

# FOR SALE OR LEASE

720 Rainier Ave S  
Renton, WA 98055

# WALKER'S RENTON



## WALKER'S MAZDA RENTON

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com




**WALKERS MAZDA RENTON** is located in the retail heart of Renton, just off of Interstate-405 and minutes away from the Boeing Factory. Opportunities are endless with this location - makes for a great retail pad or an awesome location to use the current building/lot for automotive sales. Renton is just 11 miles southeast of Seattle on the southern shore of Lake Washington.

**720 RAINIER AVE S:**

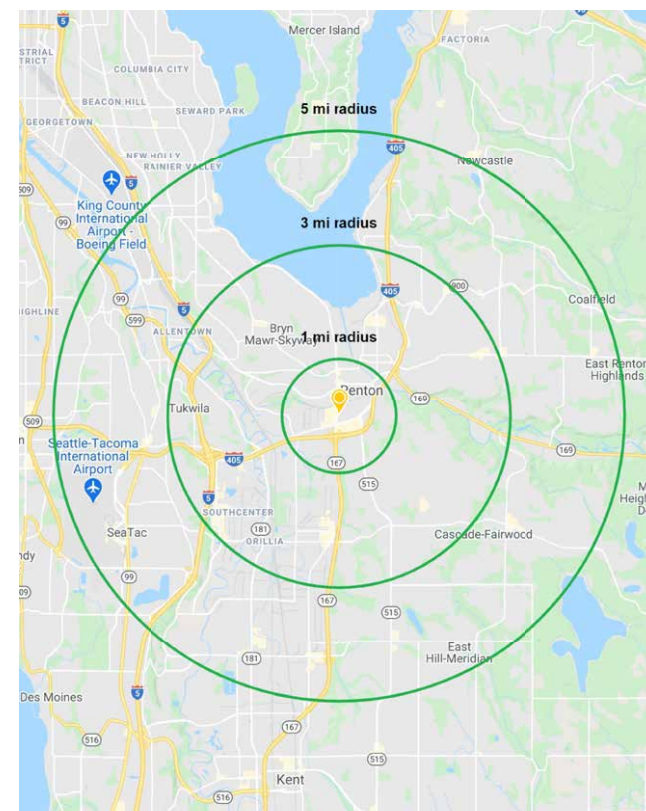
FOR SALE  
**\$3.2 MILLION**

FOR LEASE  
**\$22.00 PSF**

- Parcel # 192305-9053
- 37,702 SF lot
- 9,540 SF building
- Turnkey car dealership with beautiful showroom - Mazda relocating early 2021
- Potential for redevelopment - commercial arterial zoning (auto mall overlay)
- Adjacent to the future South Renton Transit Center
- Available 1st quarter 2021

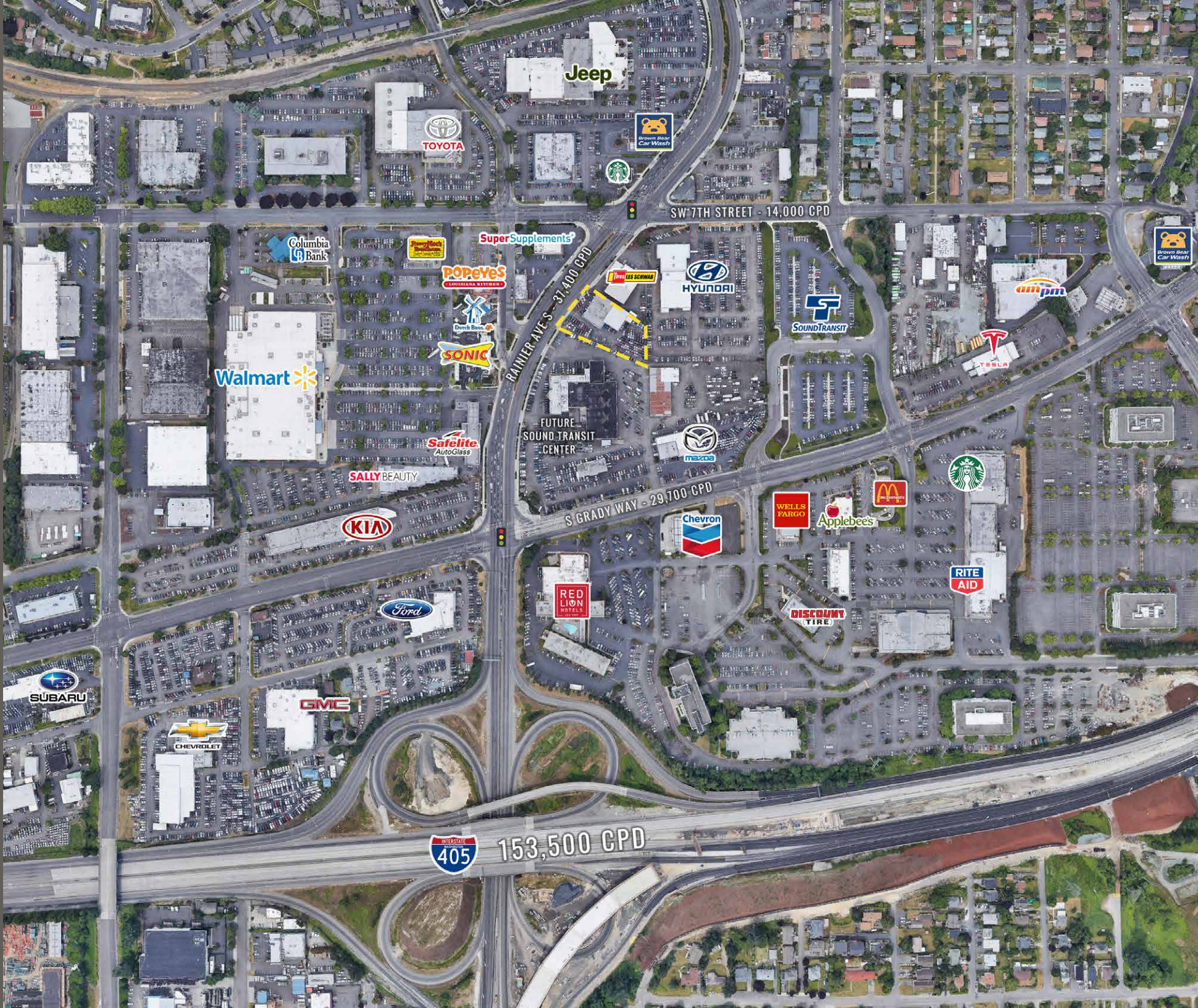
Regis - 2020	 Population	 Average HH Income	 Daytime Population
Mile 1	11,050	\$84,072	19,701
Mile 3	107,377	\$101,024	116,352
Mile 5	260,506	\$116,349	208,633

