



**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
- Inline Building G: 1,185 - 2,370 SF
- NNN: \$9.03 (Estimate 2025)
- 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**

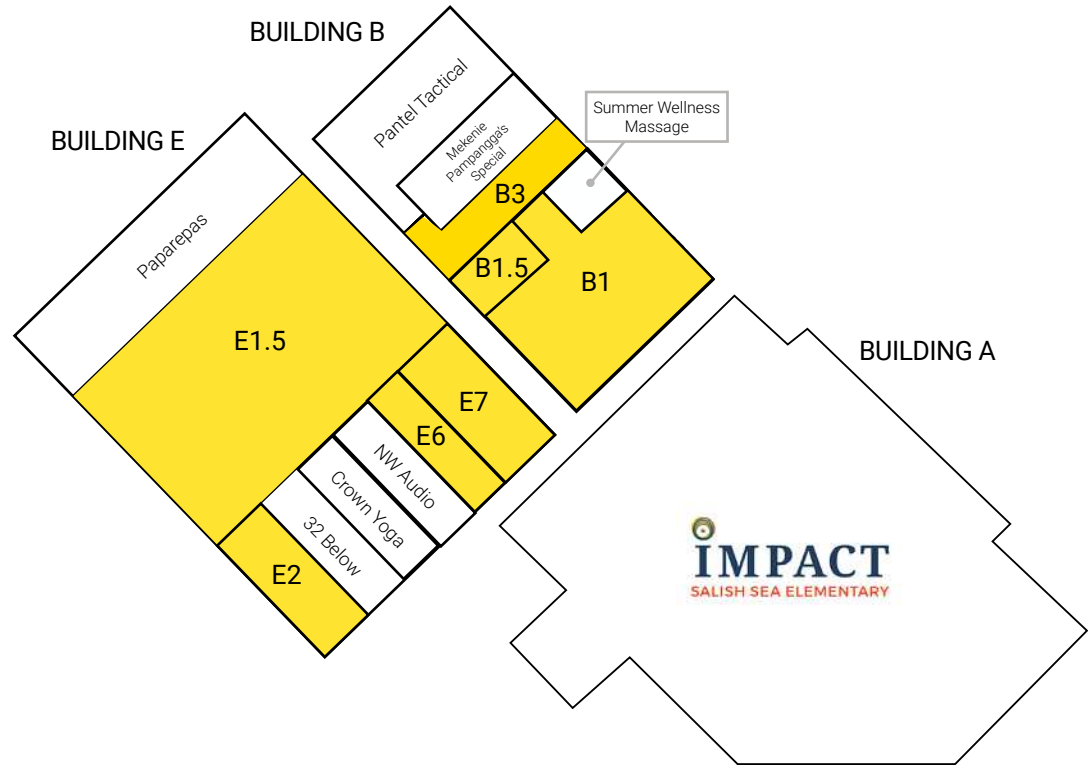


AVERAGE  
HOUSEHOLD INCOME  
**\$108,841**

# SITE PLAN

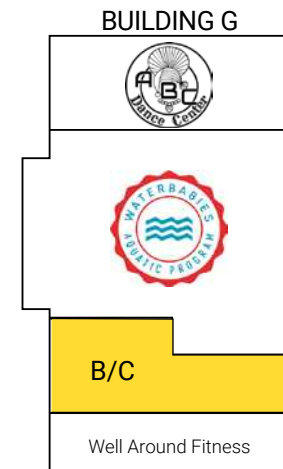
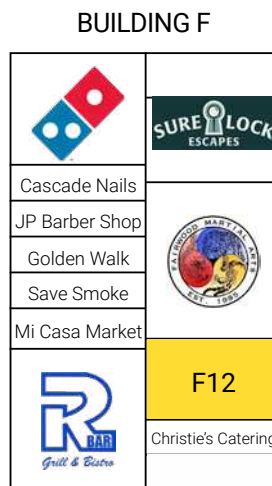
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Suite	SF
B1	7,024
B1.5	1,623
B3	3,858
B6	1,819
G-B/C	4,553
E1.5	21,332
E2	2,434
E6	1,161
E7	2,029
F12	1,800

