

# *CORNER DEVELOPMENT SITE*

RENTON, WASHINGTON

**AC** AYERS  
COMMERCIAL  
— GROUP —

## THE OFFERING ———

# *HIGH TRAFFIC CORNER LOT FOR GROUND LEASE OR SALE UNPRICED*

Ayers Commercial Group is pleased to present the opportunity to **ground lease** or **purchase** a 0.76-acre lot in an established trade area anchored by Fred Meyer. The property is situated at the **hard corner of a major thoroughfare** connecting area homes with two freeways, with **combined average daily traffic count of 56,986**. The site is located **adjacent to future 7-Eleven gas station**, and will have shared access from Benson Dr and SE Petrovitsky Rd with 7-Eleven. Ideal for **QSR, bank, or other retail development**.



# PROPERTY SUMMARY

ADDRESS  
NEC Benson & Petrovitsky  
Renton, WA 98055

PARCEL NUMBER  
292305-9110

LOT SIZE  
33,288 SF | 0.76 AC

ZONING  
CA

DAILY TRAFFIC COUNT  
56,986







Public Storage



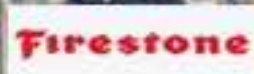
SITE

SE CARR RD



SE PETROVITSKY RD

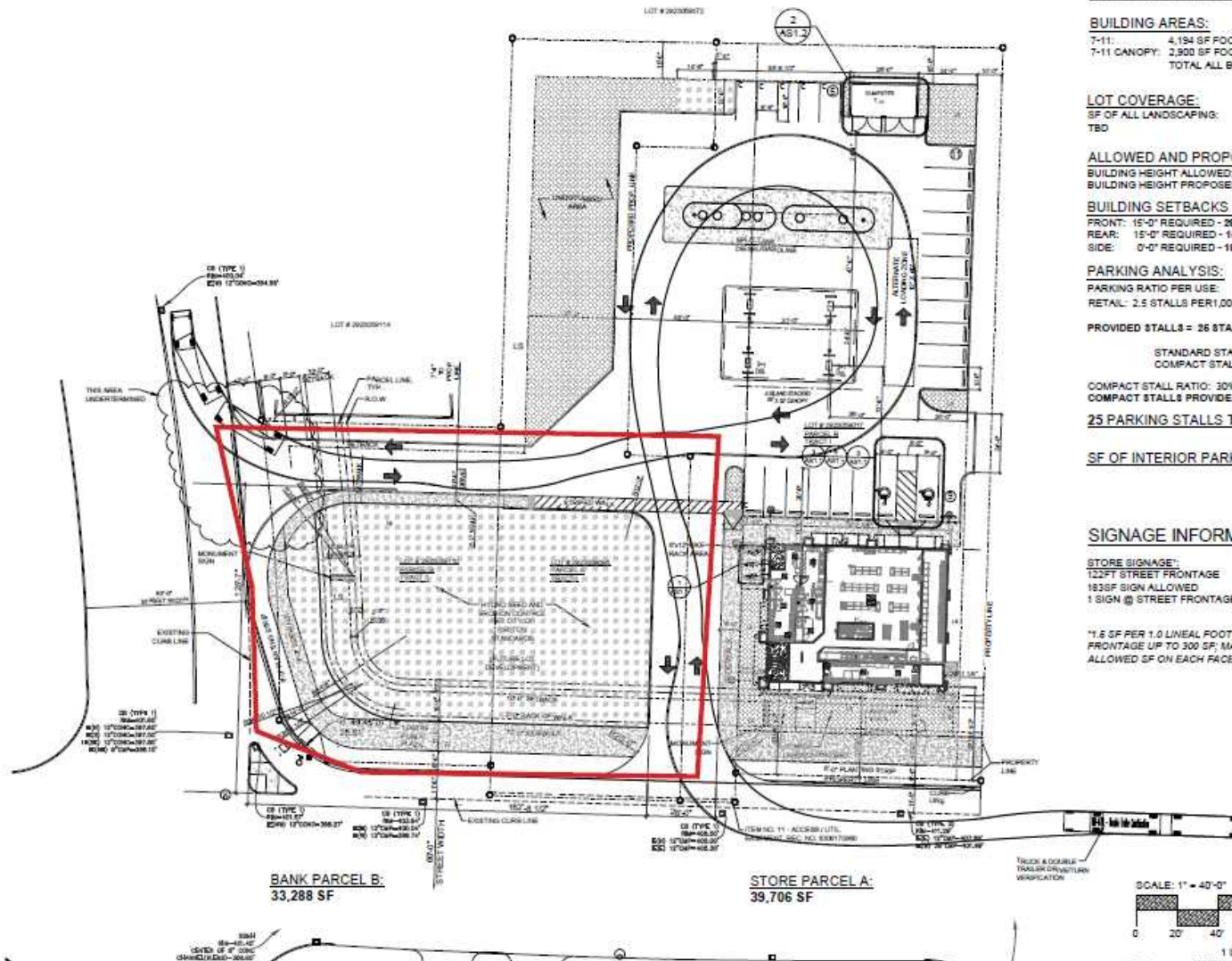
108TH AVE SE





# SITE PLAN

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"



## SITE INFORMATION

**SITE AREA:** 72,980 SF, 1.68 ACRES

### BUILDING AREAS:

7-11: 4,194 SF FOOTPRINT  
7-11 CANOPY: 2,900 SF FOOTPRINT  
TOTAL ALL BUILDINGS = 7,094 SF

### LOT COVERAGE:

SF OF ALL LANDSCAPING:  
TBD

### ALLOWED AND PROPOSED BUILDING HEIGHT:

BUILDING HEIGHT ALLOWED: + 50'-0"  
BUILDING HEIGHT PROPOSED: + 20'-0"

### BUILDING SETBACKS REQUIRED BY CODE:

FRONT: 15'-0" REQUIRED - 20'-0" PROPOSED  
REAR: 15'-0" REQUIRED - 16'-0" PROPOSED AT RESIDENTIAL ADJACENCY  
SIDE: 0'-0" REQUIRED - 10'-0" PROPOSED LANDSCAPE BUFFER

### PARKING ANALYSIS:

PARKING RATIO PER USE:  
RETAIL: 2.5 STALLS PER 1,000 SF =  $\frac{4,194}{1,000} \times 2.5 = 11$  STALLS

PROVIDED STALLS = 26 STALLS

STANDARD STALLS: 9'X20' @ 90 DEGREES  
COMPACT STALLS: 8'-6"X16' @ 90 DEGREES

COMPACT STALL RATIO: 30% OF 26 PROPOSED STALLS = 8 ALLOWED; 8  
COMPACT STALLS PROVIDED

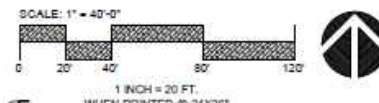
**25 PARKING STALLS TOTAL - 2 OF WHICH ARE ADA**

**SF OF INTERIOR PARKING LOT LANDSCAPING: TBD SF**

## SIGNAGE INFORMATION

STORE SIGNAGE:  
122FT STREET FRONTAGE  
183SF SIGN ALLOWED  
1 SIGN @ STREET FRONTAGE

"1.5 SF PER 1.0 LINEAL FOOT OF STREET  
FRONTAGE UP TO 300 SF, MAXIMUM 1/2 OF  
ALLOWED SF ON EACH FACE.



7-ELEVEN & CHASE  
BANK BUILDING PAD  
10010 & 10028 SE PATRIMONY RD. and 17426 Benson Dr. SE  
Renton, Washington 98055

NOT FOR CONSTRUCTION

AS1.0

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SONIC

**SITE**