

Solera

2816 SUNSET LN NE | RENTON, WA

FOR LEASE



Commercial space available for lease in new, mixed-use development in Renton Highlands

NEW DEVELOPMENT project includes 2 mixed-use buildings with commercial spaces and 590 multi-family units

COMMERCIAL spaces can accommodate retail, professional, and flex uses

SIZES RANGE from 1,219 SF to 3,585 SF (Some spaces may be combined)

HIGH TRAFFIC on Sunset Blvd

EXCEPTIONAL visibility

\$36 / SF Modified Gross

CLOSE PROXIMITY to Hwy 405, Bellevue, and Renton Landing

AVAILABLE NOW

Join the Learning Experience, B. Yoga, & Eyes on Sunset

CRAMER FOSTER

253.241.7244

cramer@westcomproperties.com

JEFF KRAFT

206-383-9973

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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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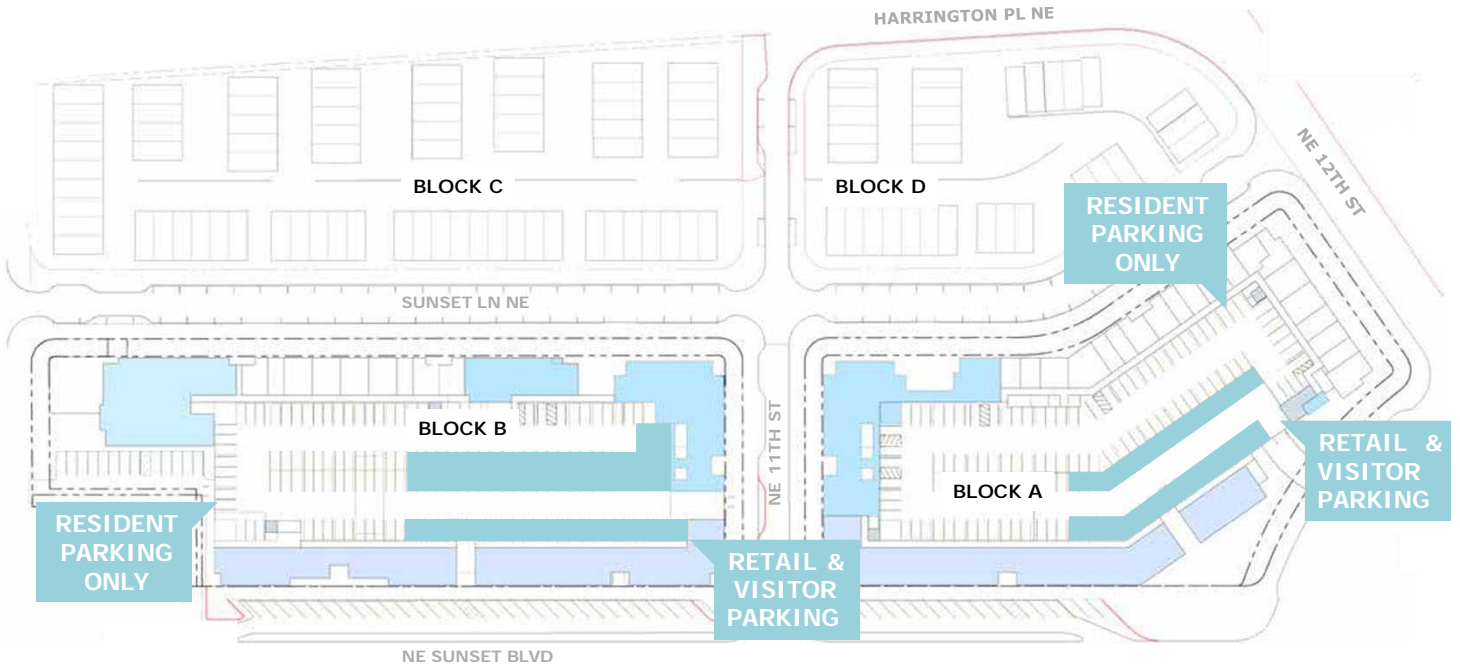
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Siteplan