**NEARBY TENANTS**



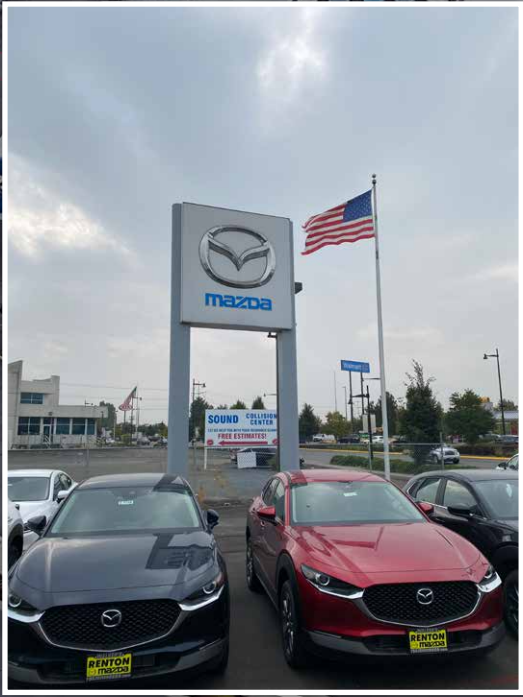


# MARKET AERIAL

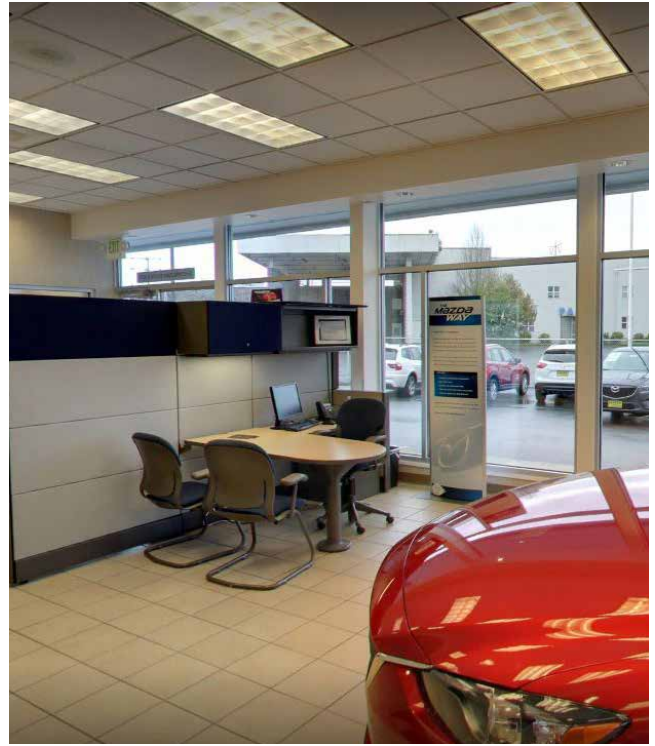




SITE AERIAL









# PROPOSED SOUND TRANSIT DEPOT



"In October, WSDOT awarded the contract for the widening of I-405 between Bellevue and Renton. With significant construction beginning in the Spring, that kicks off construction on the first capital elements of I-405 BRT South. Meanwhile, WSDOT and Sound Transit have been making complementary investments along the corridor that continue to raise expectations for the success of the BRT. Recent briefings in Renton and Bellevue bring us up to speed on how the project is developing. In South Renton, Sound Transit is in the process of acquiring the old Sound Ford property for the future South Renton Transit Center. The transit center will have 700 parking stalls and eight bus bays as well as bus layover space and a drop off area. The site will also accommodate two acres of TOD on the west side of the property. The South Renton TC is envisioned as the likely future light rail station location. The parking structure and planned TOD are oriented east-west to accommodate the likeliest future orientation of a line from West Seattle. A study of this potential rail extension was funded in ST3. Bus access to the transit center will be via Rainier Ave, with bus-only and BAT lanes at key bottlenecks between the station and the freeway. An alternative southbound path via Talbot and Grady was studied and performed poorly in AM peak traffic."

**I-405 BRT South moves forward**

Posted on Seattle Transit Blog, November 20, 2019 by Dan Ryan



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