



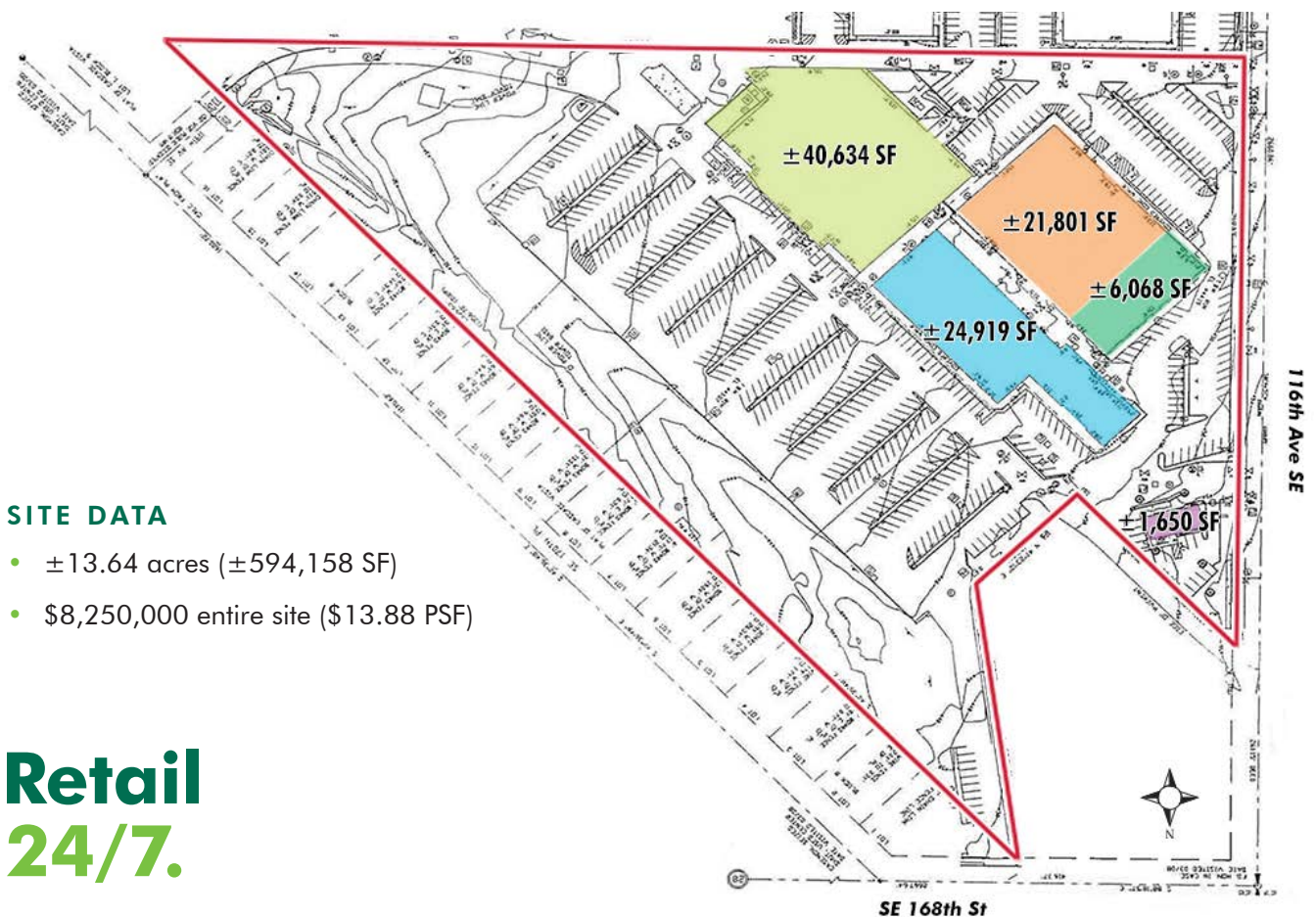
Cascade Village Redevelopment Mixed-Use Site

16950-17060 116TH AVENUE SE :: RENTON, WASHINGTON

PROPERTY HIGHLIGHTS

- ±13.64-acre site ripe for redevelopment for retail, multifamily, medical, or a mix of uses.
- Huge un-met demand in many retail categories including grocery, with over \$78 million of potential sales in a 3-mile radius.
- Repurpose some or all of the existing 96,000-sq.-ft. buildings, or demolish and start over.
- Surrounded by established residential neighborhoods with plenty of buying power.
- Close proximity to major job centers of Valley Medical Center, Kent Valley, Southcenter, and Boeing Renton Plant.
- Flat, level topography, existing paving and street-front improvements reduce future re-development expenses.
- Traffic counts on 116th Avenue at SE 172nd Street at 14,900 VPD.

