



**IMPACT SCHOOL
NOW OPEN!**



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



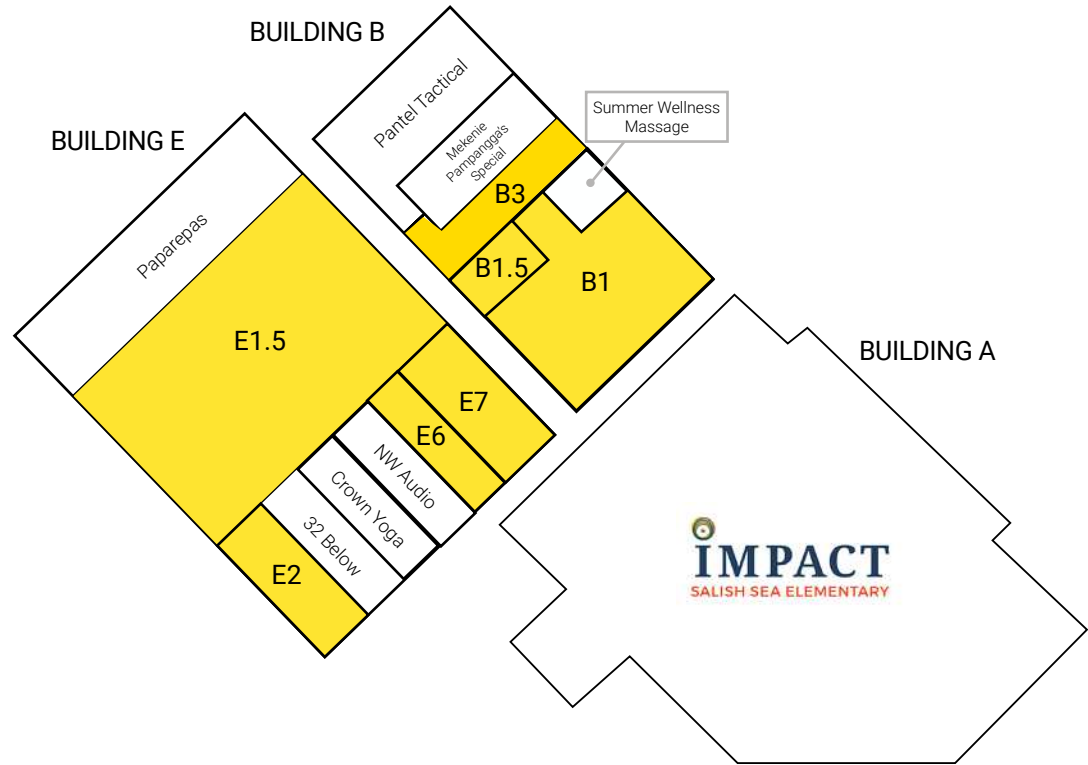
AVERAGE
HOUSEHOLD INCOME

\$108,841

SITE PLAN

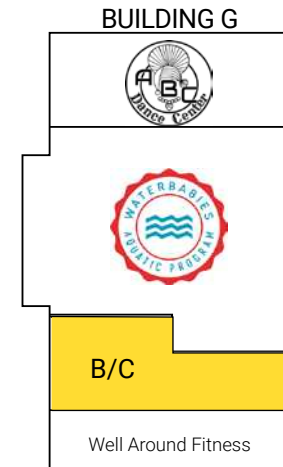
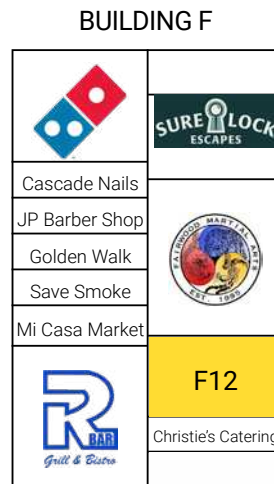
Cascade Village

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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 |

