FOR SALE OR LEASE

# 700 S GRADY WAY

RENTON, WA 98057

KIDDER.COM

Kidder Mathews

# 700 S GRADY WAY

## *Property Highlights*

- For sale or lease
- 9,789 SF building
- 92,347 SF lot
- 150 surface parking stalls
- 8 car dealerships within 5 minutes of site
- 5 minute drive to Renton landing
- 3 minutes from Boeing manufacturing plant
- Contact broker for tours, please do not disturb Tenant

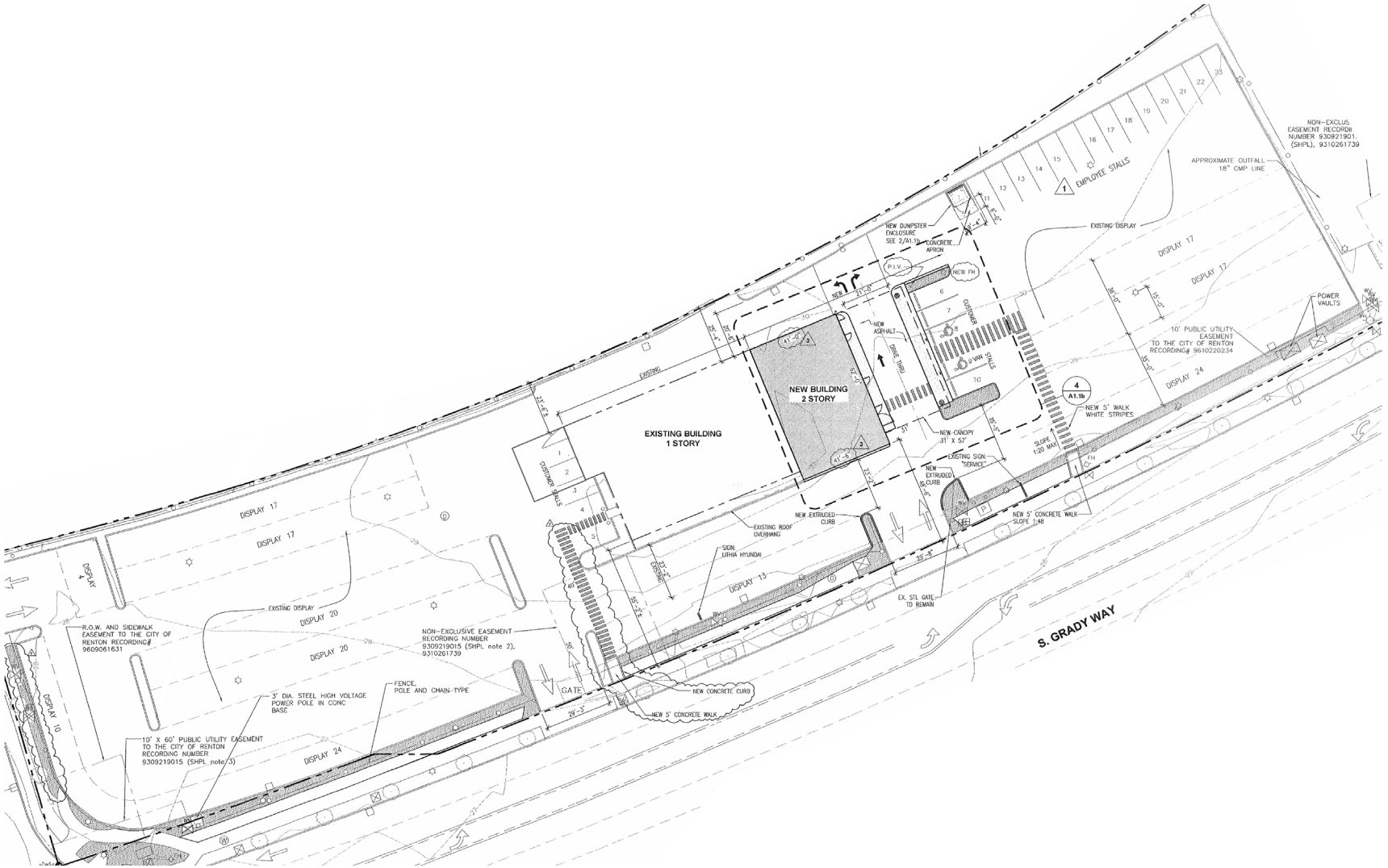
*$6,900,000*

SALE PRICE

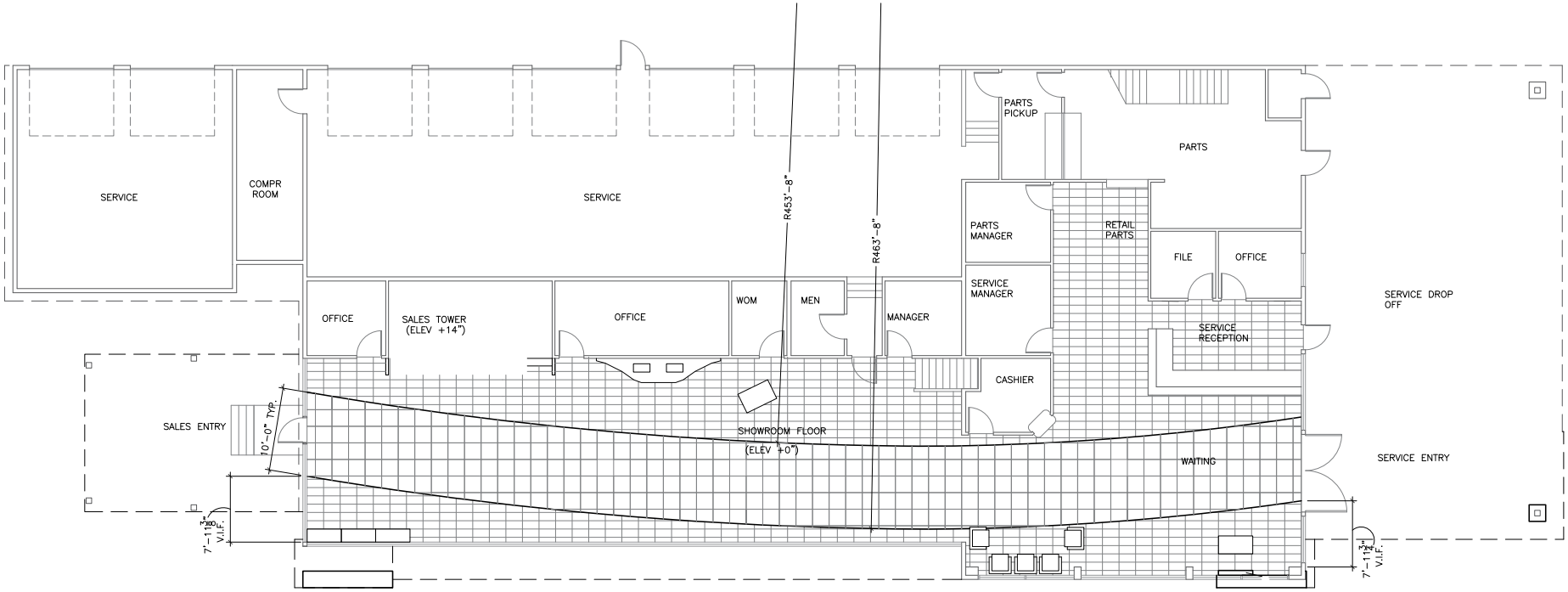
*$39.00 PSF*

LEASE RATE, PLUS TAXES & INSURANCE

# SITE PLAN


NEW BUILDING
2 STORY
EXISTING BUILDING
1 STORY
EMPLOYEE STALLS
CUSTOMER STALLS
NEW ASPHALT DRIVE THRU
NEW CANOPY 31' X 57'
NEW DUMPSTER ENCLOSURE SEE 2/A1.1b
CONCRETE APRON
