

**35,668 SF DEALERSHIP**  
**1.90 ACRE SITE**  
**FOR SUBLEASE**

**FORMER JET CITY HARLEY**

3715 E Valley Rd  
Renton, WA 98057

**CBRE**



**RARE OPPORTUNITY TO SUBLEASE A 35,668 RSF AUTOMOTIVE SALES & SERVICE CENTER ON 1.9 ACRES OF LAND IN THE HEART OF RENTON'S AUTO-ROW WITH EXCEPTIONAL FREEWAY ACCESS AND VISIBILITY**

We are pleased to present a rare opportunity to sublease a 35,688 RSF motorcycle sales and service center situated on 1.9 acres with exceptional freeway access in the heart of Renton through December 9, 2028. The property features a 25,622 SF ground floor sales and service center and 10,066 SF mezzanine with 2 grade level doors, supporting a wide range of retail, industrial or service-oriented uses.

**PROPERTY OVERVIEW**

Size	Total: 35,668 RSF Ground Floor: 25,622 RSF Mezzanine: 10,066 RSF
Site Size	1.90 Acres (82,764 SF)
Sublease Term	Master lease expires December 9, 2028 - Longer term available direct through Landlord
Sublease Rate	Call for rate
Availability	May 1, 2026
Year Built	2008
Clear Height	Up to 28'
Grade Level Doors	2
Parking	~52 striped for cars & ~59 currently striped for motorcycles
Current Use	Motorcycle sales and service center
Zoning	IM (Medium Industrial)



**IMMEDIATE FREEWAY ACCESS & VISIBILITY**



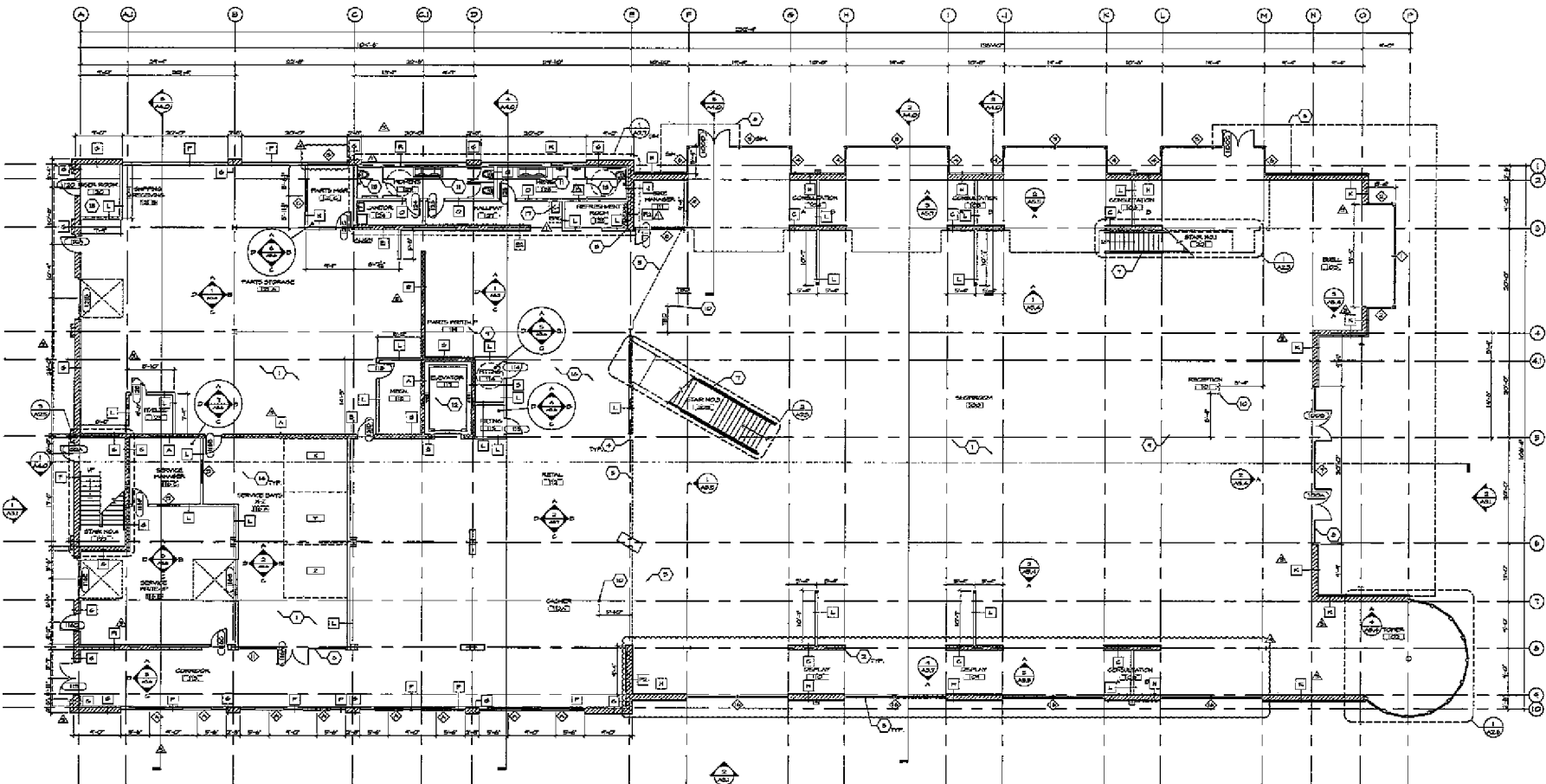
**EXISTING MOTORCYCLE SALES & SERVICE CENTER**



