

Renton Village

RETAIL FOR LEASE

25-601 South Grady Way,
Renton, WA 98057



THE OPPORTUNITY

Suite P +/- 20,000 SF AVAILABLE

- Across from one of the region's busiest Park & Rides; to be redeveloped as the South Renton Bus Rapid Transit Center.
- Exposure to +/- 29,909 VPD (2018)* on South Grady Way.
- Direct access to I-405 connecting Bellevue, Seattle SEATAC International Airport and I-5.
- Property access is excellent with two signalized intersections, each permitting full left turn in/out movement.
- +/- 407,107 SF of mid-rise office adjoining.
- Join co-tenants including Uwajimaya, Big 5 Sporting Goods, McDonald's, Applebee's, Genki Sushi, Wells Fargo, Lemongrass Restaurant, and more.
- Experience a steady stream of customers throughout the day and evening.



Constance Wilde
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o (206) 283-5212
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WCCR

West Coast Commercial Realty
www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1 Mile: \$85,734
3 Mile: \$94,433
5 Mile: \$108,095

POPULATION

1 Mile: 12,902
3 Mile: 111,451
5 Mile: 266,932

EMPLOYEES

1 Mile: 15,165
3 Mile: 74,200
5 Mile: 137,048

TOTAL HOUSEHOLDS

1 Mile: 6,232
3 Mile: 45,118
5 Mile: 101,011



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SITE PLAN



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