

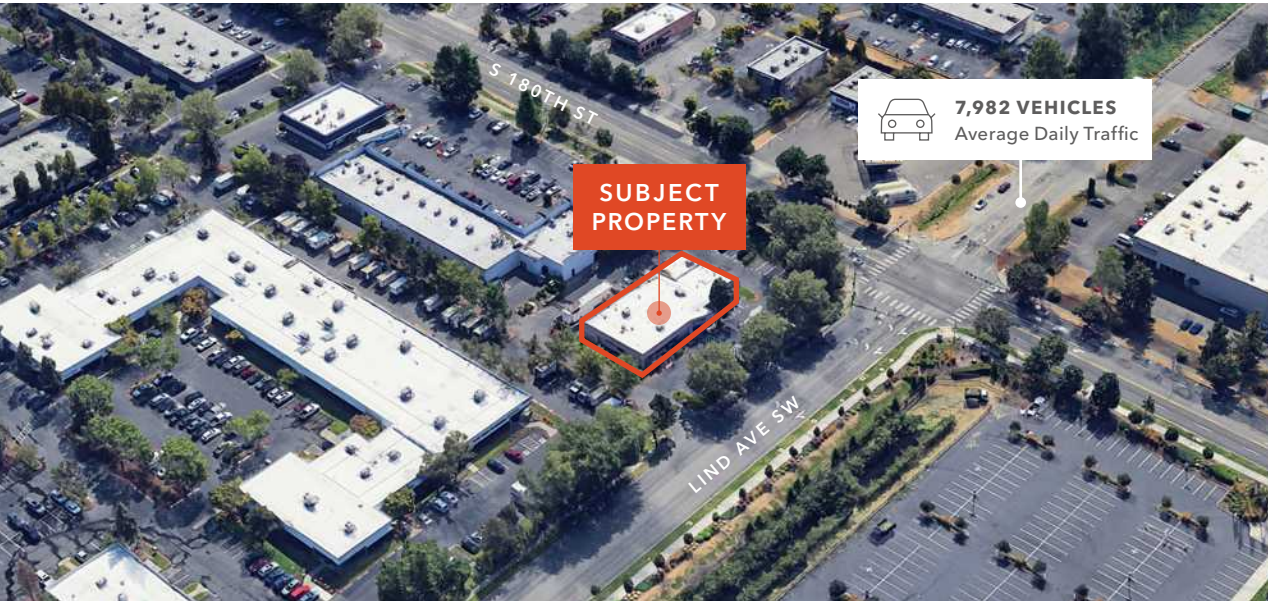
FOR LEASE

FORMER VET HOSPITAL

*±7,295 SF building on ±36,667 SF
of land*

4208 LIND AVE SW, RENTON, WA





Located on a highly visible hard corner across from Ikea in Renton, with potential drive-through capability.

TOTAL BUILDING SF	±7,295
TOTAL LAND SF	±36,667
ZONING	CA (Commercial Arterial)
AVAILABILITY	7/1/2024
PARKING	Ample, 5/1,000 SF
IDEAL USES	Animal hospital/vet clinic, medical office, retail with/without drive-thru, new construction-ground lease
LEASE RATE	Call brokers
PURCHASE OPPORTUNITY	Call brokers