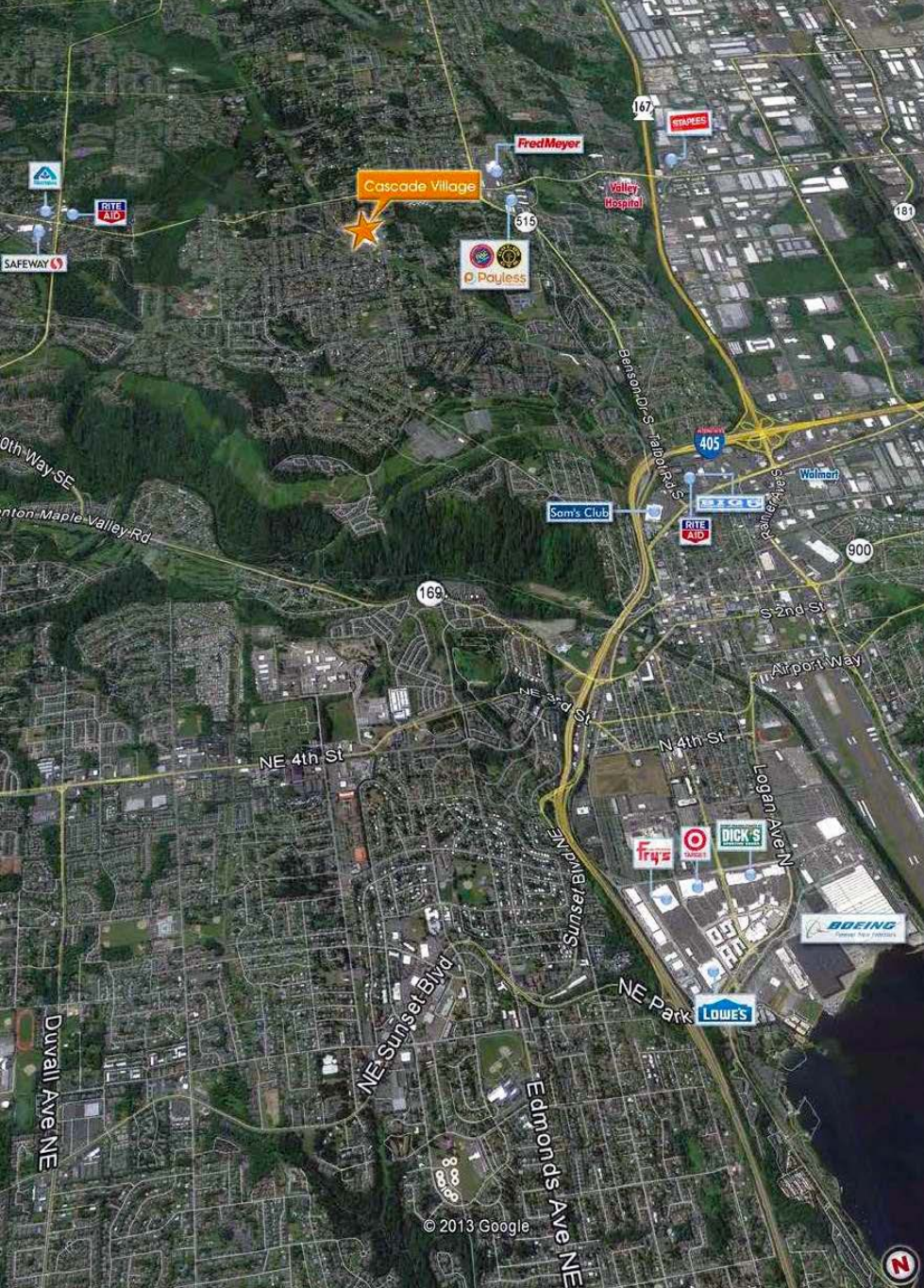
Redevelopment Site for Sale



SITE DATA

- ±13.64 acres (±594,158 SF)
- \$8,250,000 entire site (\$13.88 PSF)

Retail
24/7.



Jobs, jobs, jobs!

