WestCom PROPERTIES, INC

Solera

FOR LEASE

2816 SUNSET LN NE | RENTON,WA

Commercial space available for lease in new, mixed-use development in Renton Highlands

NEW DEVELOPMENT project includes 2 mixed-use buildings with commercial spaces and 590 multi-family units

COMMERCIAL spaces can accommodate retail, professional, and flex uses

SIZES RANGE from 1,200 SF to 9,582 SF (Some spaces may be combined)

HIGH TRAFFIC on Sunset Blvd

EXCEPTIONAL visibility

$36 / SF Modified Gross

CLOSE PROXIMITY to Hwy 405, Bellevue, and Renton Landing

AVAILABLE 2024

9,582 SF daycare space with 2,885 SF outdoor play area

CRAMER FOSTER
253.241.7244
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JEFF KRAFT
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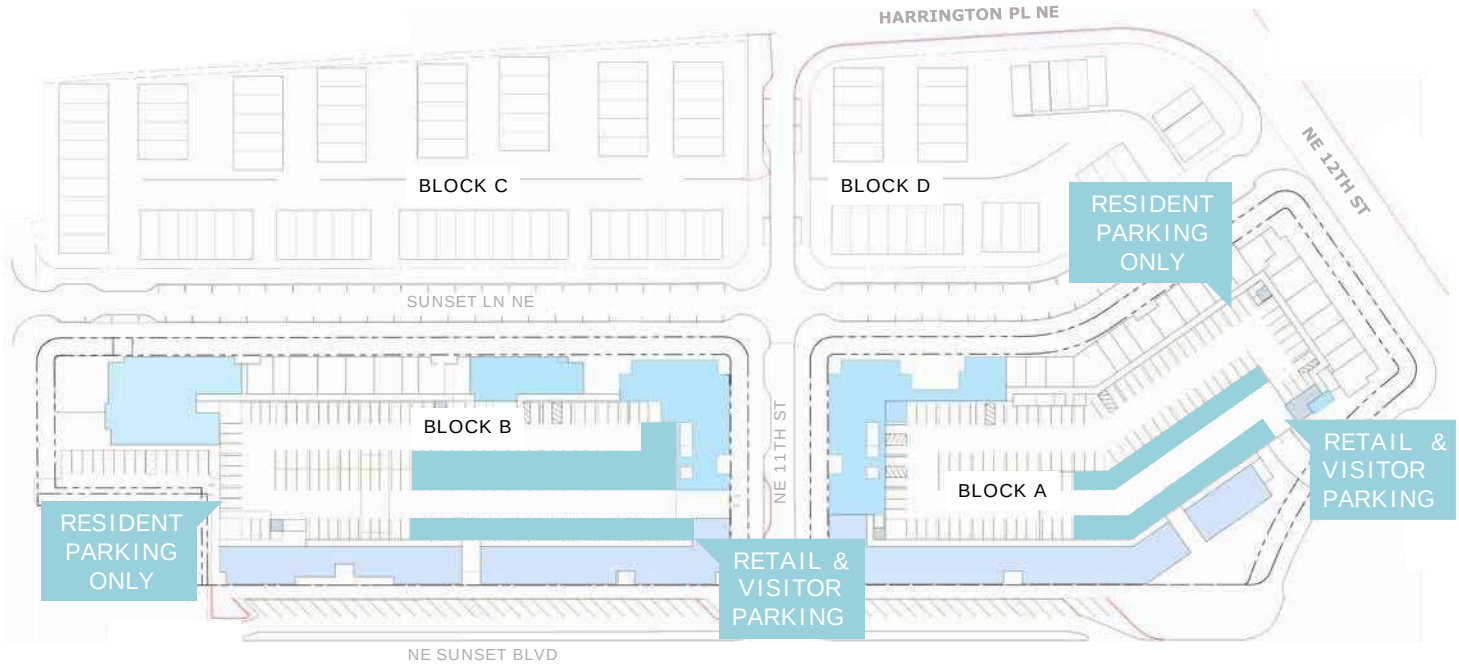
Siteplan



