

RESTAURANT SPACE FOR LEASE

261 RAINIER AVE S

RETAIL



## PROPERTY INFO

- + Built-out restaurant space in 2,394 SF freestanding building
- + Lease rate \$26.00, NNN
- + Available with 60 days notice
- + High visibility location
- + Close proximity to I-405 and Hwy-167
- + Great signage and parking
- + Signature roof will be removed and replaced with standard roof design
- + Good demographics with over 35,000 cars per day on Rainier Avenue S
- + **Do not disturb tenant, be discreet (current tenant employees unaware)**

## RESTAURANT SPACE FOR LEASE

# 261 RAINIER AVE S

## 2017 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	15 Minutes
Employees	14,580	67,950	131,545	207,835
Population	11,238	106,932	267,390	383,627
Households	5,099	41,787	98,279	141,056
Average Household Income	\$71,396	\$78,180	\$92,510	\$81,696





## AMENITIES MAP





261 RAINIER AVE S

A map of Renton, Washington, with a green star marking the location of 261 Rainier Ave S. The address is displayed in a green box. The map shows the city's layout, including major highways (I-405, I-167), local streets (Rainier Ave S, S Grady Way, S 15th St, etc.), and landmarks like Liberty Park and the Black River Riparian Forest. The map is oriented with North at the top.

**CBRE**