



**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

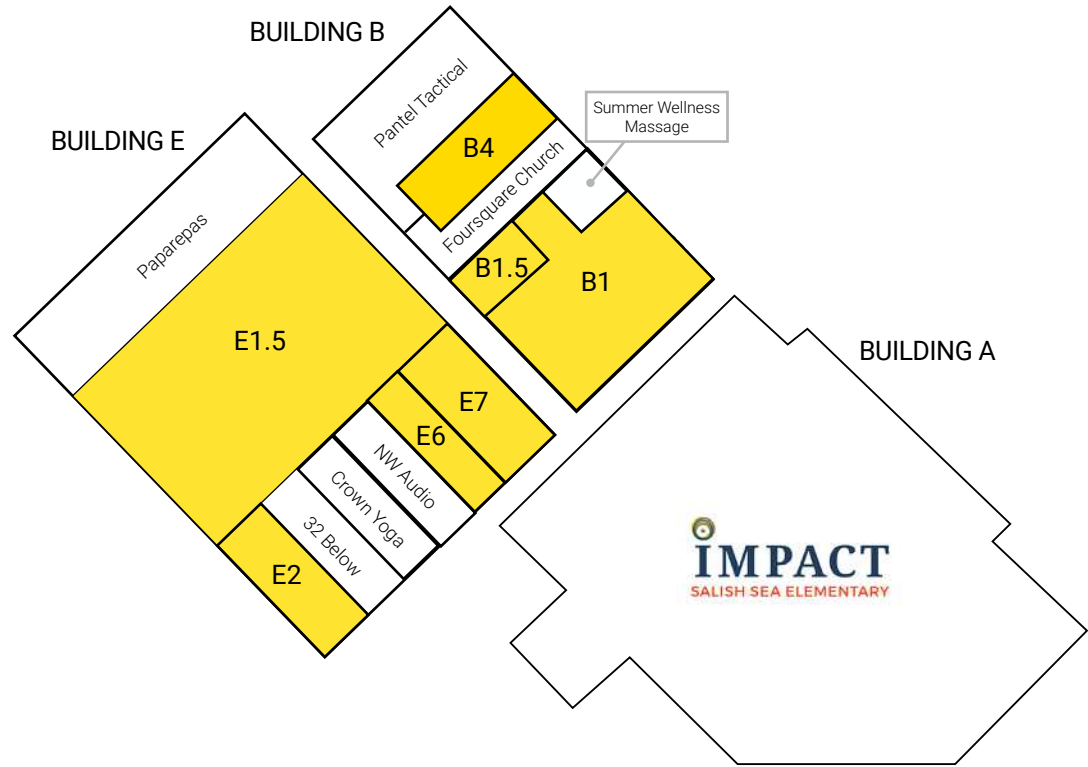


AVERAGE
HOUSEHOLD INCOME
\$108,841

SITE PLAN

Cascade Village

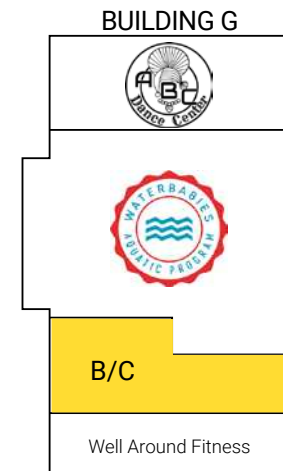
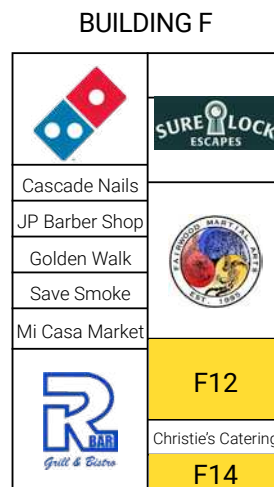
17060 116th Avenue SE, Renton, WA 98058



