PROPERTY INFO

AVAILABLE

+ **Building A:** Suite A ±1,000 SF

+ **Building F:** Suite E ±1,241 SF

HIGHLIGHTS

+ Across from one of the region's busiest Park & Rides

+ Exposure to ±29,682 VPD (most current) on South Grady Way to be greatly expanded in new term

+ 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

+ ±1 million SF of mid-rise office adjoining

+ Join co-tenants including Uwajimaya, Big 5 Sporting Goods, McDonald's, Starbucks, Applebee's, Rite Aid, Genki Sushi, Lemongrass Restaurant, and more

+ Experience a steady stream of customers throughout the day and evening

SITE PLAN

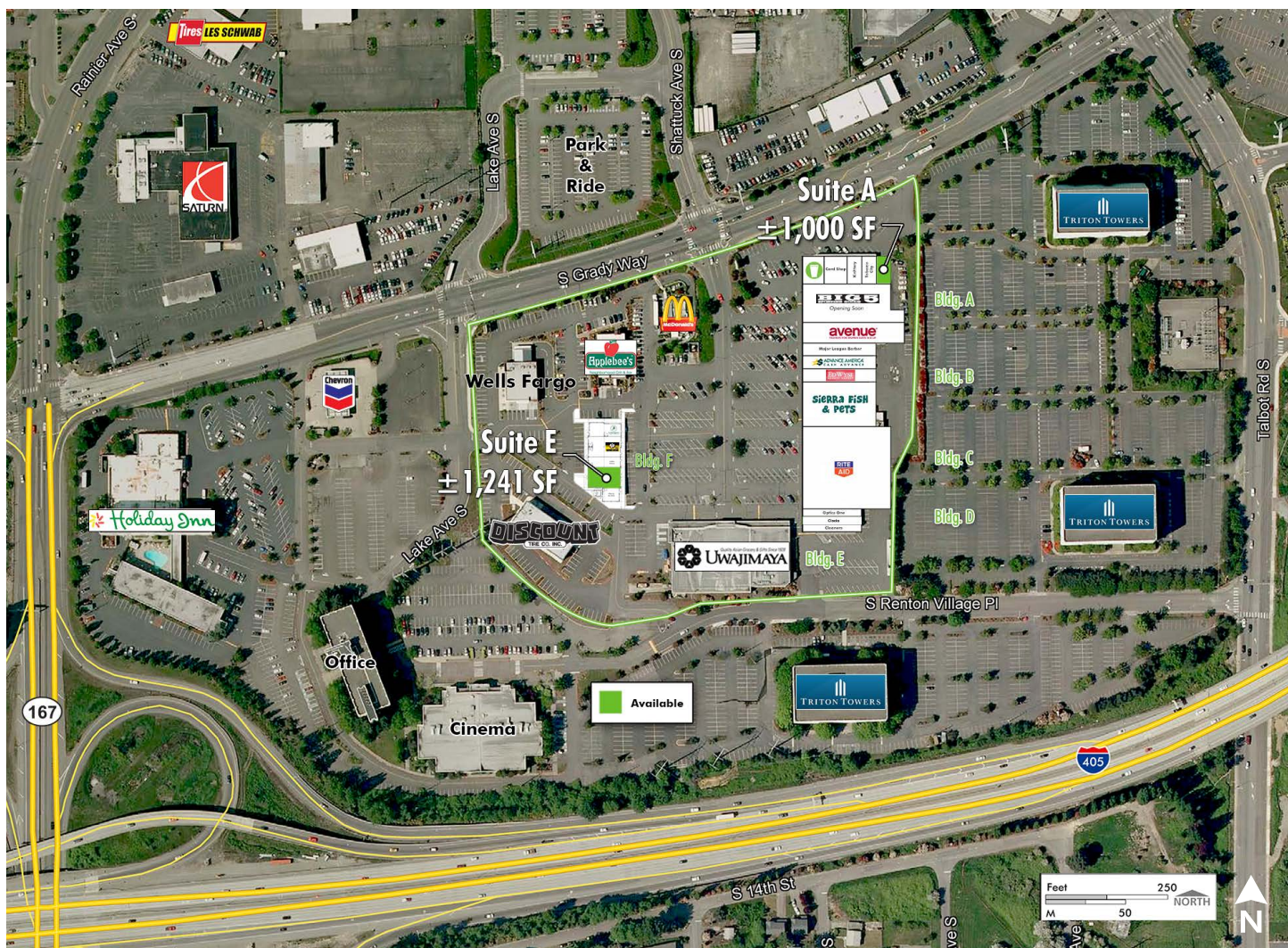+ **Building A:** Suite A
  ±1,000

+ **Building F:** Suite E
  ±1,241 SF

Card Shop | Knittery | Tobacco City | Suite A ±1,000 SF

BIG 5 SPORTING GOODS

Avenue

Major League Barber

ADVANCE AMERICA CASH ADVANCE

EdWyse BEAUTY SUPPLY

Sierra Fish & Pets

RITE AID

Optics One

Baci Jewelers

Cleaners

N

Lemongrass TASTE OF VIETNAM

GENKI SUSHI USA

Lotus Salon

Suite E ±1,241 SF

American Family

Cherry du Pon

N

Demographics 2016 (est.)

	1 Mile	3 Miles	5 Miles
Total Daytime Population	18,177	91,534	186,054
2016 Population	11,491	102,668	249,896
2016 Average Household Income	65,377	73,981	85,841
2016 Households	5,433	40,228	91,410

THE LANDING — TARGET · STAPLES · Lowe's · SUBWAY · DICK'S SPORTING GOODS · Fry's Electronics · LA FITNESS · Famous Footwear · SLEEP TRAIN MATTRESS CENTERS · PETSMART · ROSS DRESS FOR LESS · McDonald's

U-HAUL · CARQUEST · AM PM · SAFEWAY · SUBWAY

RENTON VILLAGE

DHL · SUBWAY · SAM'S CLUB · BIG 5 · DISCOUNT TIRE · RITE AID

SOUTHCENTER MALL — Macy's · JCPenney · NORDSTROM · Sears · BARNES & NOBLE · AMC · ANN TAYLOR · amazing · Baskin Robbins · Bahama Breeze Island Grille · California Pizza Kitchen · BJ's Restaurant

SOUTHCENTER AREA — BEST BUY · REI · TOYS R US · OfficeMax · COST PLUS WORLD MARKET · Office Depot · BED BATH & BEYOND · PETSMART · petco · ROSS DRESS FOR LESS · THE HOME DEPOT · OLD NAVY · Verizon · COURTYARD Marriott · TARGET

RENTON SHOPPING CENTER — WALMART · SAFEWAY · Firestone · SUBWAY · AAMCO TRANSMISSIONS TOTAL CAR CARE · TACO BELL · McDonald's · Jack in the box · Arby's · Applebee's

N

CONTACT US

Constance Wilde

Vice President
+1 206 292 6135
constance.wilde@cbre.com

CBRE, Inc.
1420 Fifth Avenue, Suite 1700
Seattle, WA 98101