

FOR SALE

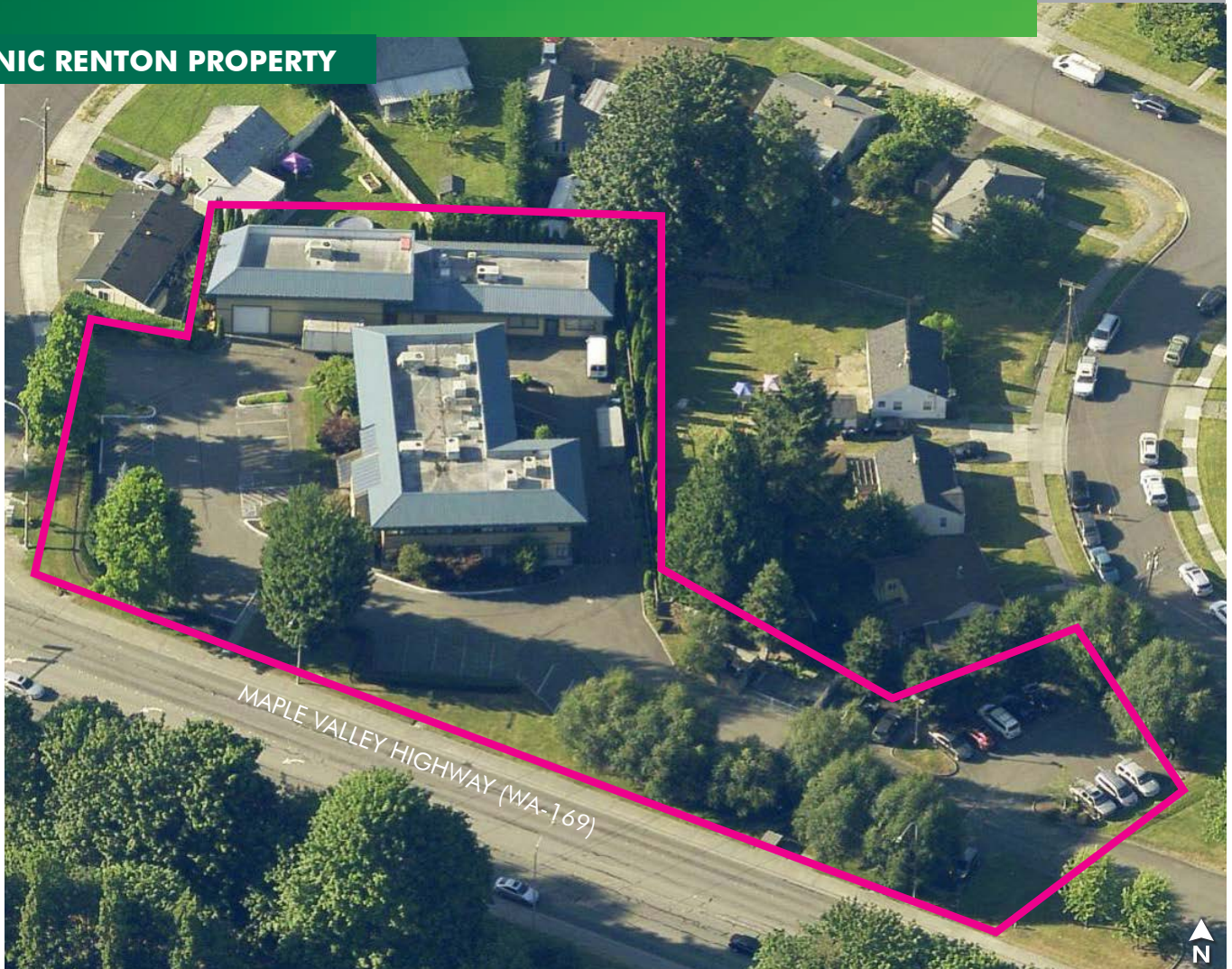
# TACO TIME NORTHWEST

3300

MAPLE VALLEY HIGHWAY

Renton, WA 98058

ICONIC RENTON PROPERTY



## CONTACT US

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**CBRE**

# FOR SALE

# TACO TIME NORTHWEST



## PROPERTY OVERVIEW

**PRICE: \$2,995,000**

- + Showings by appointment only.
- + Seller will review offers as submitted.