→ ZONING CODE

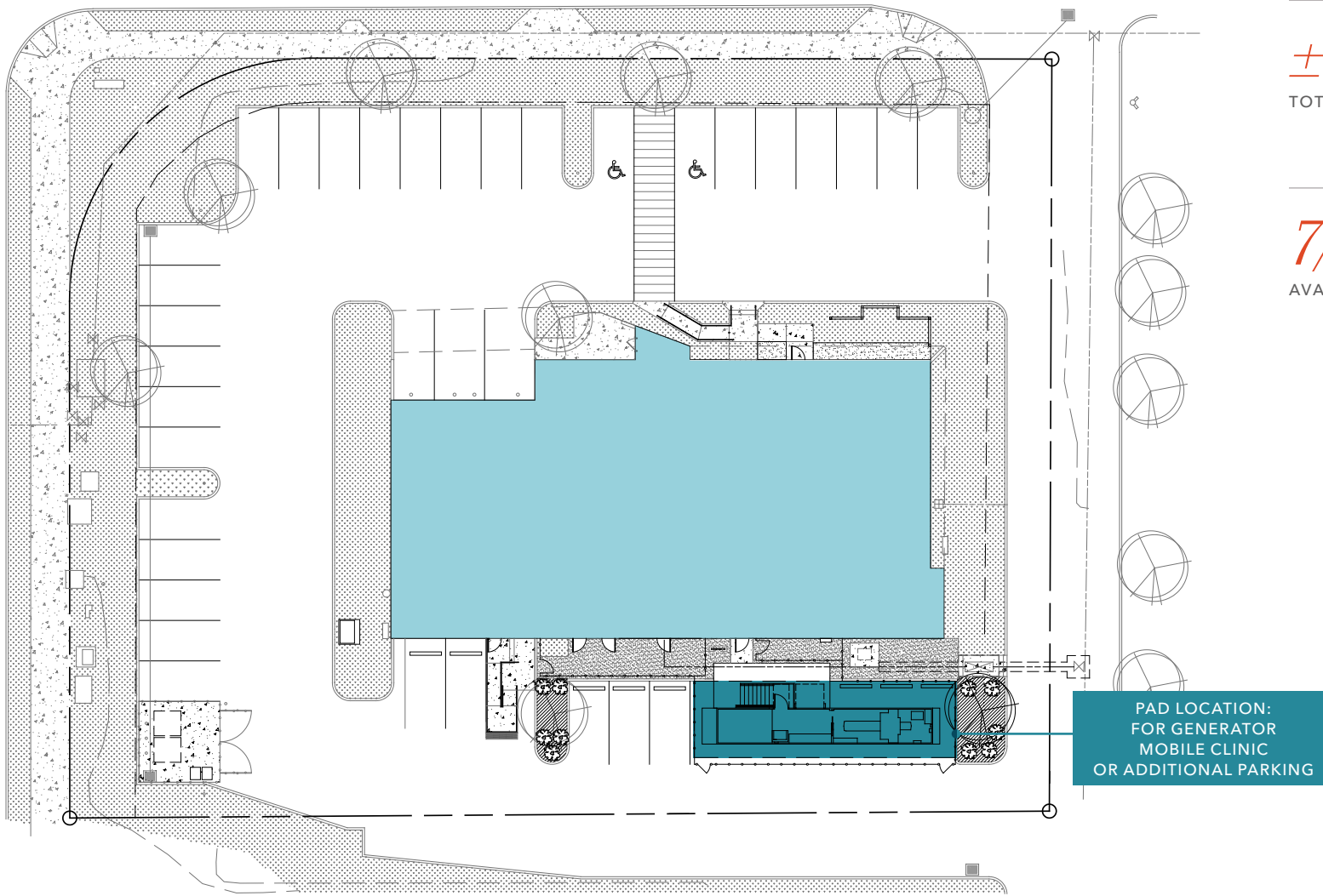
±7,295 SF

AVAILABLE

CA

ZONING

SITE PLAN



±36,667 SF

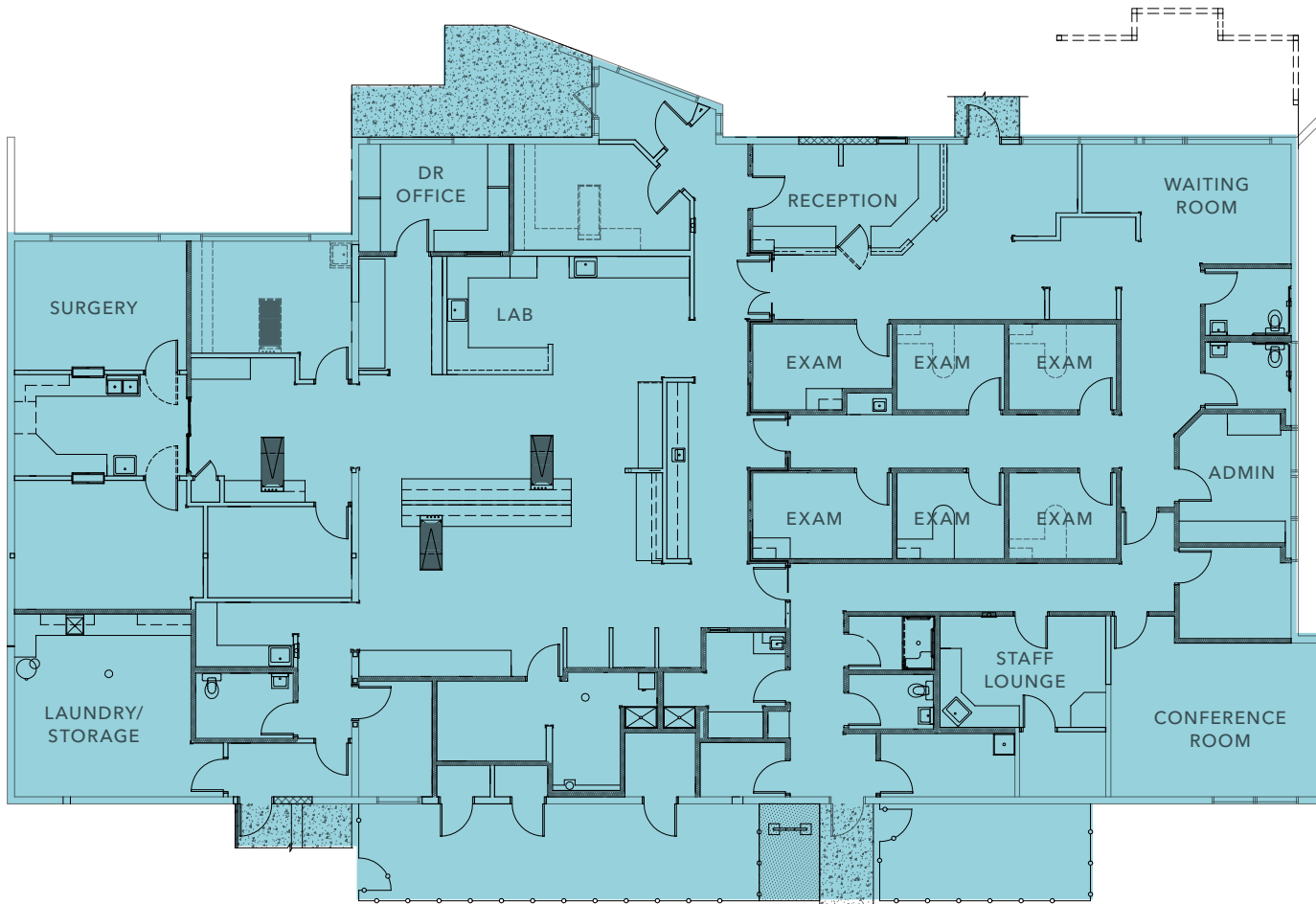
TOTAL LAND

7/1/2024

AVAILABLE

PAD LOCATION:
FOR GENERATOR
MOBILE CLINIC
OR ADDITIONAL PARKING

FLOOR PLAN



±7,295 SF

AVAILABLE

7/1/2024

AVAILABLE

HIGHLY- ACCESSIBLE LOCATION

Close to Valley Medical, SR-167, I-405 & I-5

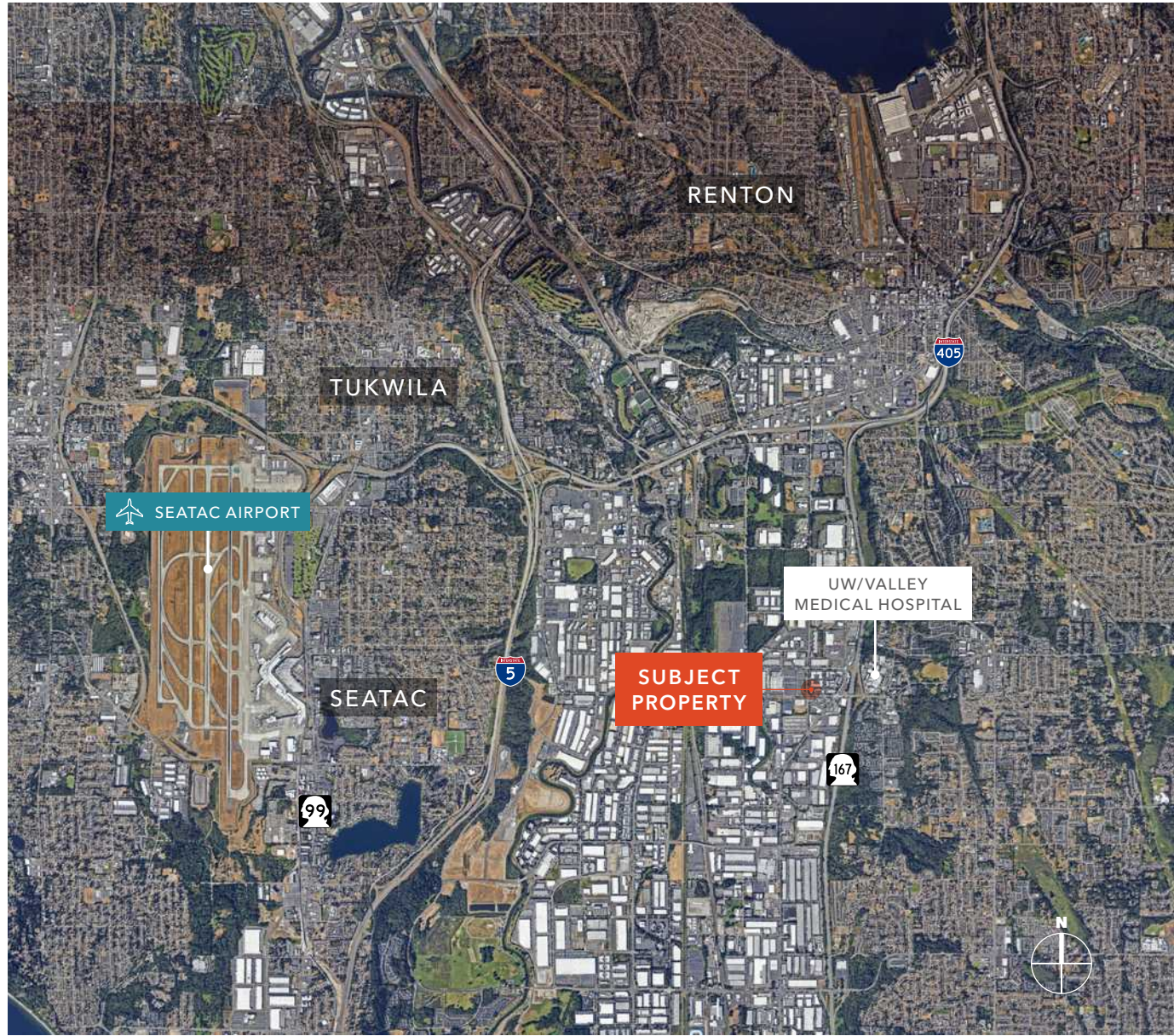
Easy access

Across the street from IKEA

Great exposure and visibility

2 MIN
TO SR-167

10 MIN
TO I-5



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	4,387	77,087	280,681
2028 PROJECTION	4,436	76,719	281,160
PROJECTED GROWTH 2023 - 2028	0.2%	-0.1%	0%

MEDIAN AGE

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.7	37.3	36.8

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	1,964	30,025	107,797
2028 PROJECTED	1,987	29,931	108,259
GROWTH 2023 - 2028	0.2%	-0.1%	0.1%
OWNER-OCCUPIED	853	16,181	53,979
RENTER-OCCUPIED	1,134	13,750	54,280

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$109,664	\$101,957	\$98,365

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,298	6,188	11,284
TOTAL EMPLOYEES	12,322	65,981	109,657

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.2%	4.1%	6.6%
HIGH SCHOOL DIPLOMA	19.2%	22.6%	22.9%
SOME COLLEGE	20%	22.4%	20.7%
ASSOCIATE	8.5%	10.1%	10.2%
BACHELOR'S	29.7%	23.8%	24%
GRADUATE	17.2%	11.8%	11.4%

4208 LIND AVE SW

Exclusively leased by

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