

# FOR LEASE

NEC Petrovitsky Rd & 140<sup>th</sup> Ave  
Renton, WA 98058



## FAIRWOOD SHOPPING CENTER

Justin Holmes | Josh Parnell

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

**FAIRWOOD SHOPPING CENTER** is a community shopping center anchored by Safeway, LA Fitness, Bartell Drug, and Ace Hardware. The property is located in a high-income trade area in Renton, WA. Other national tenants include Starbucks, Bank of America, Chase Bank and more. Fairwood Shopping Center is under new active ownership, First Washington Realty, Inc., poised to drastically improve the asset through an aggressive leasing and management program.

Suite	Tenant	SF
3	AVAILABLE	1,962
5B	AVAILABLE	1,408
6	AVAILABLE	2,453
20	AVAILABLE	2,277
28	AVAILABLE 1/1/2022	440
*Estimated NNN: \$11.75 PSF		

TENANTS



Population



Average HH Income



Daytime Population

Regis - 2021

Mile 1	14,320	\$120,667	6,648
Mile 3	91,639	\$116,447	39,163
Mile 5	200,860	\$117,419	169,158



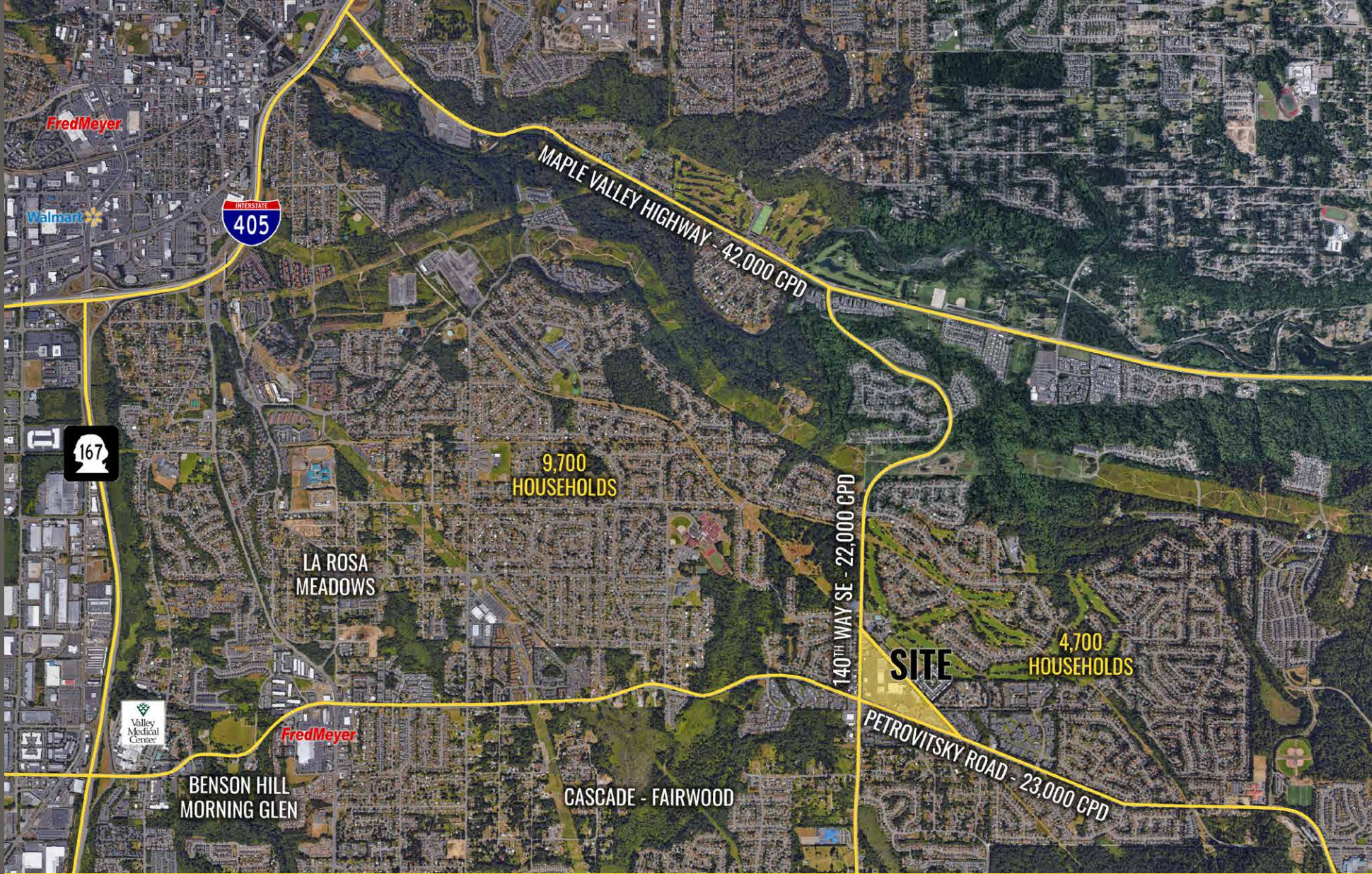


SUMMARY





LOCATION DETAILS



Strategically located moments from I-405 & HWY 167



High income trade area with significant barriers to entry



22,000 CPD  
140<sup>th</sup> Way SE



23,000 CPD  
Petrovitsky Road



# SITE PLAN



Suite	Tenant	SF
1	Mike's Fairwood Auto	3,900
2	Kumon Learning Center	1,950
<b>3</b>	<b>AVAILABLE</b>	<b>1,962</b>
4	Comfort Dental	3,900
5 A	Fairwood Thai Cuisine	2,072
<b>5 B</b>	<b>AVAILABLE</b>	<b>1,408</b>
<b>6</b>	<b>AVAILABLE</b>	<b>2,725</b>
7	Fairwood Vision Clinic, Inc.	2,060
8 A	Edward Jones	900
8 B	The Wine Alley	1,200
9	Mud Bay	6,358
13	Little Caesars	938
14	Miako Teriyaki	709
15	Subway	1,187

Suite	Tenant	SF
17	Sunflower Cafe	2,440
18	Wells Fargo	1,430
19	Menchie's	1,530
19 A	Fairwood Nails	1,586
19 B	Therapeutic Associates Fairwood Physical Therapy	2,051
<b>20</b>	<b>AVAILABLE</b>	<b>2,277</b>
21	Pho Hut	1,100
22	Hairmasters	1,140
23	Fairwood Cleaners	1,768
24	Bartell Drugs	12,106
26	Apogee Pub & Eatery	6,023
<b>28</b>	<b>AVAILABLE 1/1/22</b>	<b>440</b>
34	Taco Time	2,800

Suite	Tenant	SF
35A	Panda Express	1,998
35 B	Verizon	1,907
36 A	Broadbent Dental Clinic	1,200
36 B & C	Gentle Dental	3,109
40	Safeway	53,714
41-42	LA Fitness	45,000
43	Ace Hardware	27,556
PAD 3	Bank of America	4,500
PAD 4	Chase	3,017
PAD 5	McDonald's	3,260
PAD 6	Starbucks (Now Open) MOD Pizza (Coming Soon)	
<b>TOTAL</b>		<b>219,549</b>





**RENTON, WA** is located in King County, just 11 miles southeast of Seattle. Renton sits on the southern shore of Lake Washington and is centrally located in the heart of the Puget Sound Region. With the Boeing Company just 4 miles from the center- Renton is the perfect bedroom community.



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**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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