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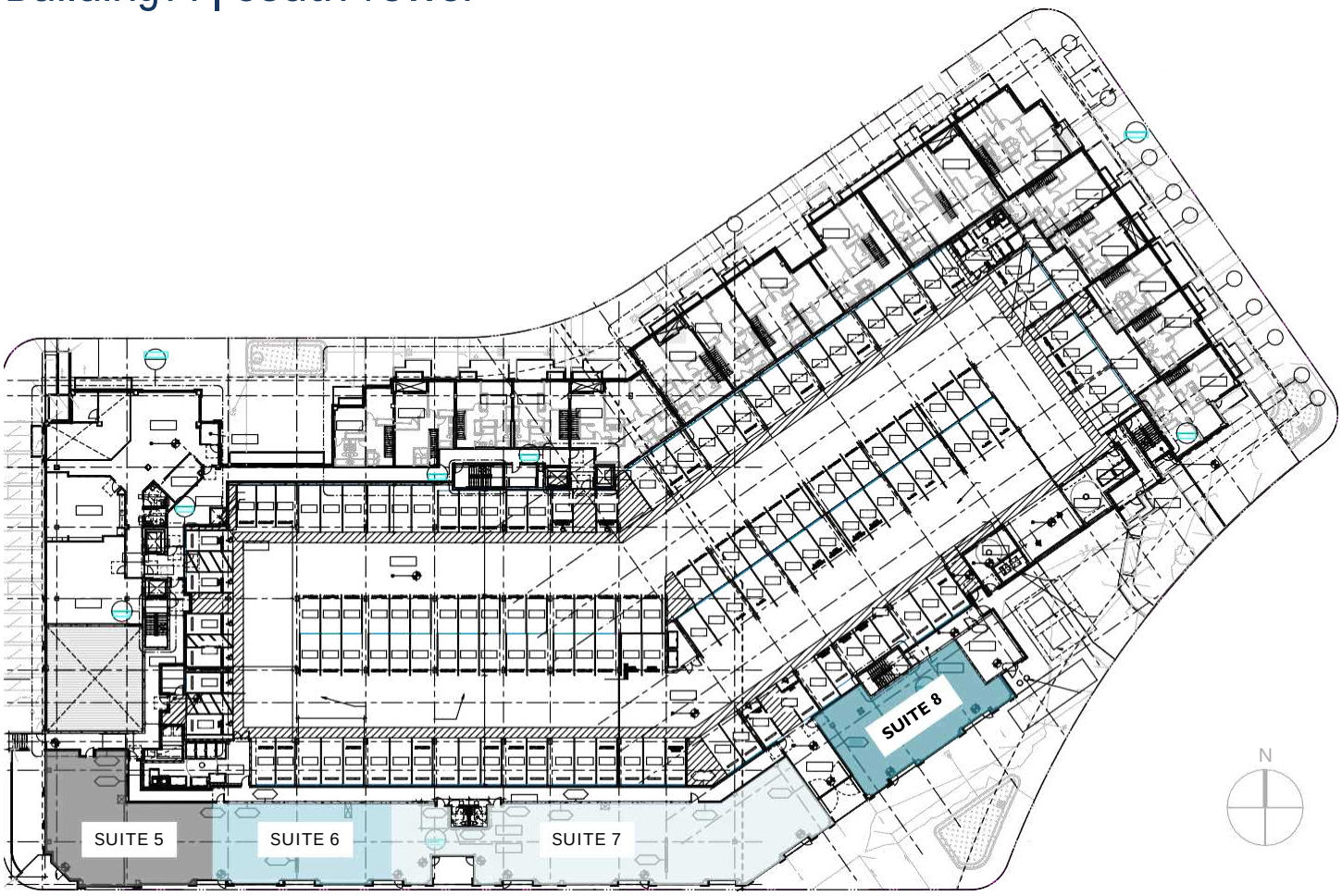
Building A | South Tower



Suite 5	Suite 6	Suite 7	Suite 8
2,504 SF (Leased Yoga)	1,968 SF (Leased Optometrist)	1,200 - 5,252 SF	2,130 SF

