

FOR LEASE

17060 116th Ave SE
Renton, WA 98058



CASCADE VILLAGE

Carrie Walker

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

17060 116TH AVE SE:

1,675 SF \$15.00 PSF PLUS \$5.75 NNN

4,214 SF \$15.00 PSF PLUS \$5.75 NNN
FORMER CROSSFIT GYM

4,533 SF \$15.00 PSF PLUS \$5.75 NNN

CAN BE COMBINED

CAN BE DIVIDED

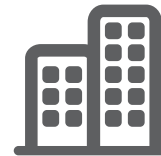
- Pylon signage available
- Ample parking
- Easily accessible



Population



Average HH Income



Daytime Population

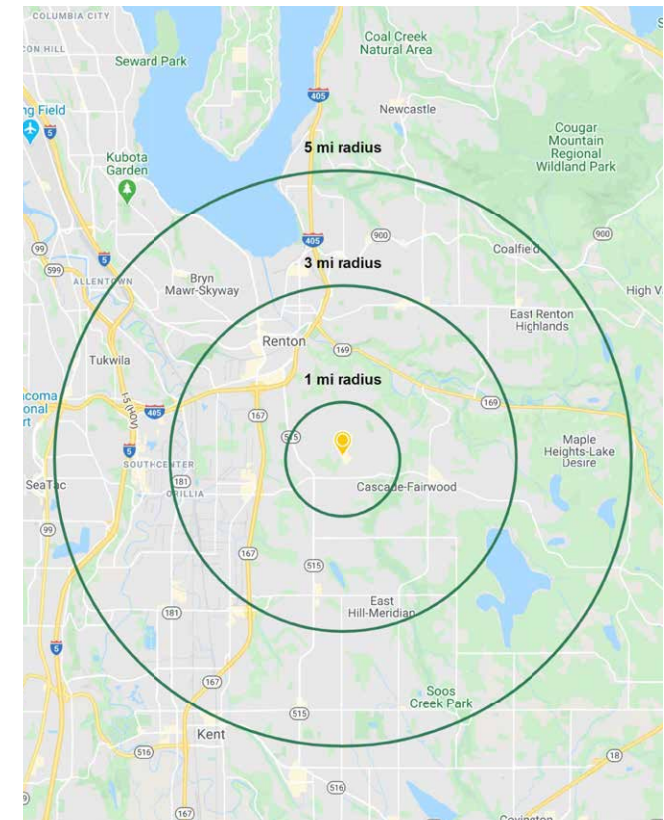
Regis - 2020

Mile	Population	Average HH Income	Daytime Population
Mile 1	18,205	\$86,291	6,690
Mile 3	101,973	\$103,825	77,679
Mile 5	241,533	\$108,368	192,986

