

# 3,100 SF RETAIL/OFFICE BUILDING



## FOR SALE



## 125 Airport Way

Renton, Washington 98057

### Property Highlights

- Retail/Office Building
- Excellent Owner-User Opportunity
- Zoned CA (Commercial Arterial)
- Ample Parking
- Excellent Visibility and Frontage from Airport Way
- Located across from Renton Municipal Airport
- Freestanding Building Ideal for Retail or Professional Office User
- Building Renovation in 2019
- Building Size: 3,100 SF
- Lot Size: 8,000 SF
- **Sale Price: \$699,000 (\$225/SF)**



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## Highlights

125 Airport Way is ideally located off Airport Way in Renton, Washington. The property is situated in the heart of the Renton business district, directly across the street from Renton Municipal Airport.

Due to appropriate zoning and growth potential, the city of Renton has recently emerged as one of the Puget Sound region's most desirable areas. Recent developments including The Landing in Renton and Southport have helped Renton establish itself as a premier retail and office destination; well-positioned to capitalize on the future growth of the Puget Sound region.

125 Airport Way consists of 3,100 square feet of retail/office space. Situated on 8,000 square feet of land zoned CA, the subject property was originally built in 1965 and underwent significant renovation in 2019. The property is benefited by ample parking and a freestanding building.

The subject property has excellent visibility and exposure to Airport Way, one of the main thoroughfares to Southport, as well as The Landing at Renton and the Boeing Renton Factory. The daily traffic counts exceed 43,000 vehicles per day.

The subject property is currently unencumbered by a lease, making this site ideal for an owner-user buyer, who can take advantage of historically low SBA financing rates.

125 Airport Way is being offered for sale at \$699,000, at a price per square foot of \$225/SF.

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Photo Credit: Oren Virivincy

## Renton Overview

The Puget Sound Region is considered one of the fastest-growing markets in the United States. Home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Renton is emerging as the next hot neighborhood since it is zoned appropriately and has room to grow. It offers convenient access to Seattle, Bellevue, Tacoma, and SeaTac International Airport. Home to 101,379 residents, this industrial city has transformed into one of the most affluent areas in the region. The city's close proximity to Seattle (11 miles) and Bellevue (9 miles) factor into being such a desirable location for commercial tenants. Renton is well known for manufacturing, technology, and healthcare organizations, including the Boeing 737 family of commercial airplanes, Valley Medical Center, Amazon Fulfillment Center, IKEA, Wizards of the Coast and Providence Health & Services. Boeing currently occupies 1.1 million square feet of factory space, which is next to the Renton Municipal Airport.

Renton is also adjacent to Tukwila's Westfield Southcenter, which is the largest shopping center in Washington and the Pacific Northwest. The 2-level indoor shopping mall has over 200 stores and eateries. In addition to the mall, the surrounding area offers a plethora of retail amenities and activities. Some include: iFLY Indoor Skydiving, Acme Bowl, Northwest Seaplanes, DEFY, Family Fun Center and The Museum of Flight.



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