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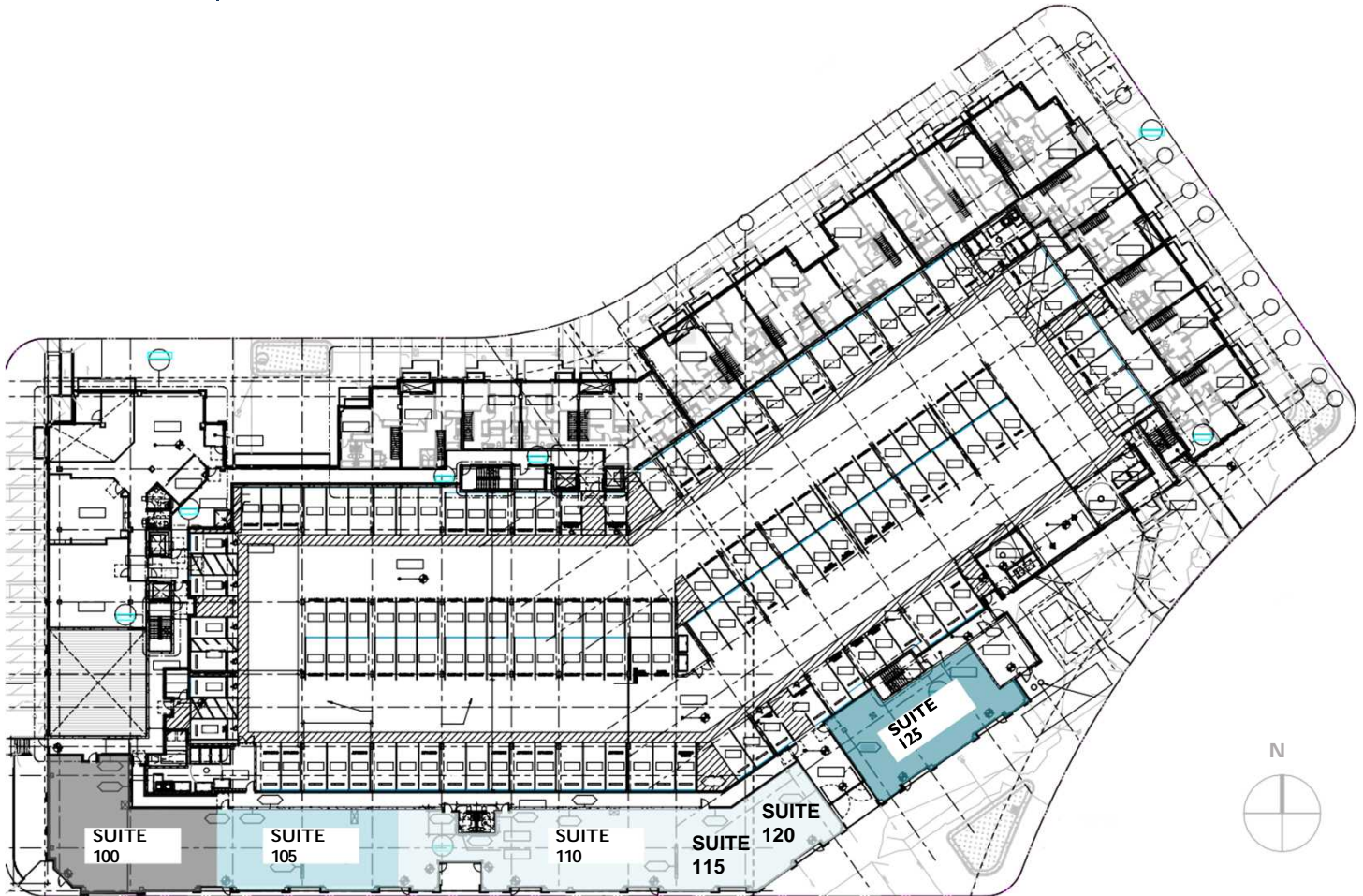
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Building A | South Tower - Astra Building



Suite 100	Suite 105	Suite 110	Suite 115	Suite 120	Suite 125
2,504 SF (Leased Yoga)	1,968 SF (Leased Optometrist)	2,401 SF AVAILABLE	1,219 SF (Leased/Beauty School)	1,219 SF AVAILABLE	2,130 SF (Leased/Dental Clinic)

