

GROUND LEASE/BUILD TO SUIT | 4526 NE 4TH ST RENTON, WA 98059

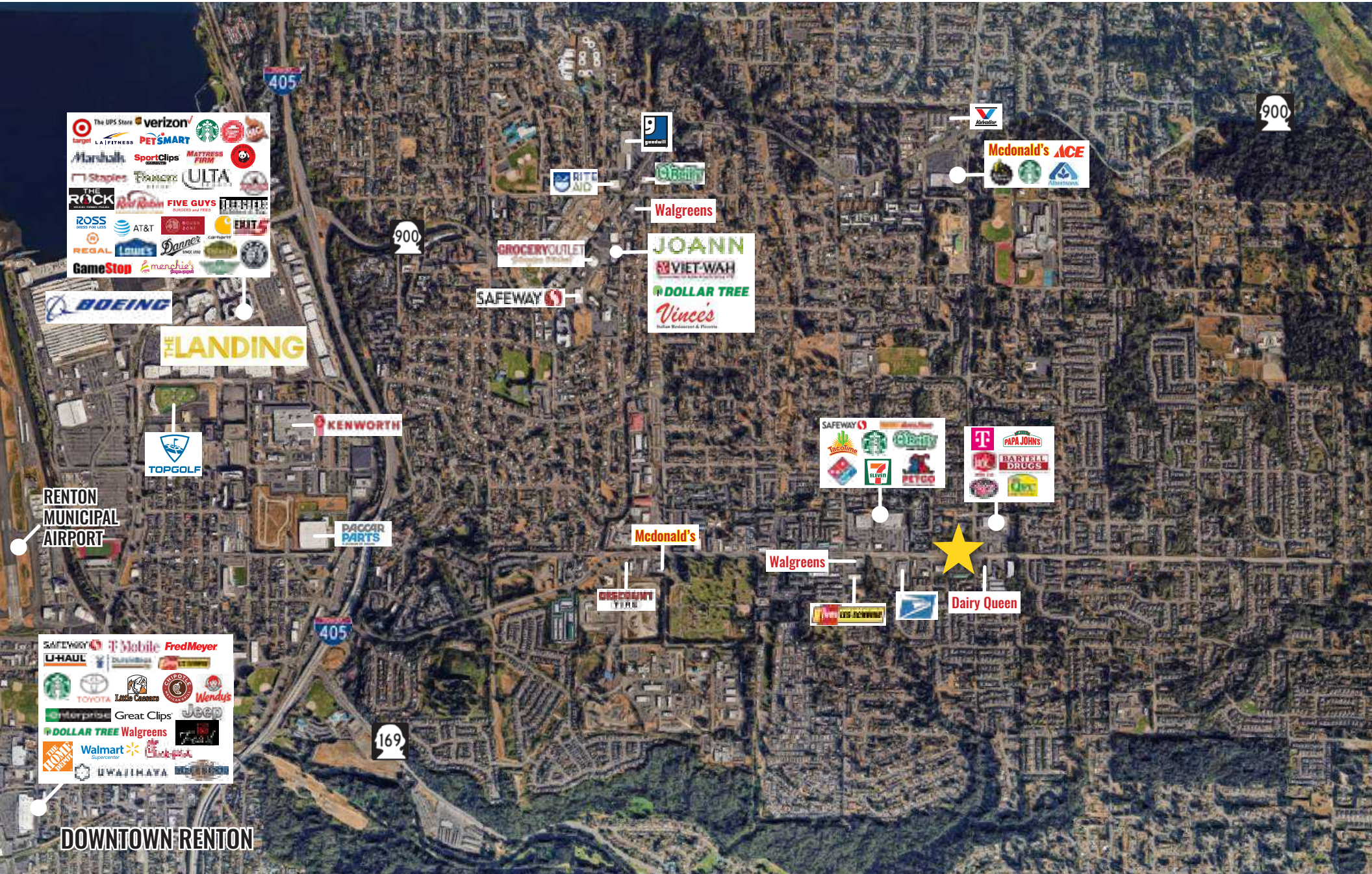
Marcus & Millichap



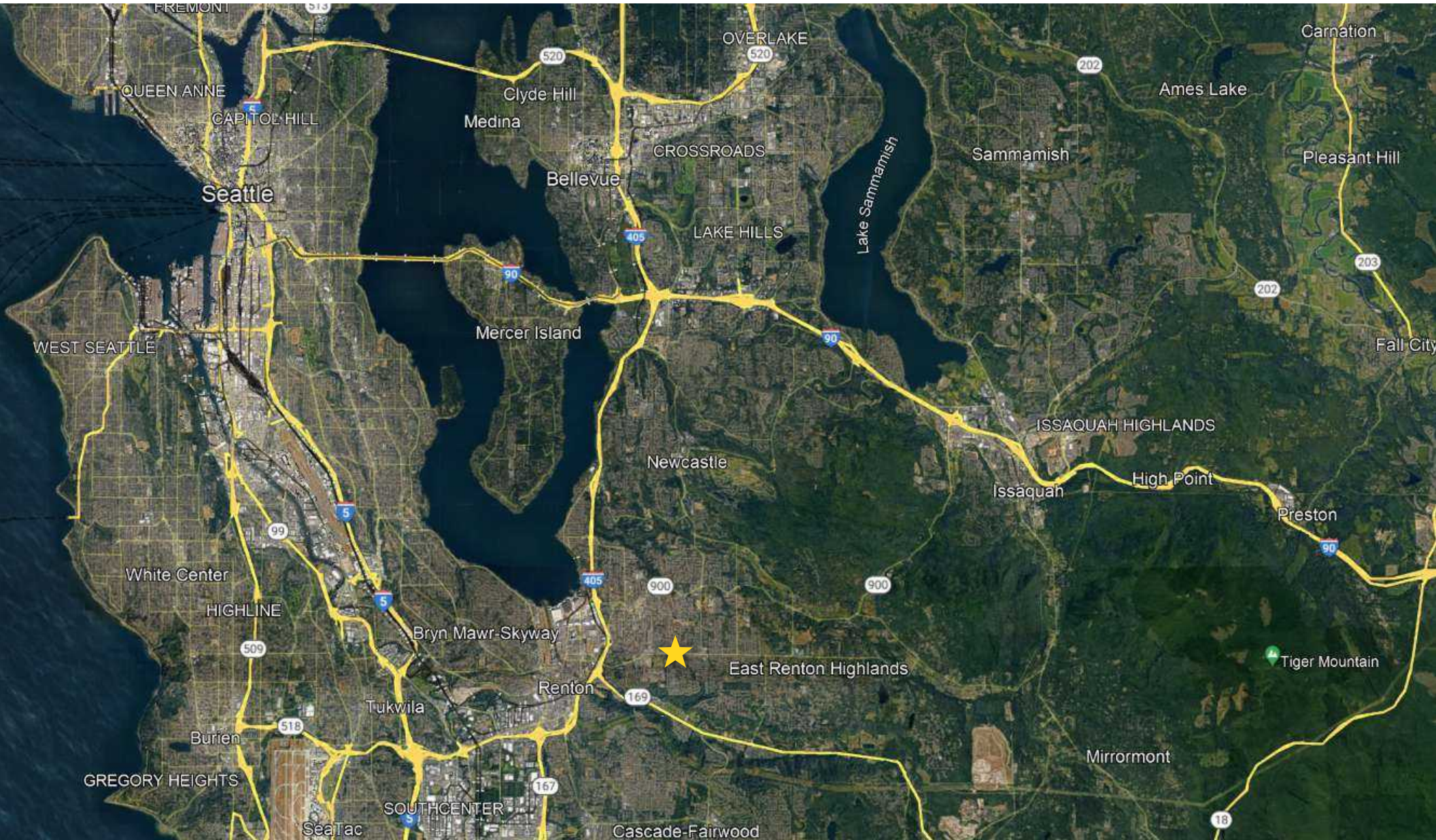
SITE AREA SUMMARY

Submarket Overview | Aerial

Marcus & Millichap



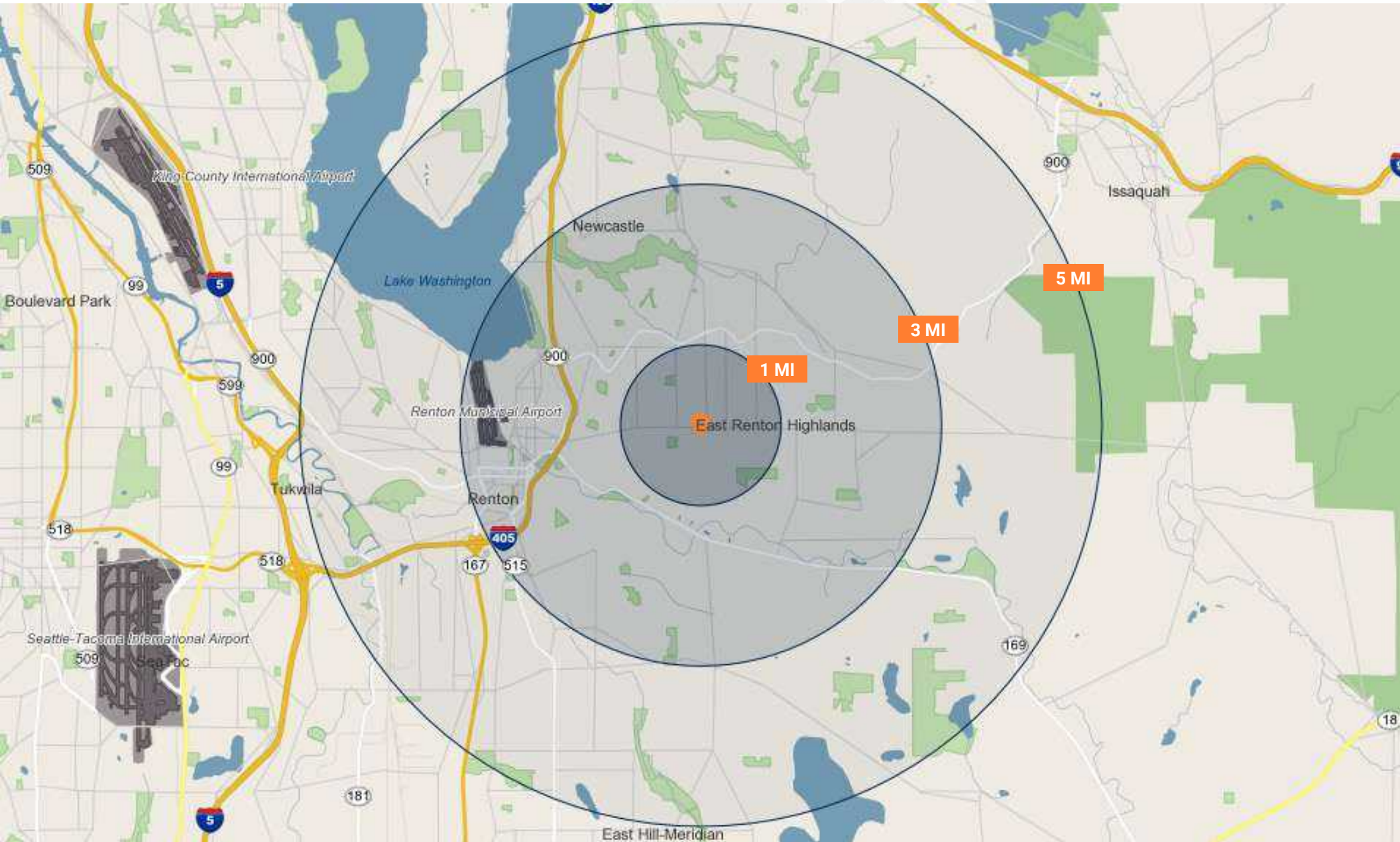
REGIONAL MAP



4526 NE 4th St, Renton

1, 3, & 5 MILE SITE MAP

Marcus & Millichap



Renton, WA

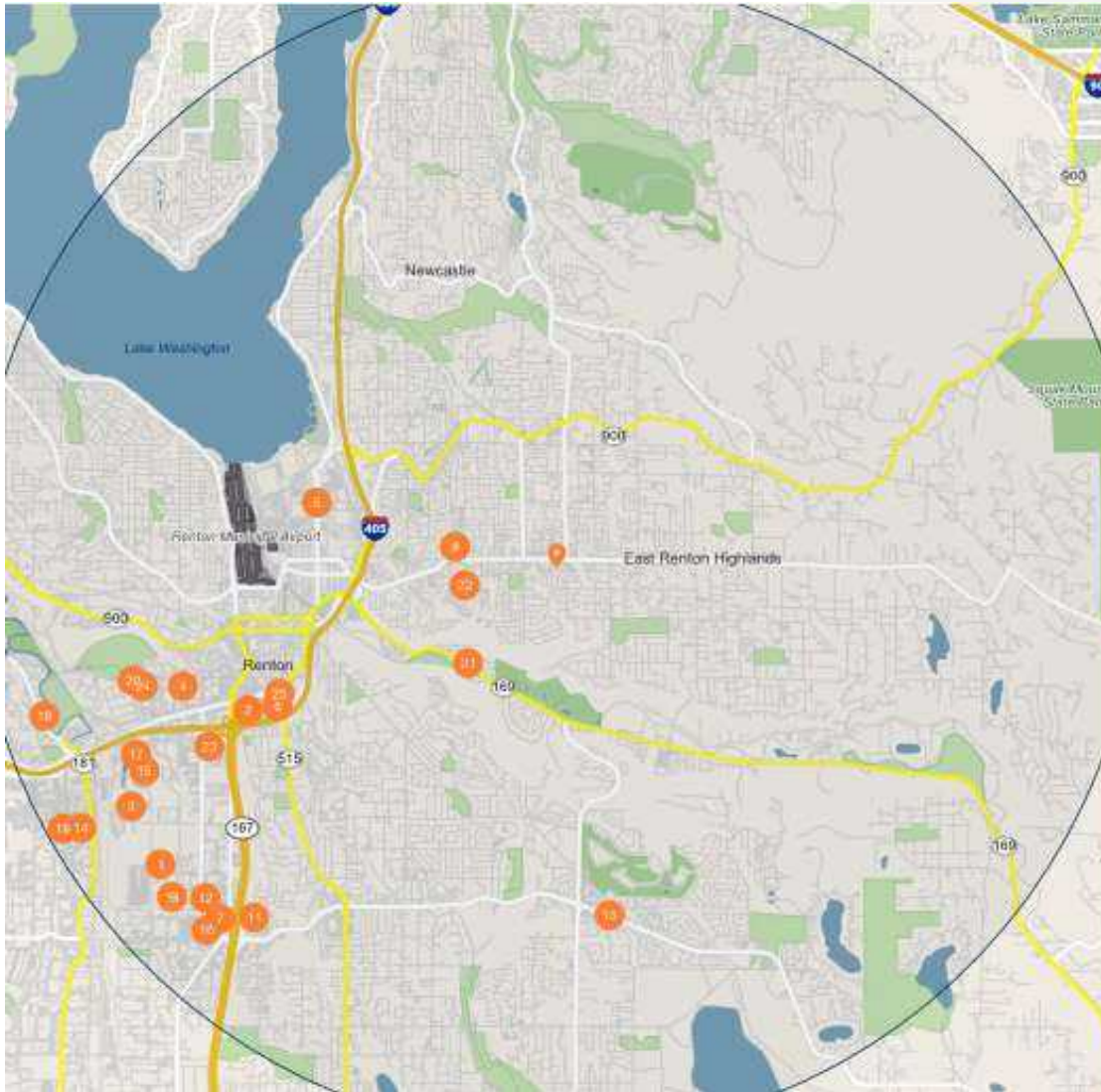
LOCAL DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	23,967	110,411	234,235