**UP TO 28' CLEAR HEIGHT**



# GROUND FLOOR: 25,622 RSF







DESIRABLE LOCATION ON RENTON'S AUTO-ROW WITH FREEWAY VISIBILITY



NEW FLEXIBLE MU-H (HIGHRISE MIXED-USE) ZONING



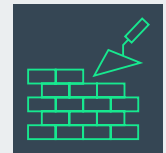
EXISTING MOTORCYCLE SALES & SERVICE CENTER



IMMEDIATE ACCESS TO SR-167

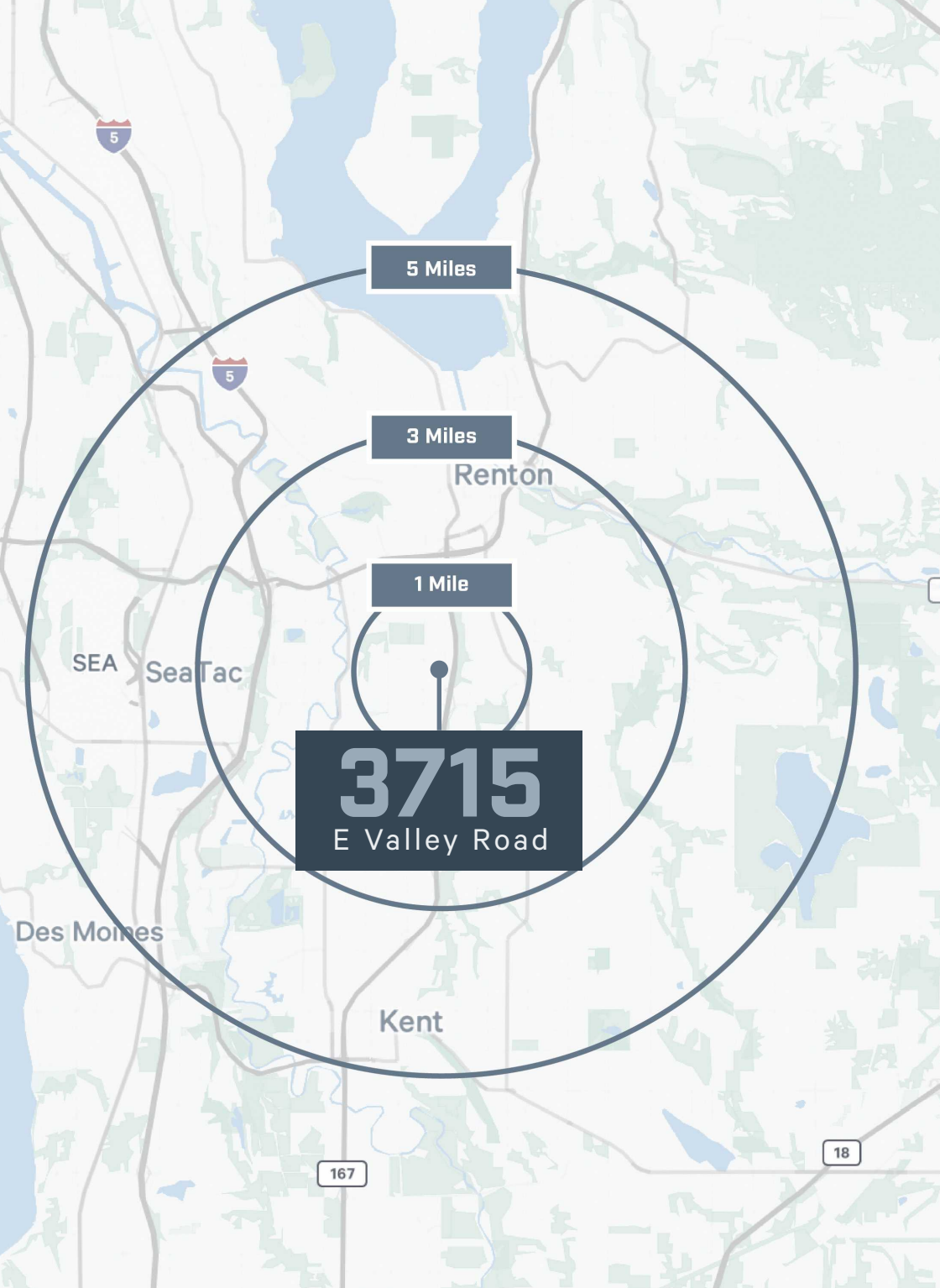


UP TO 28' CLEAR HEIGHT



EXISTING HIGH-END BUILDOUT

## 2026 Demographic Detail



Demographic Comprehensive	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2025 Population	7,561	90,889	299,243
2029 Population - Projection	7,703	92,507	304,554
2020-2025 Annual Population Growth	0.43%	0.53%	0.67%
<b>Generations</b>			
Generation Alpha (Born 2017 or Later)	10.5%	10.4%	10.8%
Generation Z (Born 1999-2016)	18.9%	20.8%	21.5%
Millennials (Born 1981-1998)	31.9%	29.4%	28.7%
Generation X (Born 1965-1980)	18.1%	18.9%	19.6%
Baby Boomers (Born 1946-1964)	17.0%	17.1%	16.3%
Greatest Generations (Born 1945 or earlier)	3.6%	3.5%	3.1%
<b>Household Income</b>			
2025 Average Household Income	\$142,926	\$127,064	\$126,660
2025 Median Household Income	\$113,807	\$98,673	\$97,287
<b>Housing Value</b>			
2025 Median Home Value	\$666,321	\$642,432	\$657,208
2025 Average Home Value	\$756,186	\$721,471	\$747,995
<b>Housing Units</b>			
2025 Owner-Occupied Housing	48.8%	51.5%	50.5%
2025 Renter-Occupied Housing	47.5%	44.3%	45.1%

**3715**  
E Valley Road



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