Type I Hood Vent Shaft

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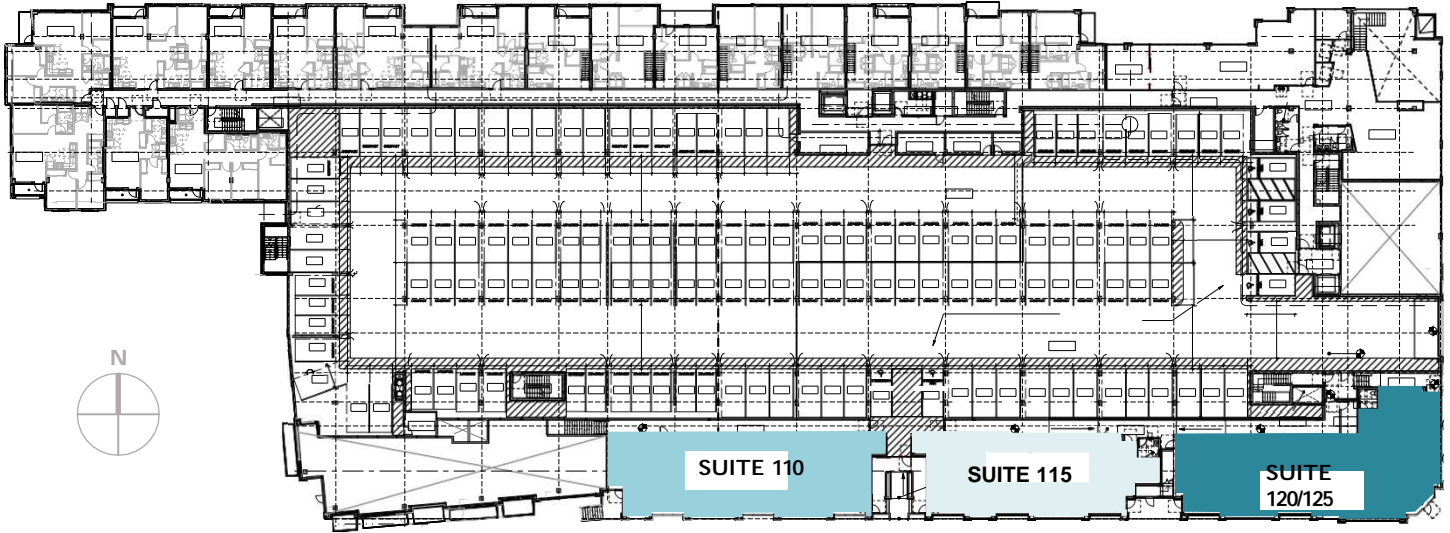
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Building B | East Tower, Level 2 Solera Building



SUITE 110
3,103 SF
Leased Tumbles

SUITE 115
2,544 SF
Type I Hood Vent Shaft

SUITE 120/125
3,585 SF divisible to 1,628 SF
Type I Hood Vent Shaft



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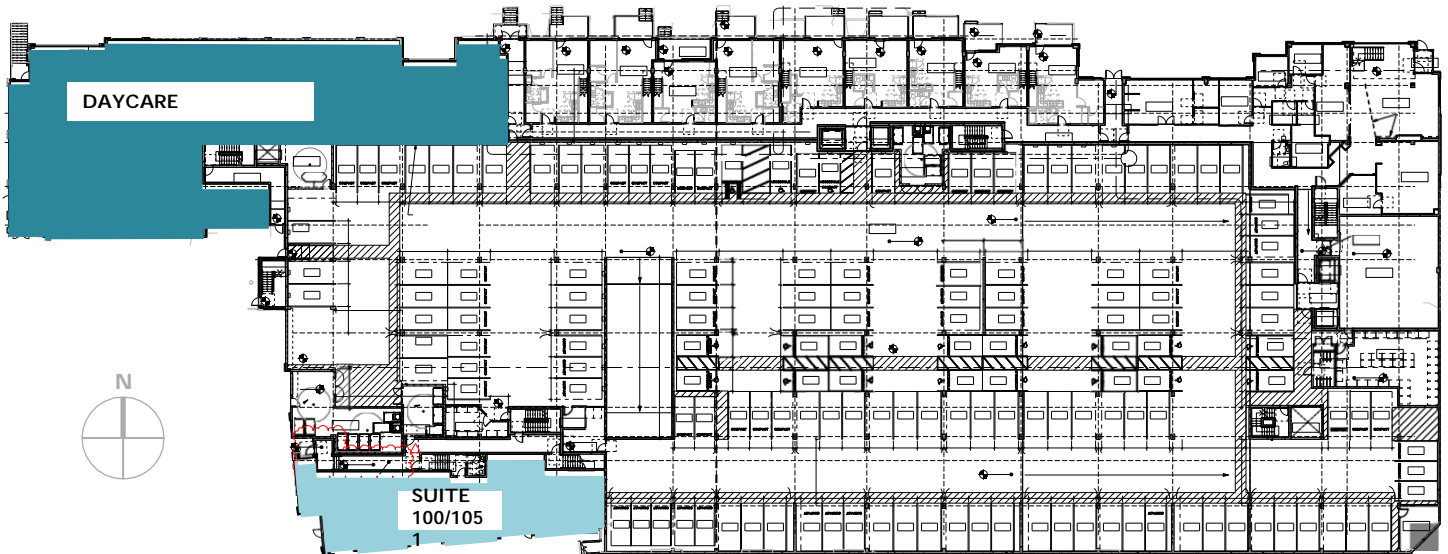
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Building B | Level 1 Solera Building



East Tower/Suite 100/105
3,094 SF
(Leased End Zone Barber
Lounge & Banh Mi Yumi)

West Tower/Daycare Space
9,582 SF - (Leased The Learning
Experience)

