

# FOR LEASE

17060 116th Avenue SE  
Renton, WA 98058



## CASCADE VILLAGE

Jacob Fors & Carrie Walker

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



**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!

## TENANTS



## AVAILABLE:

**BLDG B**            **7,024 SF - 8,647 SF**

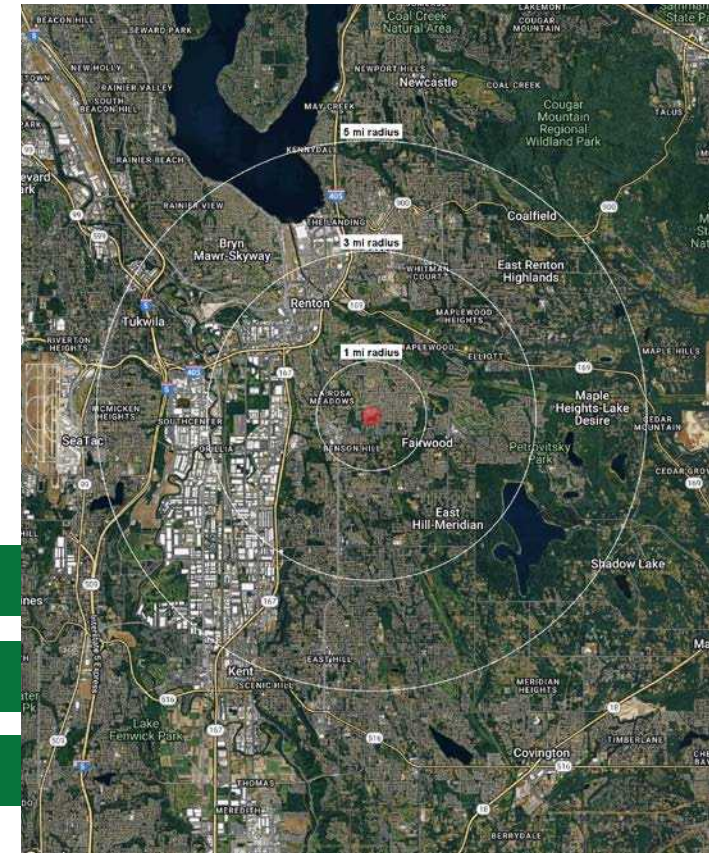
**BLDG E**            **21,332 SF (ANCHOR SPACE)**  
**1,161 - 3,190 SF (CAN BE COMBINED AS NEEDED)**

**BLDG G**            **4,553 SF**

- Call for details on each available space
- NNN: \$9.03 (Estimate 2025)
- Easily Accessible and Ample Free Parking
- Pylon Signage Available
- Traffic Counts: 116th Avenue SE: 12,901 ADT & SE 168th Street: 9,631 ADT

## SUMMARY

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	17,858	\$129,845	7,038
Mile 3	102,998	\$138,738	89,997
Mile 5	244,649	\$141,738	199,150

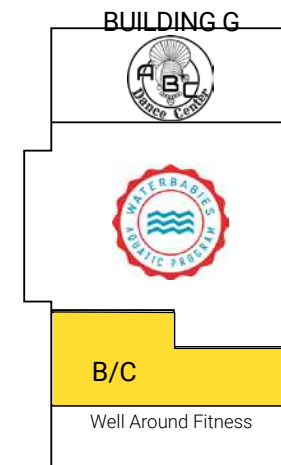
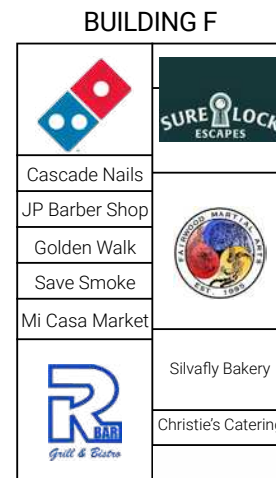
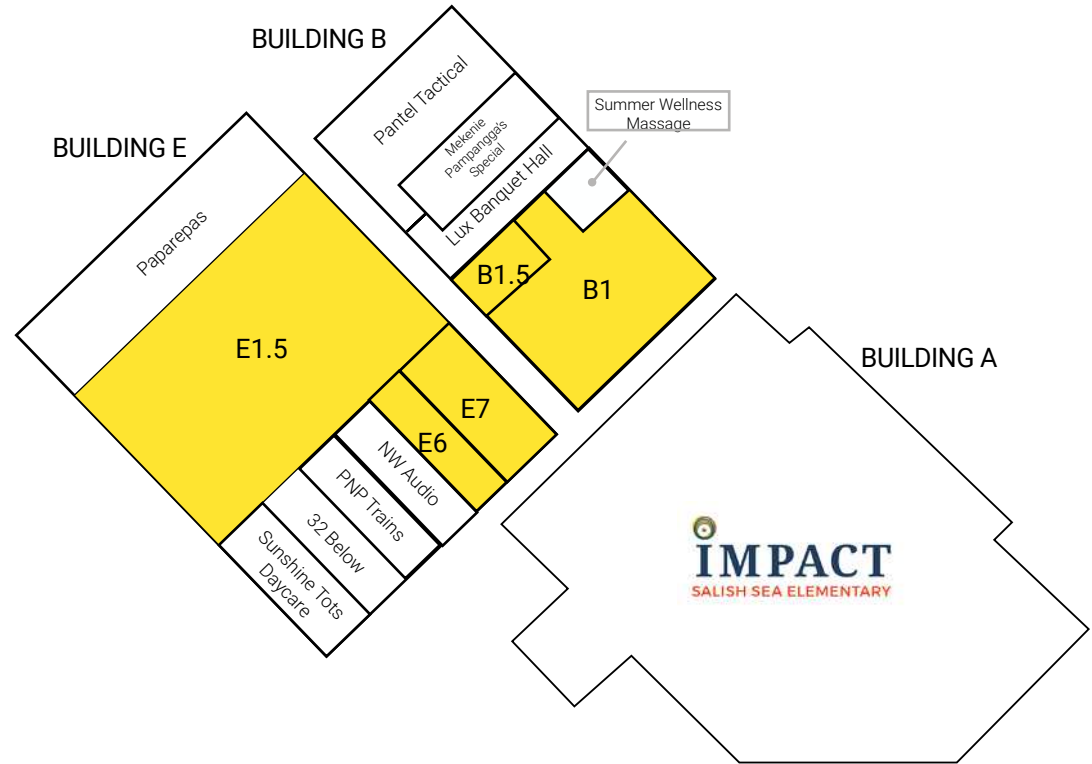