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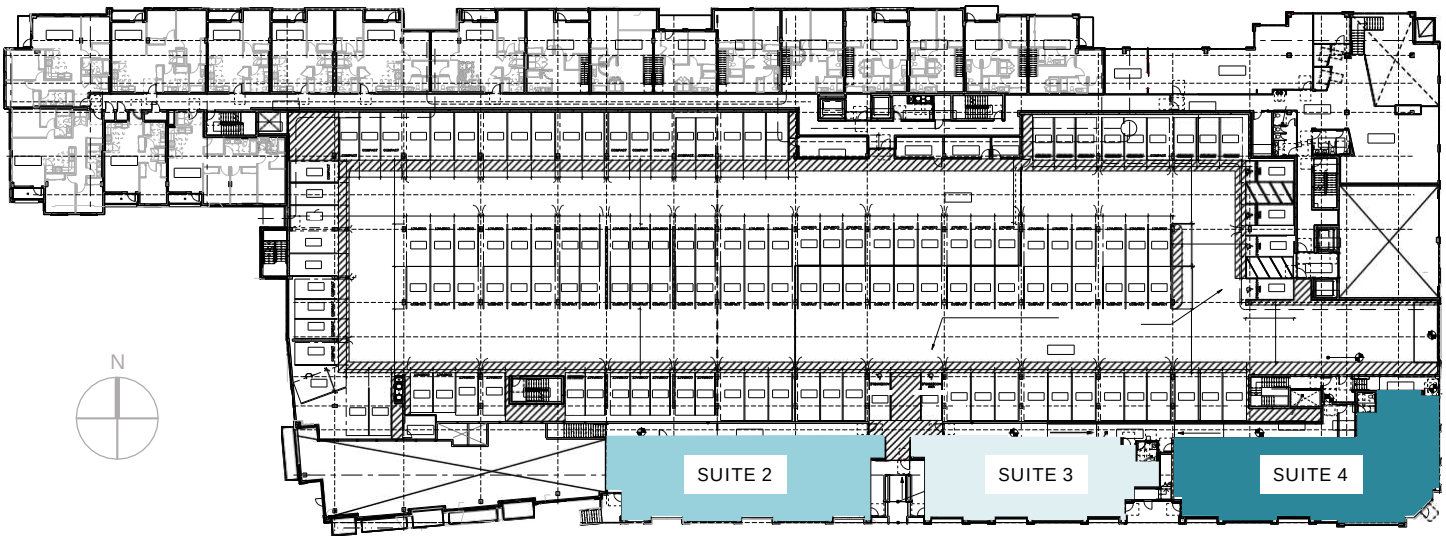
Building B | East Tower, Level 2



Suite 2	Suite 3	Suite 4
2,919 SF	2,394 SF	3,360 SF

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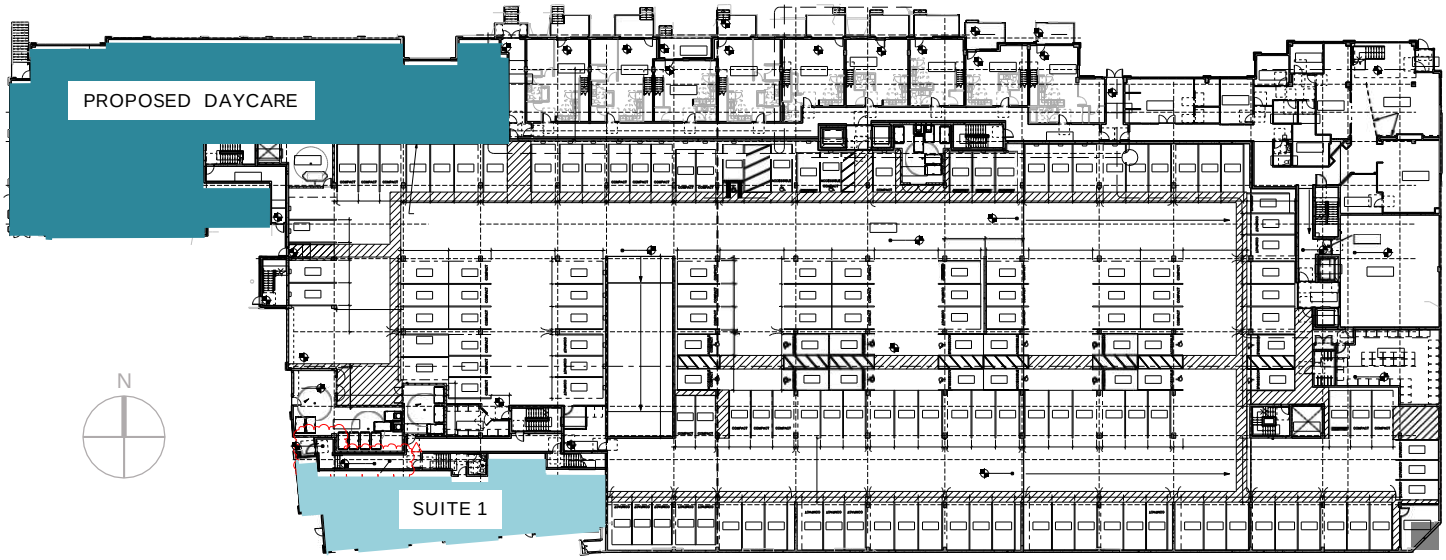
Building B | Level 1



