



**IMPACT SCHOOL  
OPENING THIS FALL**



# CASCADE VILLAGE

17060 116th Avenue SE  
Renton, Washington

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



# LISTING SUMMARY

Cascade Village

17060 116th Avenue SE, Renton, WA 98058

## FOR LEASE: CASCADE VILLAGE

is comprised of five separate buildings with a total of over 148,330 net square feet of leasable area. A great tenant mix including retail, office, and entertainment lead to excellent synergy in this busy center. Tenants in the buildings include: Impact Public Schools, Dominos, United Postal Service, Defensive Driving School, R Bar, Water Babies, TKB Barber, and Many More!

- Building B: 1,735 SF
- Anchor Space Bldg. E: 21,801 - 27,400 SF, Call for Details
- Bldg. E: 1,144 - 3,189, Several SF Combination Options to Best Fit Your Tenant's Needs
- Building F:
  - Inline: 1,800 SF
  - Endcap: 1,000 SF
- Inline Building G: 1,185 - 2,370 SF
- NNN: \$7.95 (Estimate 2023)
- Easily Accessible
- Pylon Signage Available
- Ample Free Parking
- Traffic Counts: 116th Avenue SE | 13,086 ADT  
SE 168th Street | 6,585 ADT

5 Mile Radius



POPULATION  
**247,421**



DAYTIME POPULATION  
**141,476**



HOUSEHOLDS  
**91,440**



TOTAL NON-RETAIL ANNUAL  
CONSUMER EXPENDITURE  
**\$3.6B**

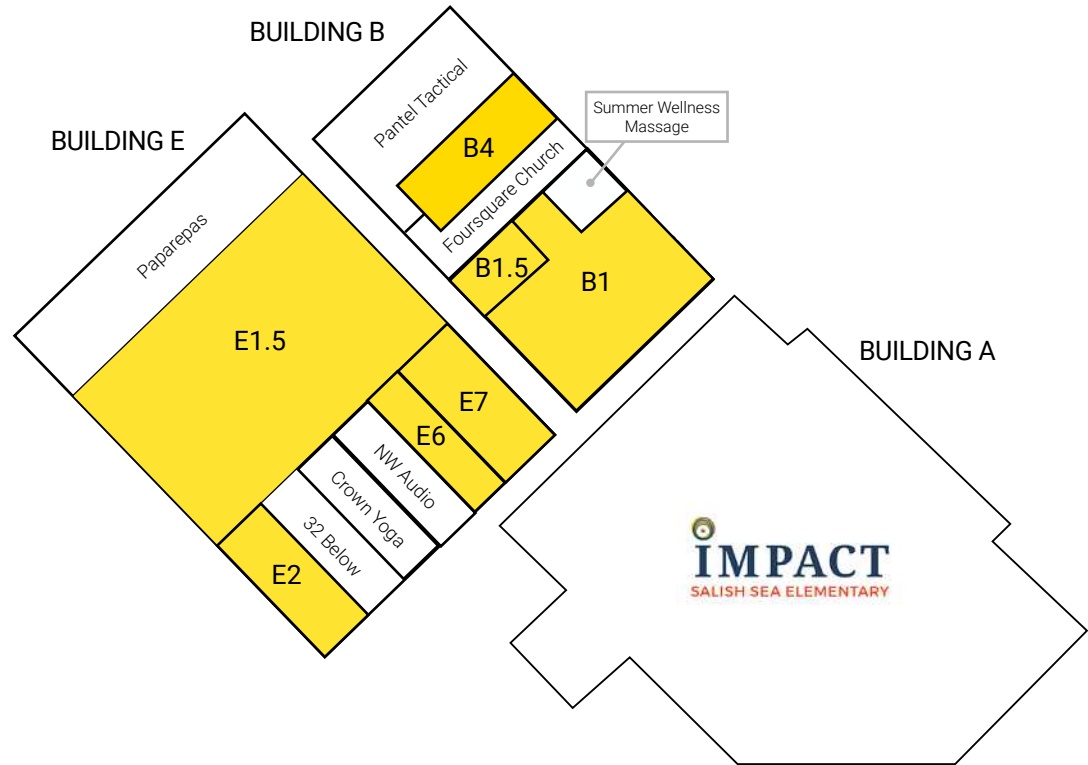


AVERAGE  
HOUSEHOLD INCOME  
**\$108,841**

# SITE PLAN

Cascade Village

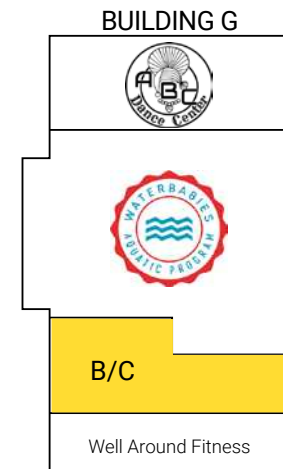
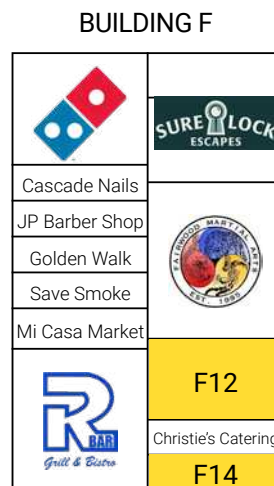
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Suite	SF
B1	7,024
B1.5	1,623
B4	1,735
B6	1,819
G-B/C	4,553
E1.5	21,332
E2	2,434
E6	1,161
E7	2,029
F12	1,800
F14	1,000