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

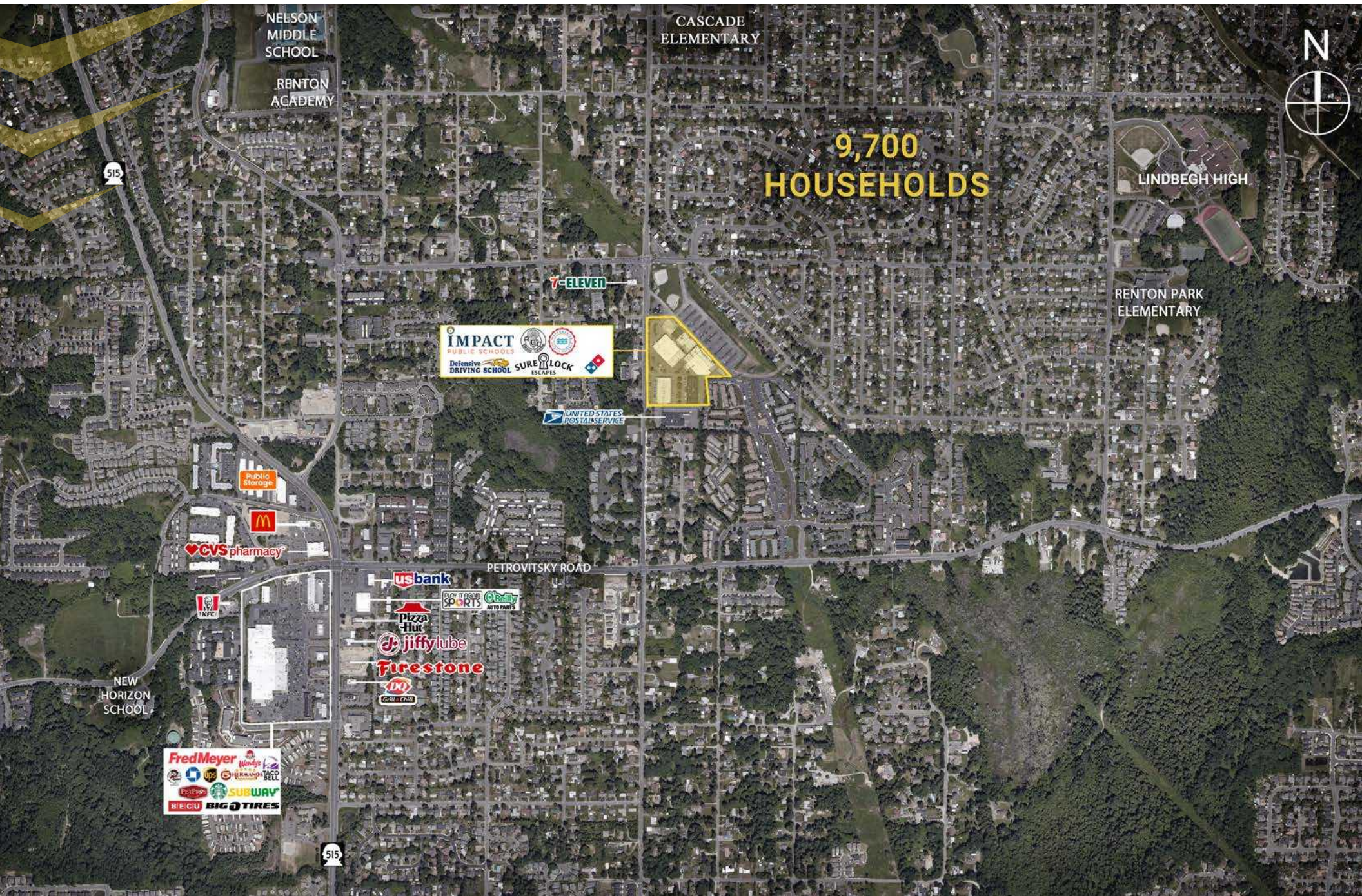
— WAREHOUSE SPACE



MARKET AERIAL

Cascade Village

17060 116th Avenue SE, Renton, WA 98058



NELSON MIDDLE SCHOOL
RENTON ACADEMY

CASCADE ELEMENTARY

9,700 HOUSEHOLDS

LINDBEGH HIGH

RENTON PARK ELEMENTARY

7-ELEVEN

IMPACT PUBLIC SCHOOLS
Defensive DRIVING SCHOOL
SURE LOCK ESCAPES

UNITED STATES POSTAL SERVICE

Public Storage

McDonald's

CVS pharmacy

KFC

PETROVITSKY ROAD

usbank

PLAY IT AGAIN SPORTS
Healthy AUTO PARTS

Pizza Hut

Jiffy Lube

Firestone

DO
Grill & Chill

NEW HORIZON SCHOOL

Fred Meyer
Wendy's
Taco Bell
UPS
Home Depot
SUBWAY
BICU
BIG O TIRES

515



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.

CARRIE WALKER

253.284.3644
carrie@firstwesternproperties.com

JACOB FORS

253.472.0472
jfors@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.