



OWNER-USER OPPORTUNITY

505 S 4TH ST

RENTON, WA 98057

OFFERING
MEMORANDUM

NAI Puget Sound
Properties



1 Property
Overview

2 Market
Overview



1 Property Overview

505 S 4th Street

Renton, Washington

For Sale

BUILDING SIZE



14,998 SF Total

- 9,036 SF Open Retail / Office Space
- 2,785 SF Warehouse Space
- 3,177 SF Mezzanine Storage / Shop Space

*Buyer to confirm Square Footage *Figures are estimated



LOT SIZE

17,140 SF



ZONING

CD



YEAR BUILT

1943



CURRENT USE

Single-Tenant Retail/Accessory Warehouse



SALE TYPE

Owner-User



PARCEL NUMBER

7839800145



Executive Summary

NAI Puget Sound Properties is pleased to offer for sale 505 South 4th Street in Renton, Washington.

505 South 4th Street consists of a **14,998 square-foot flex commercial building situated on a 17,140 square foot lot**. The building features 9,036 SF of open retail/office space, 2,785 SF of warehouse space, and a 3,000 SF mezzanine storage/shop space.

The building's current tenant, Iris Window Coverings, is in the process of vacating the premises, providing an opportunity for an owner-user to occupy a well-located, multi-use property. The property is **zoned CD (Center Downtown Zone), a mixed-use commercial zoning, allowing for a wide range of potential uses, including retail, professional office, medical office, educational facilities, daycare, studios, breweries/wineries, among other uses.**

The building is **equipped with two 12', grade-level roll up doors**, high ceilings, and ample natural light. The property has undergone recent improvements, including upgraded HVAC systems, two new furnaces, and heavy 3-phase power. The site also offers ample parking, both on and off site.

The property is conveniently situated in a prime location with easy access to major highways I-405, I-5, and Hwy 167. The property is also located less than a quarter mile away from the Renton Transit Center.

The surrounding area is undergoing significant development, with Renton boasting a 7% population growth over the last ten years, including numerous new residential and commercial projects underway. The area is home to several major employers, including Boeing, Amazon, and Microsoft, providing a large pool of prospective customers and employees.

Seller-Financing is available. Please contact listing agents for details.

Highlights

- Single-Tenant Flex Retail/Office building
- 14,998 SF Building
- Owner-User Opportunity
- SELLER FINANCING AVAILABLE
- CD Zoning
- Accessory Warehouse Space
- Easy Access to I-405, I-5, Hwy 167