CAN BE COMBINED

— WAREHOUSE SPACE

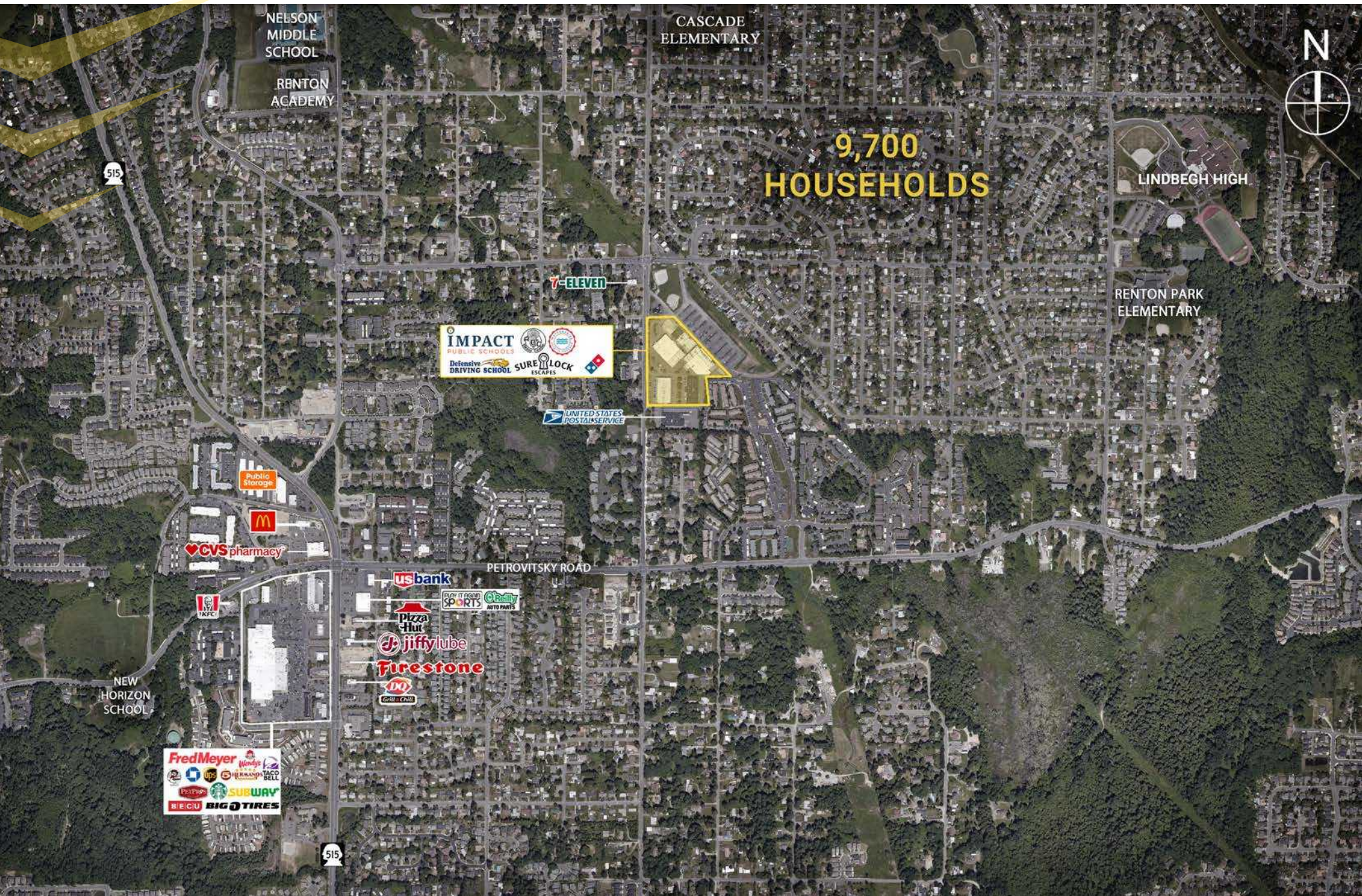




# MARKET AERIAL

Cascade Village

17060 116th Avenue SE, Renton, WA 98058



9,700  
HOUSEHOLDS

NELSON  
MIDDLE  
SCHOOL  
  
RENTON  
ACADEMY

CASCADE  
ELEMENTARY

LINDBEGH HIGH

RENTON PARK  
ELEMENTARY

**IMPACT**  
PUBLIC SCHOOLS

Defensive DRIVING SCHOOL

**SURE LOCK**  
ESCAPES

CVS pharmacy

PETROVITSKY ROAD

usbank

Pizza Hut

Jiffy lube

Firestone

DO

Fred Meyer

Wendy's

TACO BELL

Subway

Big O TIRES

NEW  
HORIZON  
SCHOOL





# CITY SUMMARY

RENTON, WA

Cascade Village

17060 116th Avenue SE, Renton, WA 98058



**RENTON, WA** is strategically located in the heart of the Puget Sound. As the 4th largest city in King County and the 8th largest in WA, Renton is quite literally at the center of an extensive regional and international transportation network, intersected by freeways, highways, surface & mass transit routes & minutes from air, sea & rail transportation hubs. Renton provides a pro-business climate, location in the high-tech, Puget Sound region, and outstanding quality of life .



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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