NEW FH
EXISTING DISPLAY
DISPLAY 17
DISPLAY 24
DISPLAY 20
DISPLAY 13
DISPLAY 10
DISPLAY 4
POWER VAULTS
10' PUBLIC UTILITY EASEMENT TO THE CITY OF RENTON RECORDING# 9610220234
NON-EXCLUS EASEMENT RECORDII NUMBER 930921901, (SHPL), 9310261739
APPROXIMATE OUTFALL 18" CMP LINE
NEW 5' WALK WHITE STRIPES
SLOPE 1:20 MAX
NEW EXTRUDED CURB
EXISTING SIGN "SERVICE"
NEW 5' CONCRETE WALK SLOPE 1:48
EXISTING ROOF OVERHANG
SIGN: LITHIA HYUNDAI
EX. STL GATE TO REMAIN
S. GRADY WAY
R.O.W. AND SIDEWALK EASEMENT TO THE CITY OF RENTON RECORDING# 9609061631
NON-EXCLUSIVE EASEMENT RECORDING NUMBER 9309219015 (SHPL note 2), 9310261739
3' DIA. STEEL HIGH VOLTAGE POWER POLE IN CONC BASE
FENCE, POLE AND CHAIN-TYPE
GATE
NEW CONCRETE CURB
NEW 5' CONCRETE WALK