ADDRESS 505 S 4th Street
Renton, Washington

REAL ESTATE PRICE \$2,900,000

PRICE PER SF (BLDG) \$193

SALE TYPE Owner-User

YEAR BUILT 1943



Renton City Hall

THE HOME DEPOT

405

BOEING

PIMA MEDICAL INSTITUTE

RITE AID

Starbucks

UWAJIMAYA

Houser Way S

S 4th Street



Conference Room



Kitchen & Breakroom

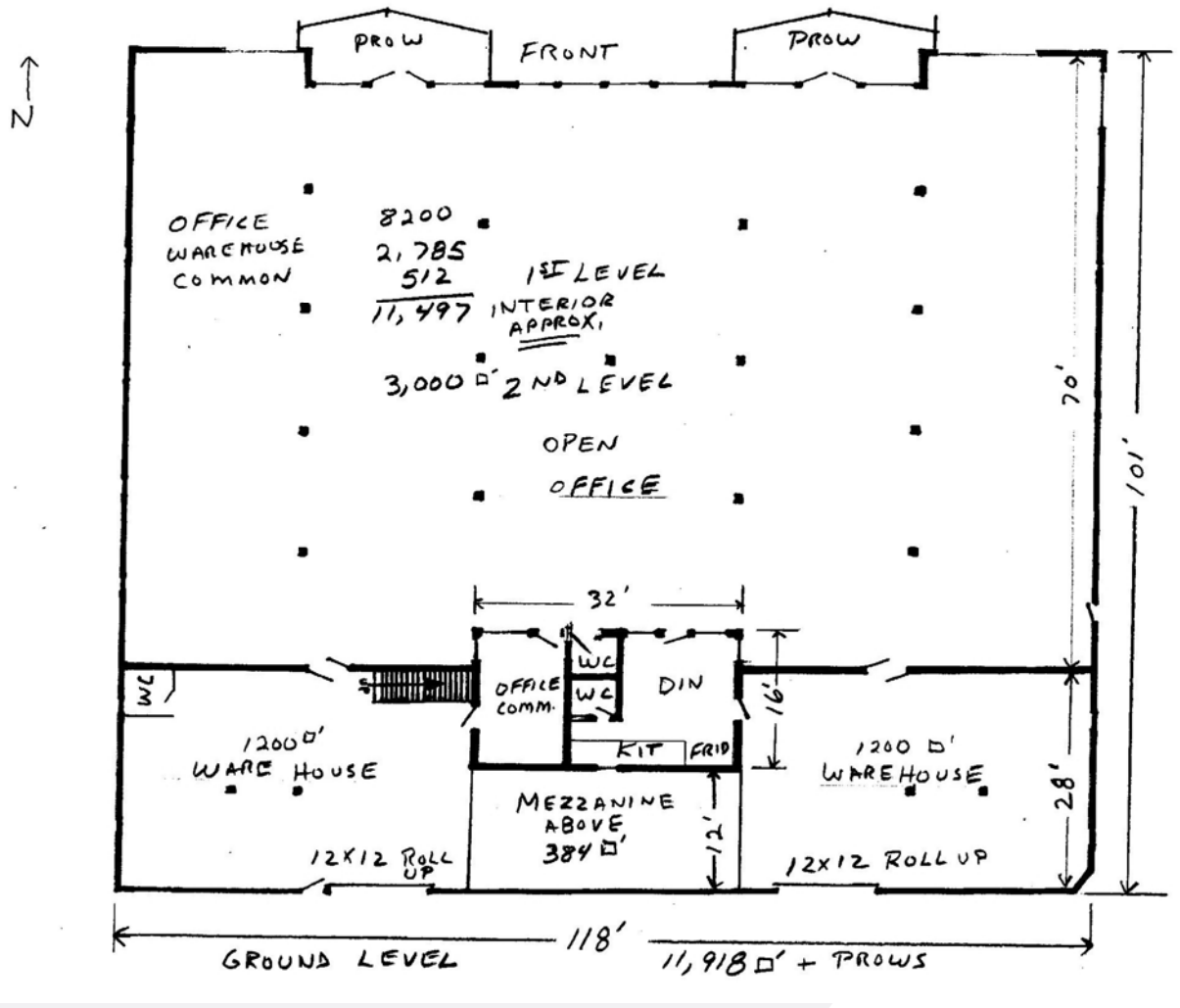


Warehouse



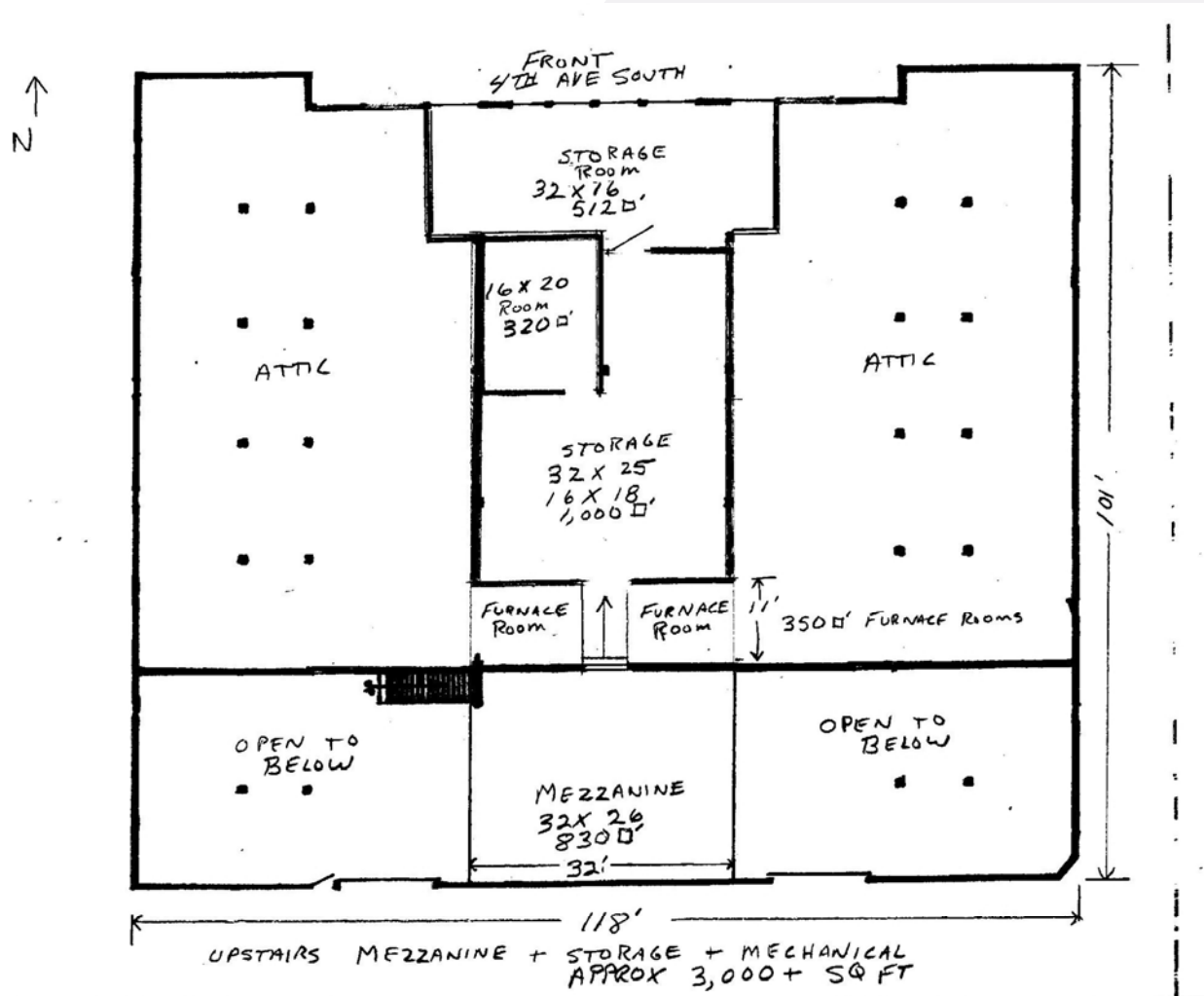
Warehouse

Floor Plan - First Level



Figures are estimated. Buyer to verify Square Footage

Floor Plan - Second Level



Figures are estimated. Buyer to verify Square Footage

An aerial photograph of a city, likely Seattle, showing a mix of residential neighborhoods, commercial buildings, and green spaces. The image is overlaid with a dark, semi-transparent layer and two white diagonal lines that intersect in the center. The text '2 Market Overview' is centered in a white, serif font.

2 Market Overview

Market Overview

The Puget Sound Region is considered one of the fastest growing markets in the United States — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Federal Way is the tenth largest city in Washington and the fifth largest in King County. It offers convenient access to Seattle, Bellevue, Tacoma and SeaTac International Airport. Originally a logging town, this city has transformed into an affluent area in the region and is now home to 96,690 residents. **The city's close proximity to Tacoma (13 miles) and Seattle (23 miles) factor into being such a desirable location for commercial tenants.** Some of the largest employers in Federal Way included St. Francis Hospital, Federal Way Public Schools, World Vision Inc. and Wild Waves Theme Park.

Federal Way is also a community known for its natural beauty. This city is home to the acclaimed Pacific Bonsai Museum and Rhododendron Species Botanical Garden. **In addition to Federal Way's commercial amenities and natural beauty, Sound Transit is expanding its link light rail extension in South King County with stops in Kent and Federal Way.** The new rail lines will be built along I-5, with the nearest stop to subject property located at the Federal Way Transit Center near The Commons at Federal Way and S 320th St. Construction for the new connection points is scheduled to begin later this year with service starting in 2024. The Federal Way Link Extension is anticipated to increase the overall commercial traffic providing more demand and appeal local businesses.

1 Mile Radius

13,793

Population

38.8

2021 Median Age



2.12

Average Household Size

\$72,099

Median Household Income

3 Mile Radius

115,164

Population

37.7

2021 Median Age



2.52

Average Household Size

\$90,539

Median Household Income

5 Mile Radius

271,289

Population

38.4

2021 Median Age



2.69

Average Household Size

\$100,858

Median Household Income

Exclusively marketed by:

Kyle Sterling

+1 425 586 5608

ksterling@nai-pp.com

Sam Johnson

+1 425 586 5620

sjohnson@nai-pp.com

NAI Puget Sound
Properties

Bellevue | Tacoma

nai-pp.com