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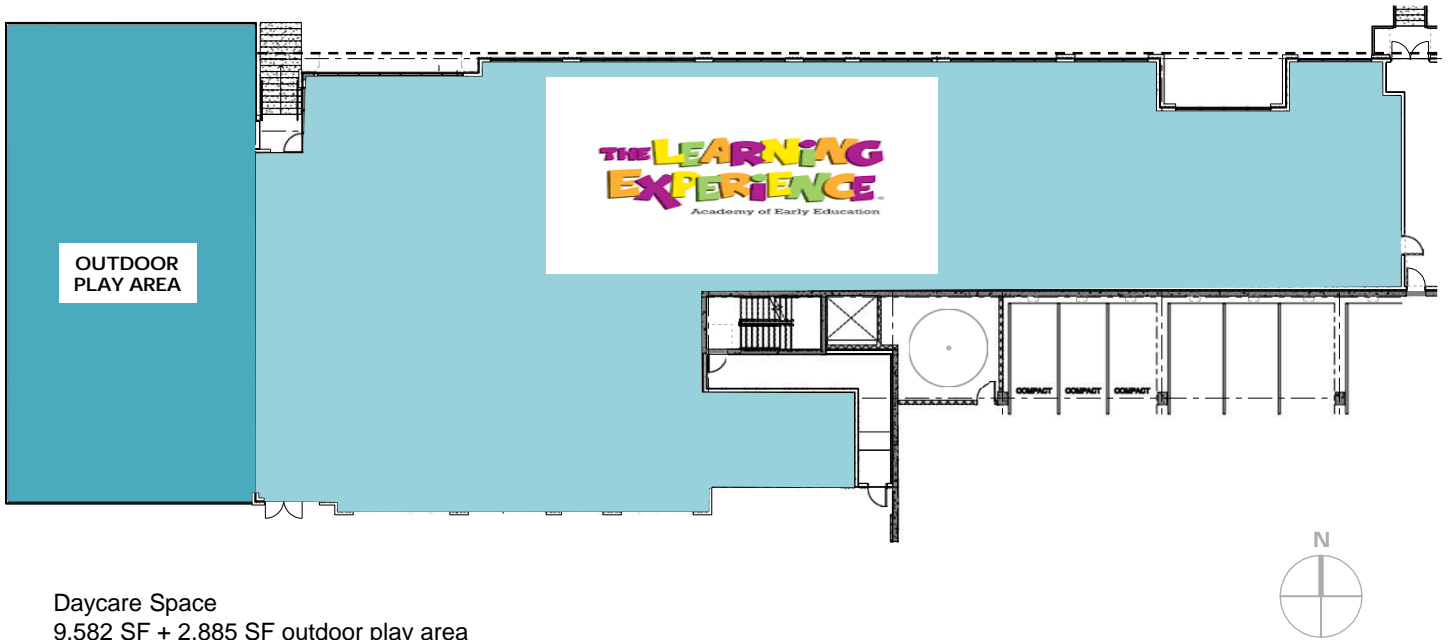
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Building B | West Tower, Level 1



Daycare Space
9,582 SF + 2,885 SF outdoor play area



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Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
Estimated Population (2023)	22,201	104,149	244,181
Projected Population (2028)	23,498	112,115	262,117
Census Population (2020)	22,173	103,678	243,545
Projected Annual Growth (2023-2028)	1.2%	1.5%	1.5%

HOUSEHOLDS			
Estimated Households (2023)	8,696	40,759	92,118
Projected Households (2028)	9,337	44,360	100,105
Census Households (2020)	8,590	40,167	90,814
Projected Annual Growth (2023-2028)	1.5%	1.8%	1.7%
Historical Annual Change (2010-2023)	0.9%	1.1%	21.55%
Housing Units Owner-Occupied	4,280	23,697	57,264
Housing Units Renter-Occupied	4,416	17,061	42,484
Estimated Average Household Income (2023)	\$135,898	\$167,478	\$177,794
Projected Average Household Income (2028)	\$135,125	\$164,099	\$174,476

POPULATION BY RACE			
Total Population (2023)	22,201	104,149	244,181
White	10,209	49,761	111,886
Black	1,844	9,476	27,343
Am. Indian & Alaskan	218	682	1,394
Asian	4,814	27,855	69,633
Hawaiian & Pacific Island	128	460	1,244
Other	2,504	6,246	11,668

HOUSEHOLD INCOME DISTRIBUTION (2023)			
\$10,000 to \$14,999	150	817	1,699
\$15,000 to \$24,999	460	1,641	3,493
\$25,000 to \$34,999	426	1,670	3,309
\$35,000 to \$49,999	796	2,713	5,895
\$50,000 to \$74,999	1,251	5,103	11,106
\$75,000 to \$99,999	1,034	4,262	9,771
\$100,000 to \$124,999	1,072	4,171	8,742
\$125,000 to \$149,999	713	3,102	7,409
\$150,000 to \$199,999	965	5,069	11,293
\$200,000 or More	1,536	11,122	26,451

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