# SITE PLAN



Suite	SF
B1	7,024
B1.5	1,623
G-B/C	4,553
E1.5	21,332
E6	1,161
E7	2,029

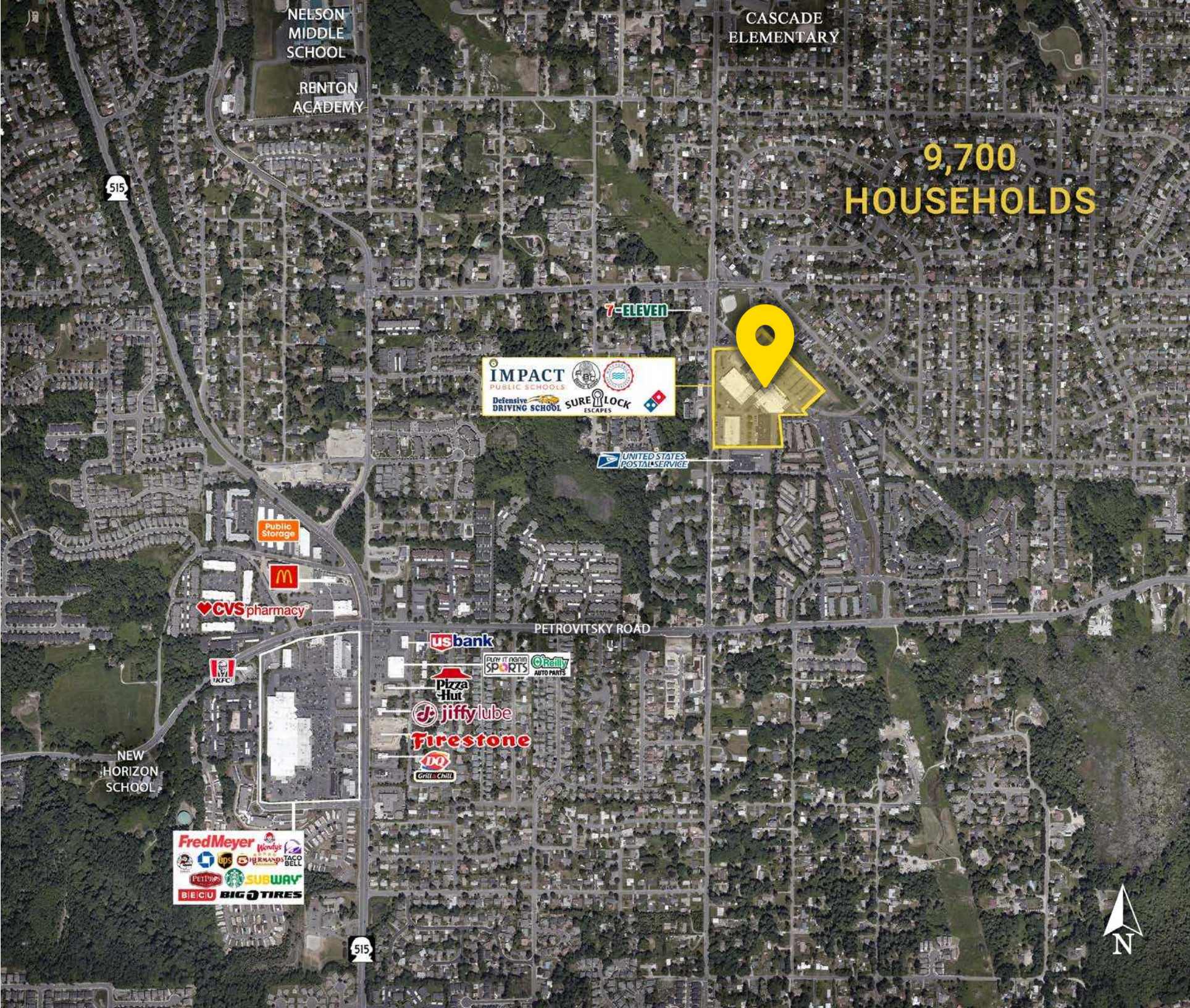
CAN BE COMBINED



AERIAL DETAILS



LOCATION DETAILS



NELSON MIDDLE SCHOOL  
RENTON ACADEMY

CASCADE ELEMENTARY

9,700 HOUSEHOLDS

515

7-ELEVEN

IMPACT PUBLIC SCHOOLS  
Defensive DRIVING SCHOOL SURE LOCK ESCAPES

UNITED STATES POSTAL SERVICE

Public Storage

CVS pharmacy

PETROVITSKY ROAD

usbank

PLAY IT AGAIN SPORTS O'Reilly AUTO PARTS

Pizza Hut

Jiffy lube

Firestone

Grill & Chill

NEW HORIZON SCHOOL

Fred Meyer  
ups Home Depot TACO BELL  
Petco STARBUCKS SUBWAY  
BICU BIG TIRES


515



TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


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