10' X 60' PUBLIC UTILITY EASEMENT TO THE CITY OF RENTON RECORDING NUMBER 9309219015 (SHPL note 3)

# FLOOR PLAN


SERVICE
COMPR ROOM
SERVICE
R453'-8"
R463'-8"
PARTS PICKUP
PARTS
PARTS MANAGER
RETAIL PARTS
FILE
OFFICE
SERVICE MANAGER
SERVICE DROP OFF
OFFICE
SALES TOWER (ELEV +14")
OFFICE
WOM
MEN
MANAGER
SERVICE RECEPTION
CASHIER
SALES ENTRY
10'-0" TYP.
SHOWROOM FLOOR (ELEV +0")
WAITING
SERVICE ENTRY
7'-1 3/8" V.I.F.
7'-1 3/8" V.I.F.

TESLA

TESLA

TESLA

# DEMOGRAPHICS

## POPULATION

| | 5 Minutes | 10 Minutes | 15 Minutes |
|---|---|---|---|
| 2010 CENSUS | 17,013 | 86,918 | 234,097 |
| 2020 CENSUS | 19,543 | 98,639 | 263,126 |
| 2025 ESTIMATED | 20,052 | 99,405 | 265,439 |
| 2030 PROJECTED | 19,260 | 96,860 | 259,783 |