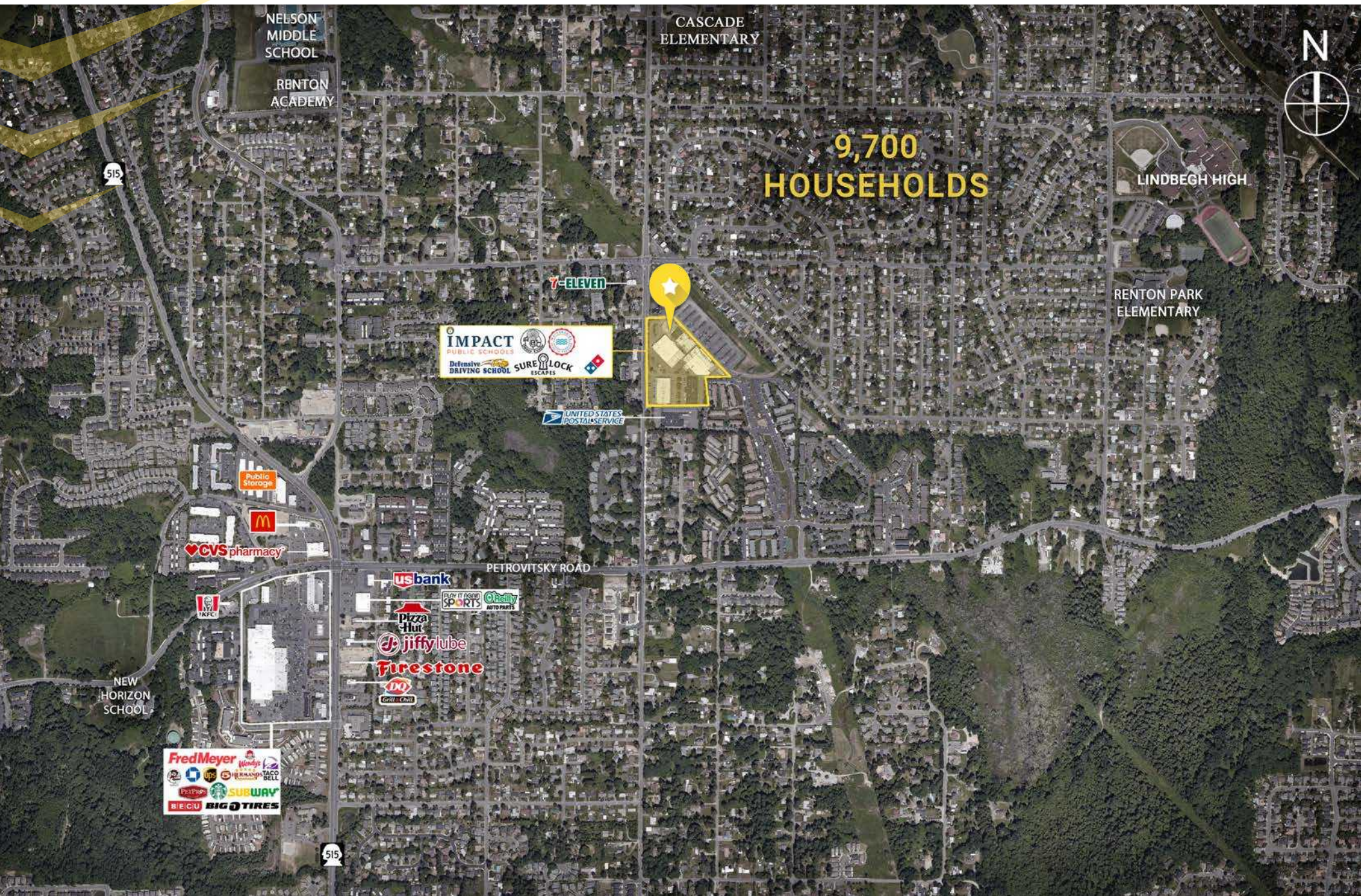
CAN BE COMBINED



MARKET AERIAL

Cascade Village

17060 116th Avenue SE, Renton, WA 98058



9,700
HOUSEHOLDS

NELSON
MIDDLE
SCHOOL

RENTON
ACADEMY

CASCADE
ELEMENTARY

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 CHEATY AUTO PARTS

Pizza Hut

Jiffy lube

Firestone

DO

Grill & Chill

NEW
HORIZON
SCHOOL

Fred Meyer
Wendy's
SUBWAY
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.

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