## TOTAL BUILDING SIZE ± 13,543 SF

|   |                                       |
|---|---------------------------------------|
| <b>Address</b>                          | 3300 Maple Valley Highway, Renton, WA |
| <b>Tax Parcel Number</b>                | King County 512690-0211               |
| <b>Total Lot Size</b>                   | ± 1.35 acres (± 58,950 SF)            |
| <b>Zoning</b>                           | "CN"<br>Commercial Neighborhood       |
| <b>Number of Buildings</b>              | 3                                     |
| <b>Total Rentable SF</b>                | 13,543 SF                             |
| <b>Construction Class</b>               | Wood-frame                            |
| <b>Year Built</b>                       | 1990/Ren. 2006                        |
| <b>Parking</b>                          | 57+ stalls (4.5/1,000 SF)             |
| <b>Loading Door</b>                     | Oversized Grade Level                 |
| <b>Ceiling Height</b>                   | Approximately 8'                      |
| <b>Sprinklers</b>                       | Yes                                   |
| <b>Frontage to Maple Valley Highway</b> | 350 ft                                |





## PROPERTY HIGHLIGHTS

### LOCATION

- + Minutes from Bellevue, Seattle & SeaTac Int. Airport
- + Centrally located between the Ports of Seattle & Tacoma
- + Positioned at the confluence of I-405 & SR-169
- + Renton is the fourth largest city in King County

### ACCESS

- + Unparalleled convenient freeway access to SR-169, I-405, I-90, HWY-167 & I-5
- + Multiple public transit options available
- + Superior 4.5/1,000 SF, free parking
- + Direct access to multiple outdoor areas, including parks and bike & running trails

### VISIBILITY

- + Rare corporate branding opportunity
- + Over 35,000 vehicles pass the property daily along SR-169
- + Highly visible corner parcel providing 350 feet of frontage on SR-169 & 103 feet of frontage on Monroe Ave SE
- + Prominent exterior building signage

### AMENITIES

- + Amenity-rich location and short distance to The Landing, offering over 40+ restaurants, bars & coffee shops
- + Less than 5-minute drive to Westfield Southcenter, the largest shopping mall in the Pacific Northwest
- + Close proximity to an abundance of residential, multi-family, extended stay & hotel options