CAN BE COMBINED

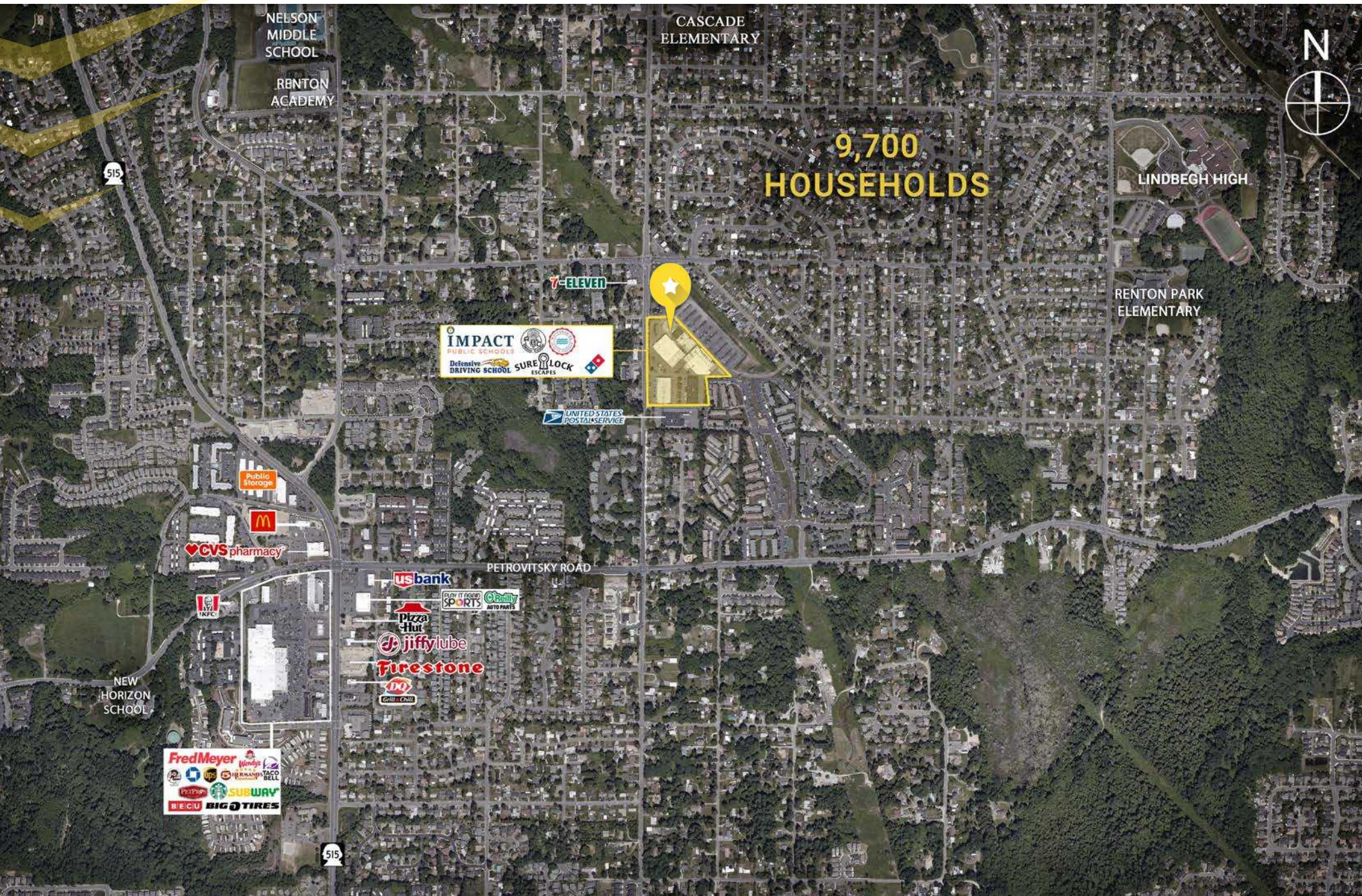




# MARKET AERIAL

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 & Chili

NEW HORIZON SCHOOL

Fred Meyer  
Wendy's  
UPS  
HUMANAS BELL  
SUBWAY  
BICU  
BIG 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.

**JACOB FORS**

253.472.0472  
jfors@firstwesternproperties.com

**CARRIE WALKER**

253.284.3644  
carrie@firstwesternproperties.com



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