NEARBY TENANTS



WaterBabies





LOCATION DETAILS



5 minute drive to
SR 167 & I-405



7 minutes away from
Downtown Renton

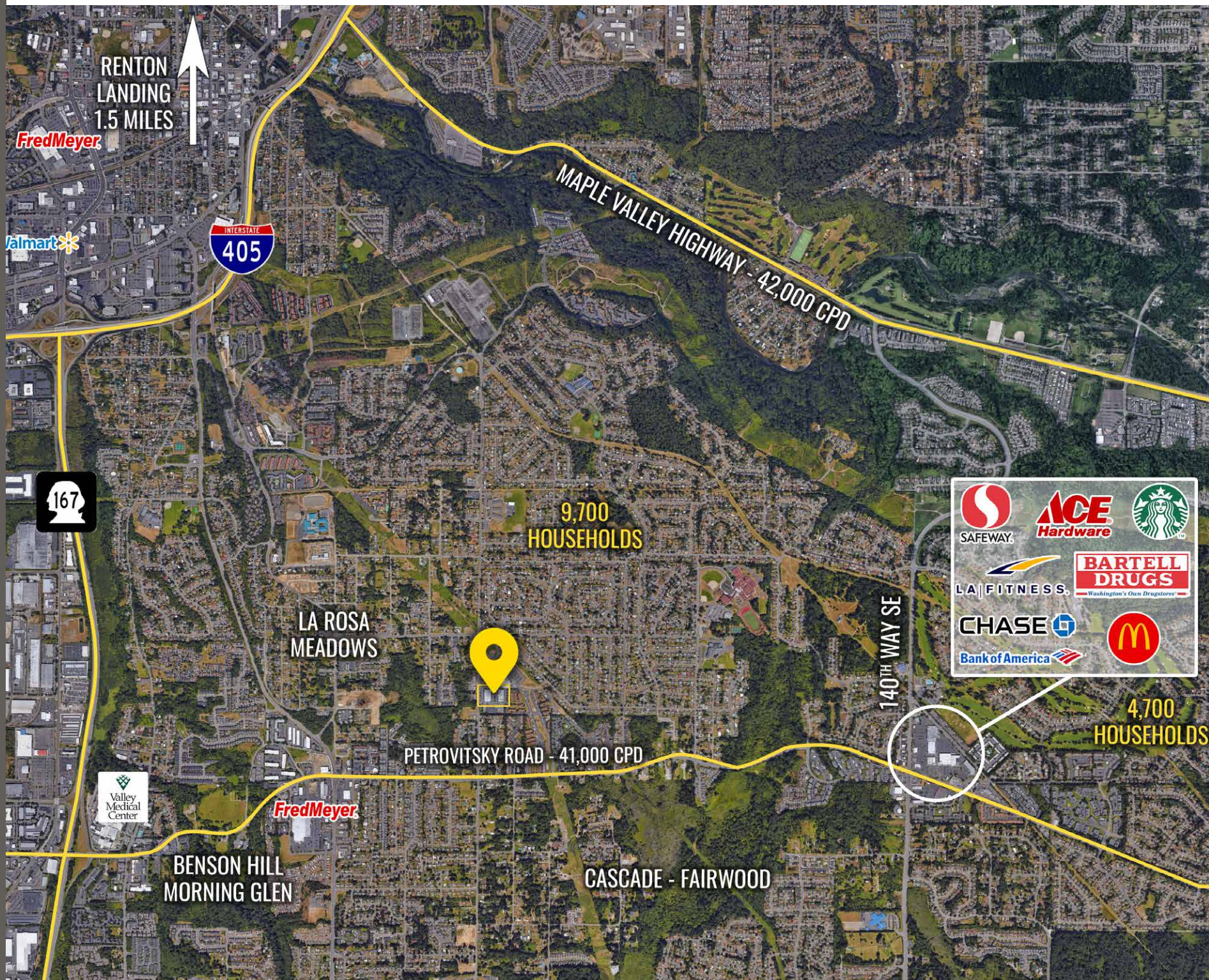


15,500 CPD
116th Ave SE



13,150 CPD
SE 168th St

LOCATION AERIAL



BUILDING F

F1\F2	F9
	F10 AVAILABLE
F3	F11
F4	
F5	
F6	
F7	
F8	F12
	F13
	F14

Suite	SF	Tenant
F1/F2	2,400	Domino's Pizza
F3	1,260	Cascade Nails
F4	1,140	Joel Perez Barber Shop
F5	1,200	Golden Wok
F6	1,200	Save Smoke
F7	1,560	Mi Casa Market
F8	4,200	R Bar & Grill
F9	1,200	Ciao A Complete Salon
F10	1,675	AVAILABLE
F11	6,430	Fairwood Martial Arts
F12	1,800	Wizard's Keep Games
F13	1,200	Christie's Catering
F14	1,000	Washington Water Heaters

BUILDING G

E/F
D
C
B
A

Suite	SF	Tenant
A	4,214	AVAILABLE
B	2,881	AVAILABLE
C	1,652	AVAILABLE
D	7,987	Waterbabies USA
E/F	3,120	ABC Dance LLC

CAN BE COMBINED



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.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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