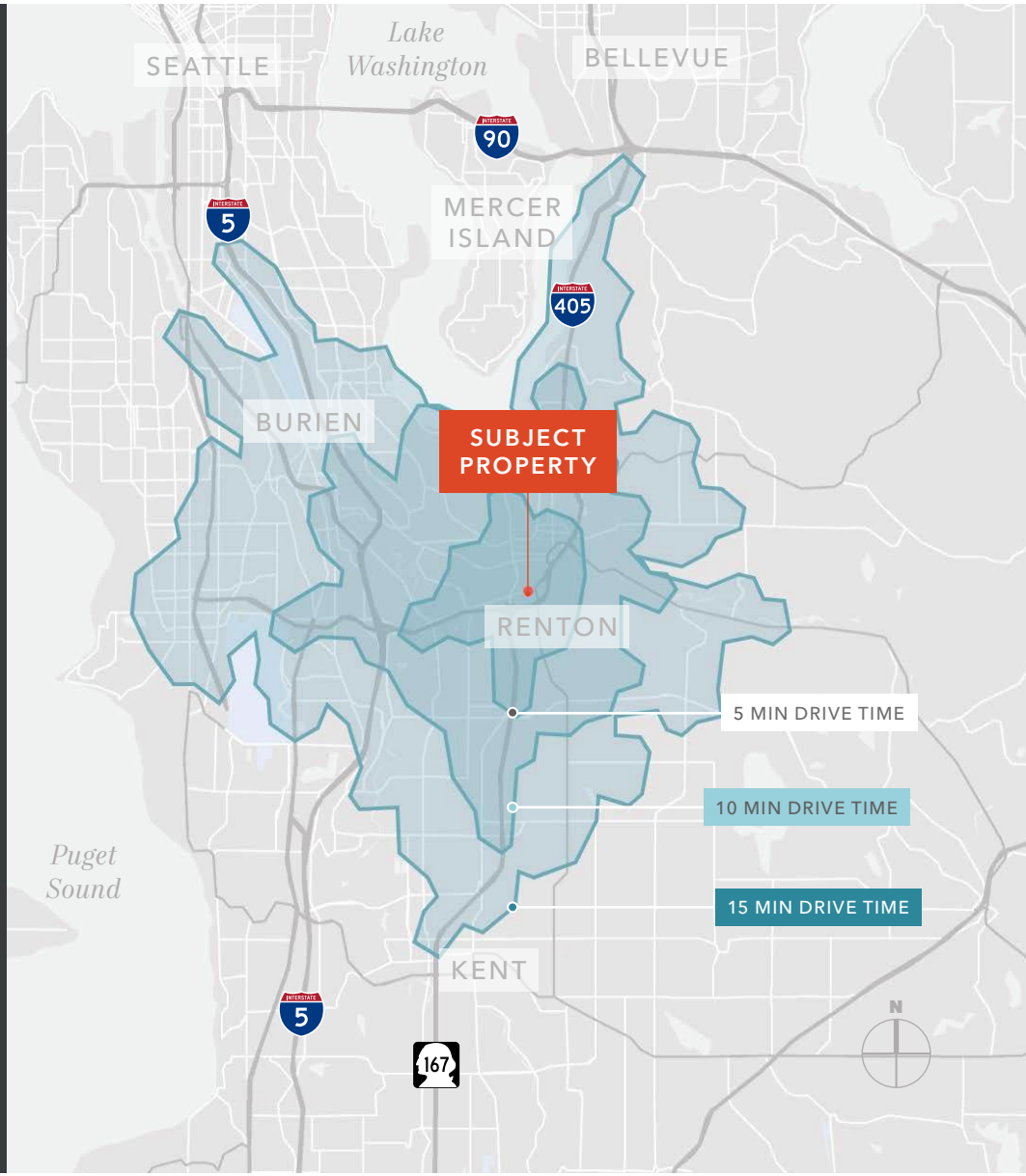
## MEDIAN AGE & GENDER

| | 5 Minutes | 10 Minutes | 15 Minutes |
|---|---|---|---|
| MEDIAN AGE | 36.6 | 36.0 | 36.6 |
| % FEMALE | 49.9% | 49.3% | 49.2% |
| % MALE | 50.1% | 50.7% | 50.8% |

## HOUSEHOLD INCOME

| | 5 Minutes | 10 Minutes | 15 Minutes |
|---|---|---|---|
| 2025 MEDIAN | $90,847 | $102,506 | $108,921 |
| 2030 MEDIAN PROJECTED | $90,812 | $102,657 | $109,123 |
| 2025 AVERAGE | $114,918 | $129,872 | $140,369 |
| 2030 AVERAGE PROJECTED | $115,306 | $130,470 | $140,993 |

Data Source: ©2025, Sites USA



*Exclusively listed by*


**NED WHALEN**
Senior Vice President
206.491.5998
ned.whalen@kidder.com

**BLAKE WEBER**
Senior Vice President
206.898.1231
blake.weber@kidder.com

KIDDER.COM



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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.