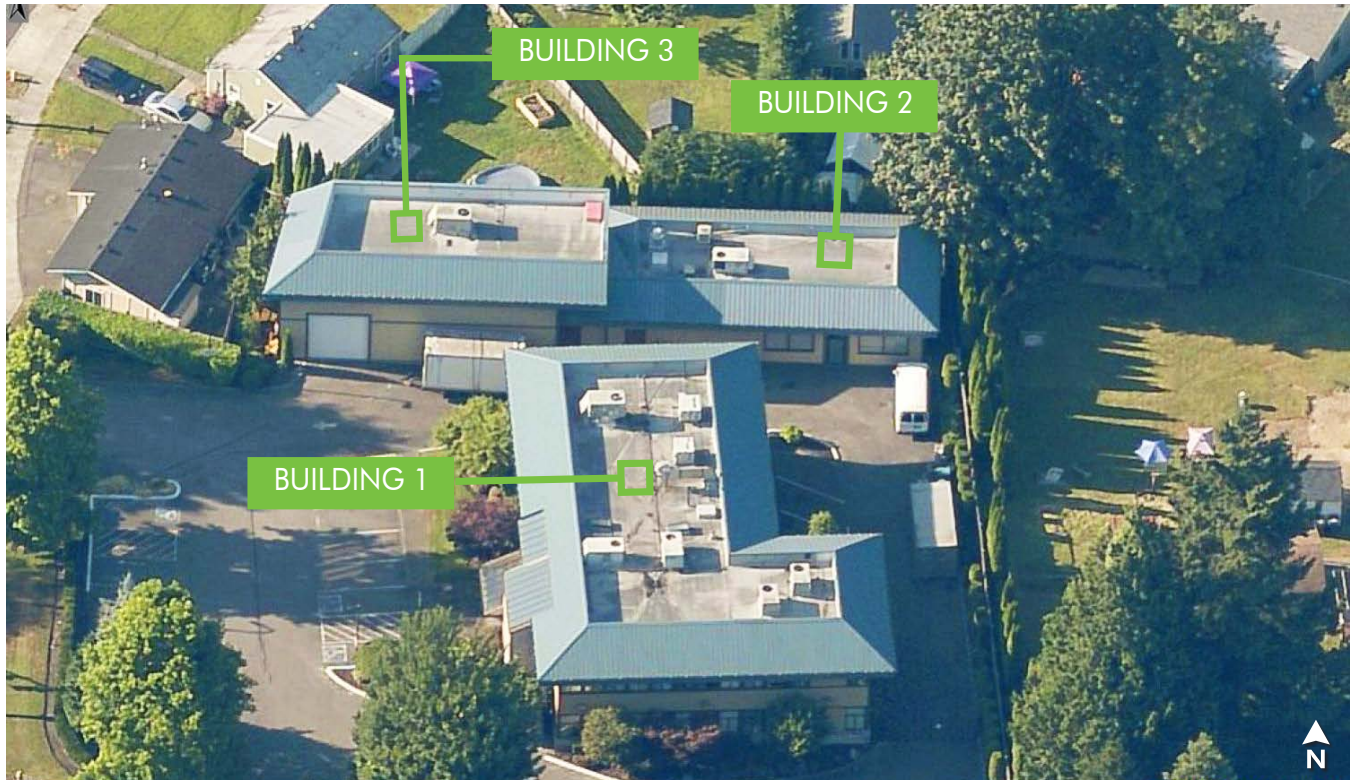


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## BUILDING STATS

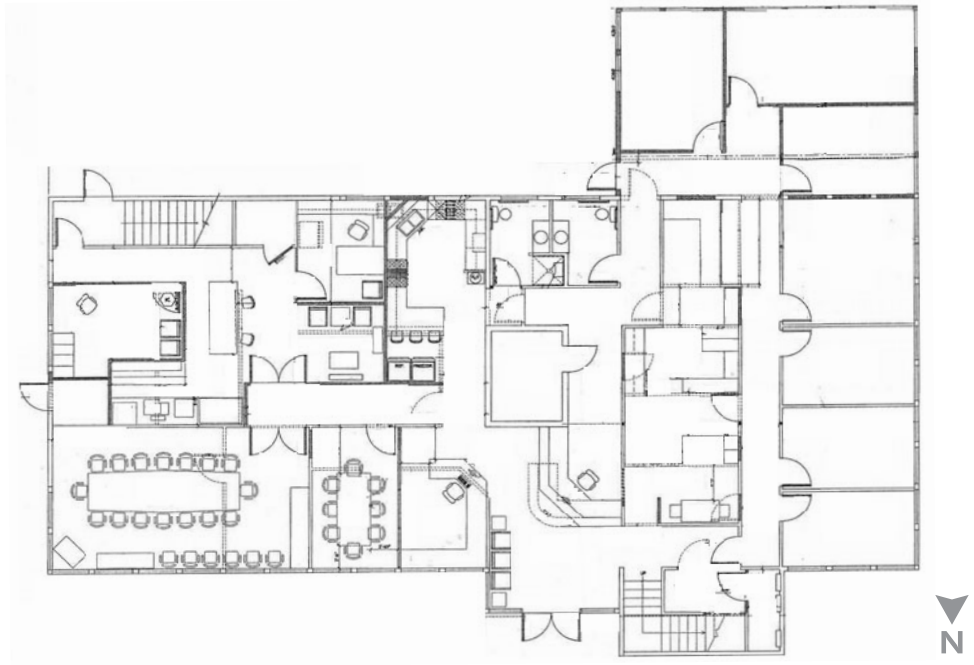


| BUILDING 1               | BUILDING 2                       | BUILDING 3            |
|--------------------------|----------------------------------|-----------------------|
| + Two-story office       | + One-story office               | + One-story warehouse |
| + ± 9,440 SF             | + ± 1,920 SF                     | + ± 2,183 SF          |
| + Private offices        | + Large conference/training room | + Large roll up door  |
| + Large conference rooms | + Commercial grade kitchen area  | + Grade level loading |
| + Test kitchen/prep area |                                  | + Mezzanine storage   |
|                          |                                  | + High bay            |