2022 Estimate			
Total Population	21,788	103,403	220,838
2010 Census			
Total Population	17,524	88,183	191,229
2000 Census			
Total Population	12,204	71,599	162,580
Daytime Population			
2022 Estimate	13,320	86,691	193,568
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	8,714	43,654	90,827
2022 Estimate			
Total Households	7,961	40,889	85,400
Average (Mean) Household Size	2.7	2.5	2.6
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	15,026	73,158	156,125
Elementary (0-8)	5.6%	4.4%	3.9%
Some High School (9-11)	4.3%	4.4%	3.9%
High School Graduate (12)	22.9%	21.8%	19.4%
Some College (13-15)	21.4%	21.7%	20.4%
Associate Degree Only	10.5%	10.1%	9.3%
Bachelor's Degree Only	23.6%	25.2%	27.5%
Graduate Degree	11.7%	12.4%	15.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	5.8%	7.7%	9.7%
\$200,000-\$249,999	4.1%	5.5%	6.8%
\$150,000-\$199,999	12.4%	10.9%	12.2%
\$125,000-\$149,999	11.9%	9.7%	9.7%
\$100,000-\$124,999	13.9%	13.0%	13.1%
\$75,000-\$99,999	13.4%	13.2%	12.4%
\$50,000-\$74,999	13.2%	14.1%	13.2%
\$35,000-\$49,999	9.6%	9.6%	8.3%
\$25,000-\$34,999	5.4%	5.2%	4.8%
\$15,000-\$24,999	5.4%	5.1%	4.7%
Under \$15,000	5.0%	5.9%	5.2%
Average Household Income	\$119,263	\$126,326	\$139,356
Median Household Income	\$96,471	\$94,179	\$102,714
Per Capita Income	\$43,689	\$50,040	\$53,985
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2027 Projection	9,024	45,816	94,488
2022 Estimate	8,238	42,875	88,815
Owner Occupied	4,965	24,568	54,484
Renter Occupied	2,996	16,320	30,916
Vacant	277	1,987	3,415