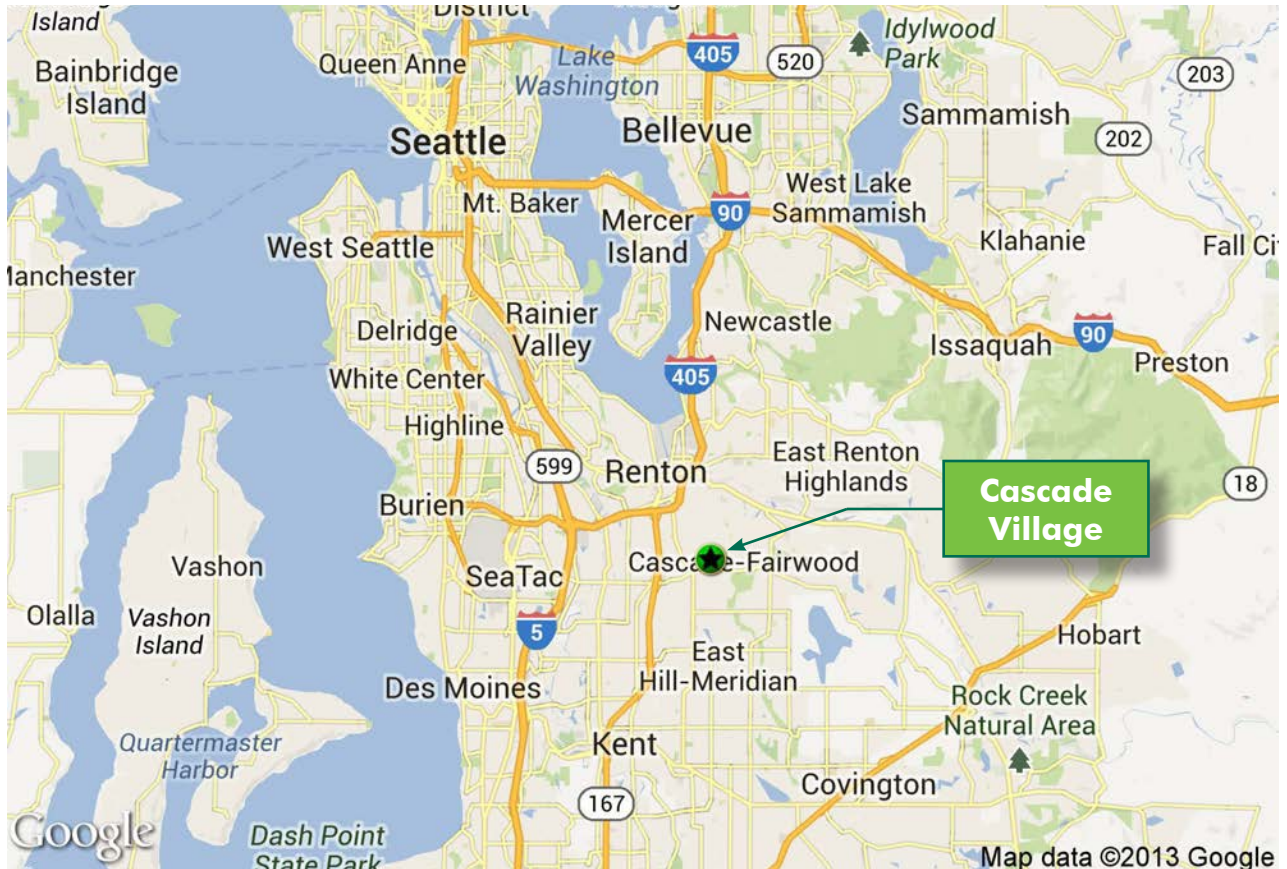
This site is within minutes of over 4,700 businesses employing 71,000 people and housing demand is strong and growing.

Enormous unmet demand for most retail categories.

Cascade Village Retail Opportunity Gap Report (Store Type)

CATEGORY	2 MILE RADIUS (Opportunity in \$M)	3 MILE RADIUS (Opportunity in \$M)
Furniture & Home Furnishings Stores	\$14.4	\$2.3
Electronics & Appliance Stores	\$13.7	\$9.0
Building Material & Garden Equipment Dealers	\$64.9	\$108.7
Grocery Stores	\$63.4	\$78.0
Gasoline Stations	\$58.7	\$101.1
Clothing & Clothing Accessories Stores	\$12.7	\$20.1
Sporting Goods, Hobby, Book, & Music Stores	\$14.7	\$19.9
Miscellaneous Store Retailers	\$16.0	\$18.8
Food Service & Drinking Places	\$40.2	\$24.5

Retail 24/7.



2013 Estimated Demographics	2 Miles	3 Miles	7-minute Drive Time
POPULATION	47,184	95,758	57,778
POPULATION GROWTH (2010-2013)	3.60%	3.83%	3.83%
DAYTIME POPULATION	38,445	77,374	32,033
HOUSEHOLDS	18,021	36,678	22,795
HOUSEHOLD GROWTH (2010-2013)	3.10%	3.44%	3.60%
AVG. HOUSEHOLD INCOME	\$76,676	\$77,174	\$74,942
AVG. HOUSING VALUE	\$260,727	\$268,415	\$263,232

Retail Group

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