## FLOOR PLANS

FIRST FLOOR  
MAIN OFFICE BUILDING



SECOND FLOOR  
MAIN OFFICE BUILDING

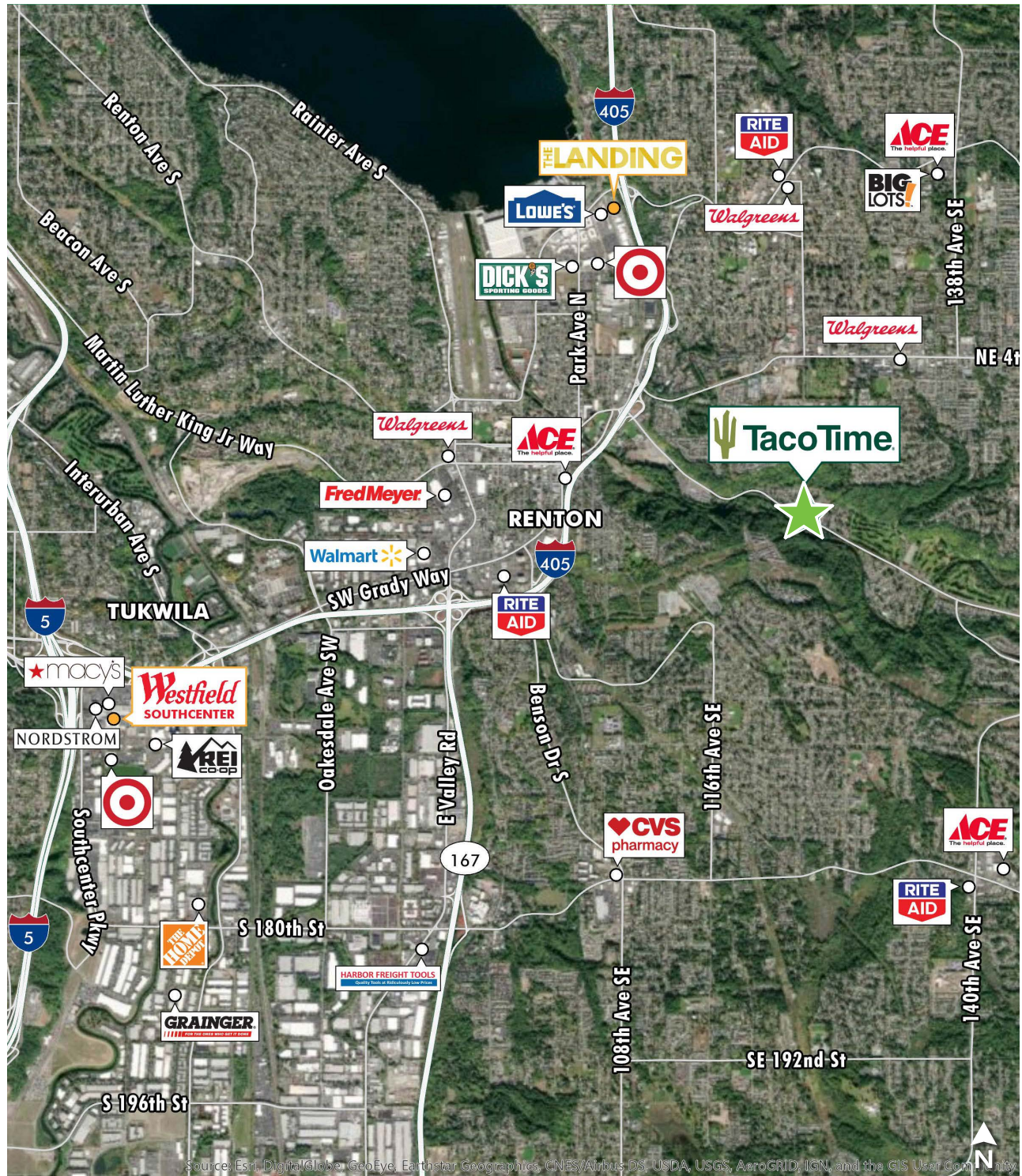




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## AREA MAP



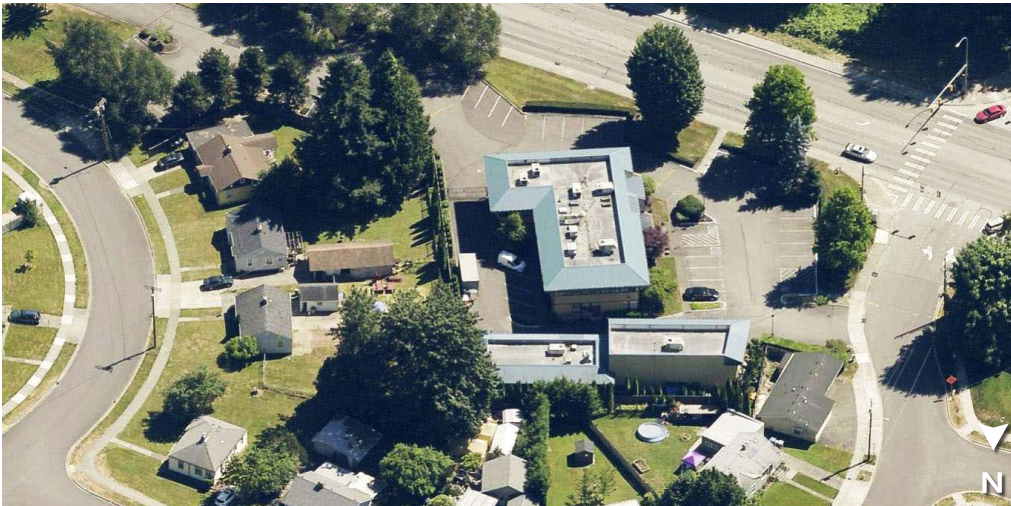




**VIEW FROM THE EAST**



**VIEW FROM THE WEST**



**VIEW FROM THE SOUTH**



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| DISTANCE TO MAJOR METRO AREAS |          |
|-------------------------------|----------|
| THE LANDING                   | 3 miles  |
| WESTFIELD SOUTHCENTER         | 5 miles  |
| SEATAC INTERNATIONAL AIRPORT  | 6 miles  |
| I-90                          | 7 miles  |
| DOWNTOWN BELLEVUE             | 8 miles  |
| DOWNTOWN SEATTLE              | 11 miles |

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