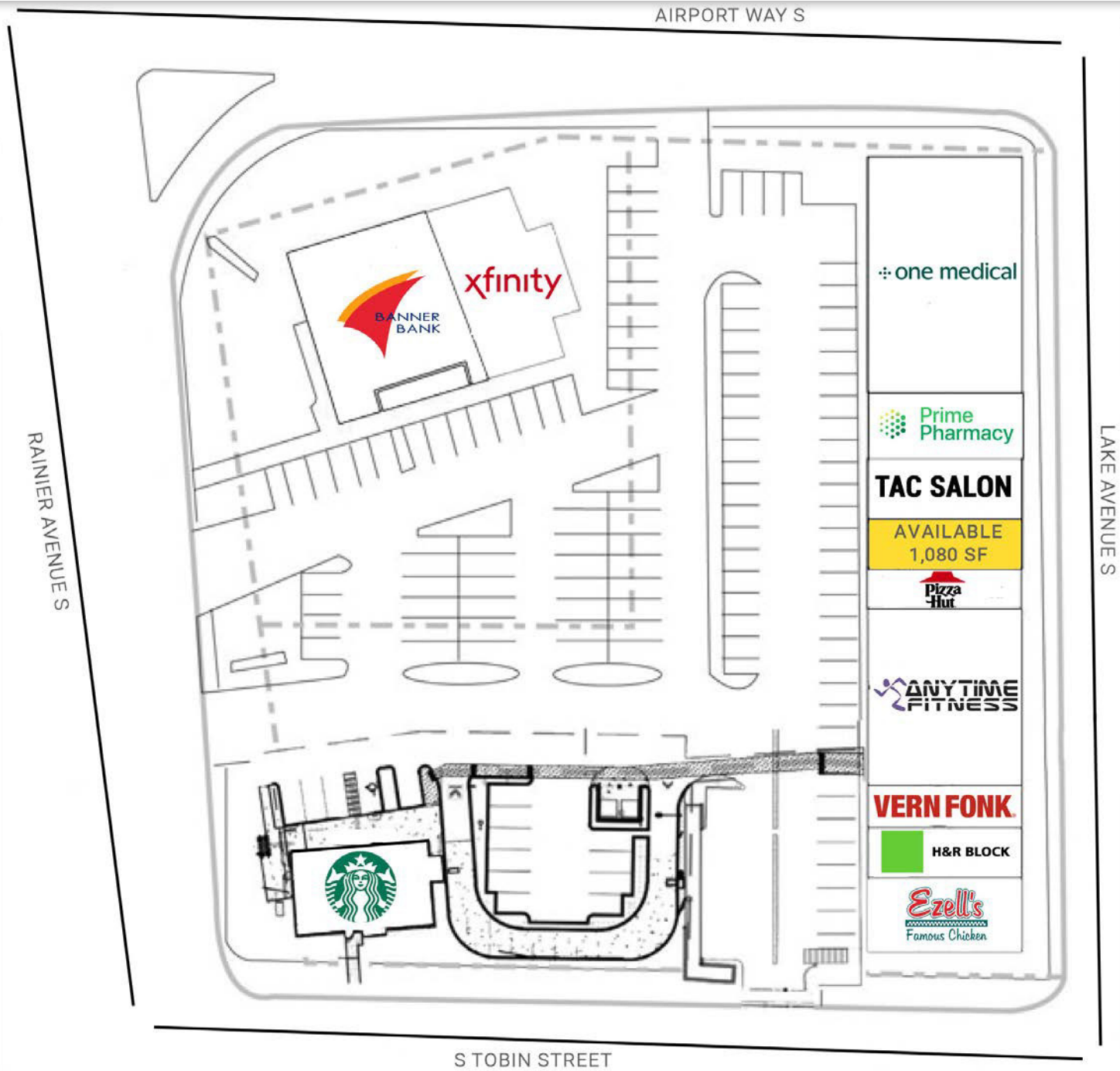
SITE IMAGES

Airport Plaza Shopping Center 64
Rainier Avenue South, Renton, Washington



SITE PLAN

Airport Plaza Shopping Center 64
Rainier Avenue South, Renton, Washington



MARKET AERIAL

Airport Plaza Shopping Center 64
Rainier Avenue South, Renton, Washington

Neighborhood Drivers

- 1 Southport: 730K SF Office, 383 DU, Hyatt Regency
- 2 The Landing: 600K SF of Retail & Entertainment
- 3 Boeing: 11,500 Employees
- 4 Brand New Top Golf!
- 5 Renton Municipal Airport
- 6 Memorial Stadium: 6,500 Seats

- 7 Fred Meyer+ 33K SF Retail

- 8 Walmart Supercenter + Restaurants & Retail

- 9 Renton Village: 91.8 K SF Anchor - Uwajimaya Parks

New Development

- 1 19 Dwelling Units (2023)
- 2 4 Bldgs, 1M SF Office, 144 DU
- 3 1,123 DU (2024)
- 4 3 Bldgs, Mixed Use (2025)
- 5 481 DU, 5K Retail SF, 25K SF Medical (2025)
- 6 144 DU (2023)

- 7 Home Depot (2022)

- 8 5 Bldgs., 887 DU, 7.9K SF Commercial (2025)

- 9 Blue Origin, 50K SF (2022)

- 10 UW Med 15,204 SF (2022)

Schools

- 1 Coulon Park: 57 Acres
- 2 Sunset: 3.2 Acres with Large Lawn & Playground
- 3 Highlands Park, Fields, Community Center
- 4 Liberty Park: 12 Acres with Skate Park & Playground
- 5 Aquatic Center
- 6 Black River Riparian Forest 130 Acres, Boardwalk
- 7 Philip Arnold: 10 Acres Improvements in 2023

- 1 McNight M - 811 Students
- 2 Lakeridge - 287 Students
- 3 Bryn Mawr E-415 Students
- 4 Dimmitt M - 552 Students
- 5 Sartori E - 510 Students
- 6 Albert Talley H - 256 Students
- 7 Renton H - 1,208 Students
- 8 Private K-8 - 356 Students



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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