Renton, WA

MAJOR EMPLOYERS



Major Employers

Employees

1	Samsonite LLC-Samsonite	3,645
2	Service Employees Intl Un-Seiu Local 1199	1,114
3	Washington Permanente Medical	1,082
4	Aim Aerospace Renton Inc-Sekisui Aerospace	999
5	Boeing Company-Boeing	996
6	Boeing Company-Boeing	896
7	Pacific Building Care Inc	804
8	Renton Technical College	800
9	Convergent Outsourcing Inc	730
10	Honeywell International Inc-Honeywell	699
11	Public Hosp Dst 1 King Cnty	693
12	Public Hosp Dst 1 King Cnty-Occupational Health Services	693
13	Public Hosp Dst 1 King Cnty-Valley Med Ctr Fairwood Clinic	693
14	Olympic Security Services Inc	675
15	Boeing Company-Boeing	630
16	Convergent Resources Inc-Ers	540
17	Boeing US Trning Fight Svcs LL	500
18	Dematic Corp	474
19	Accountble Hlthcare Staffing In-Hrn Services	408
20	Cascadia Global Security Inc-Cascadia Global Security	400
21	Alliance Building Services LLC	324
22	County of King-DOT Road Maintenance	300
23	Wizards of Coast LLC	300
24	Puget Sound Eductl Svc Dst	300
25	Genoa Healthcare LLC-Genoa Pharmacy	277