East Tower | Suite 1	West Tower | Proposed Daycare Space
3,094 SF	9,582 SF

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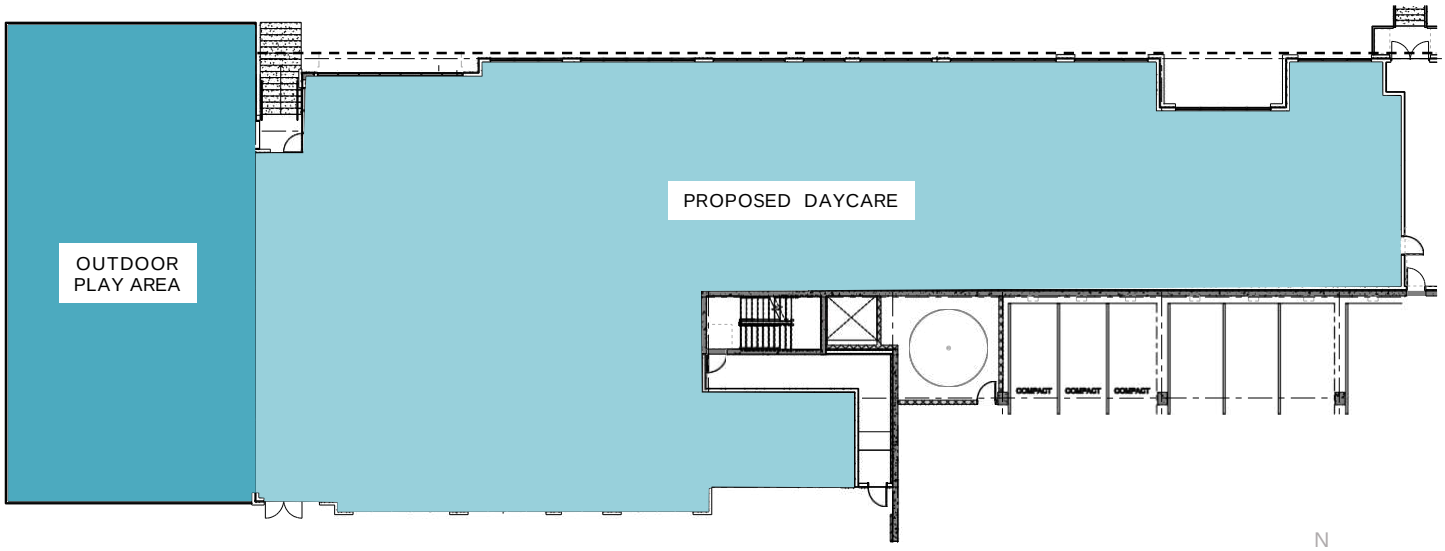
Building B | West Tower, Level 1



Proposed Daycare Space

9,582 SF + 2,885 SF outdoor play area

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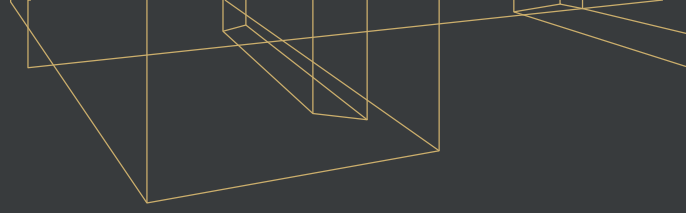

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
Estimated Population (2023)	22,201	104,149	244,181
Projected Population (2028)	23,498	112,115	262,117
Census Population (2020)	22,173	103,678	243,545
Projected Annual Growth (2023-2028)	1.2%	1.5%	1.5%
HOUSEHOLDS			
Estimated Households (2023)	8,696	40,759	92,118
Projected Households (2028)	9,337	44,360	100,105
Census Households (2020)	8,590	40,167	90,814
Projected Annual Growth (2023-2028)	1.5%	1.8%	1.7%
Historical Annual Change (2010-2023)	0.9%	1.1%	21.55%
Housing Units Owner-Occupied	4,280	23,697	57,264
Housing Units Renter-Occupied	4,416	17,061	42,484
Estimated Average Household Income (2023)	$135,898	$167,478	$177,794
Projected Average Household Income (2028)	$135,125	$164,099	$174,476
POPULATION BY RACE			
Total Population (2023)	22,201	104,149	244,181
White	10,209	49,761	111,886
Black	1,844	9,476	27,343
Am. Indian & Alaskan	218	682	1,394
Asian	4,814	27,855	69,633
Hawaiian & Pacific Island	128	460	1,244
Other	2,504	6,246	11,668
HOUSEHOLD INCOME DISTRIBUTION (2023)			
$10,000 to $14,999	150	817	1,699
$15,000 to $24,999	460	1,641	3,493
$25,000 to $34,999	426	1,670	3,309
$35,000 to $49,999	796	2,713	5,895
$50,000 to $74,999	1,251	5,103	11,106
$75,000 to $99,999	1,034	4,262	9,771
$100,000 to $124,999	1,072	4,171	8,742
$125,000 to $149,999	713	3,102	7,409
$150,000 to $199,999	965	5,069	11,293
$200,000 or More	1,536	11,122	26,451

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