

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



SUMMARY

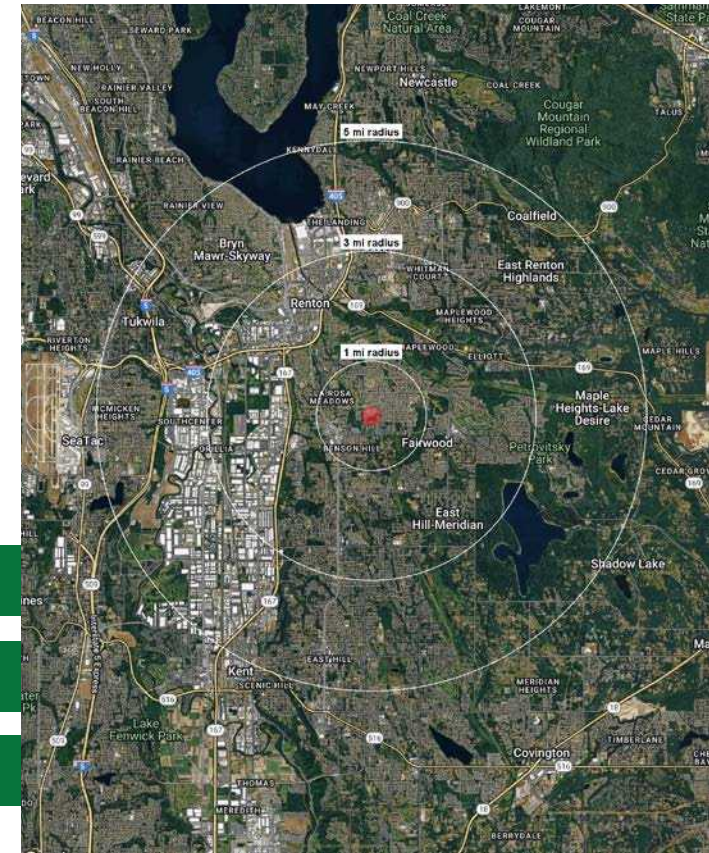
AVAILABLE:

BLDG B **7,024 SF - 8,647 SF**
3,858 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: \$9.80 (Estimate 2026)
- Easily Accessible and Ample Free Parking
- Pylon Signage Available
- Traffic Counts: 116th Avenue SE: 12,901 ADT & SE 168th Street: 9,631 ADT



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

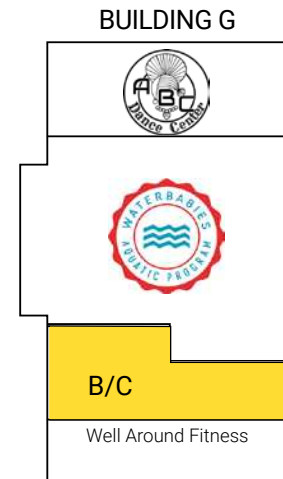
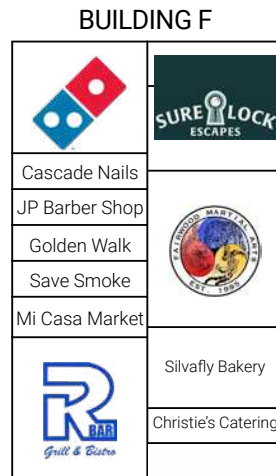
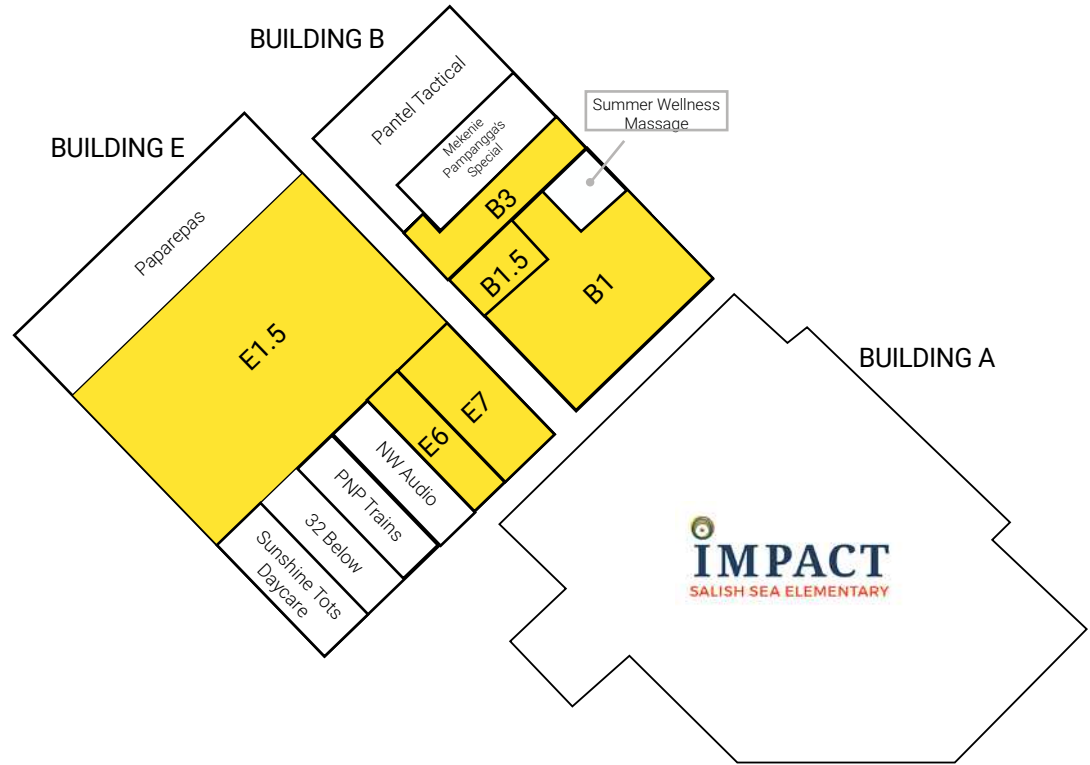


SITE PLAN



Suite	SF
B1	7,024
B1.5	1,623
B3	3,858
G - B/C	4,553
E1.5	21,332
E6	1,161
E7	2,029

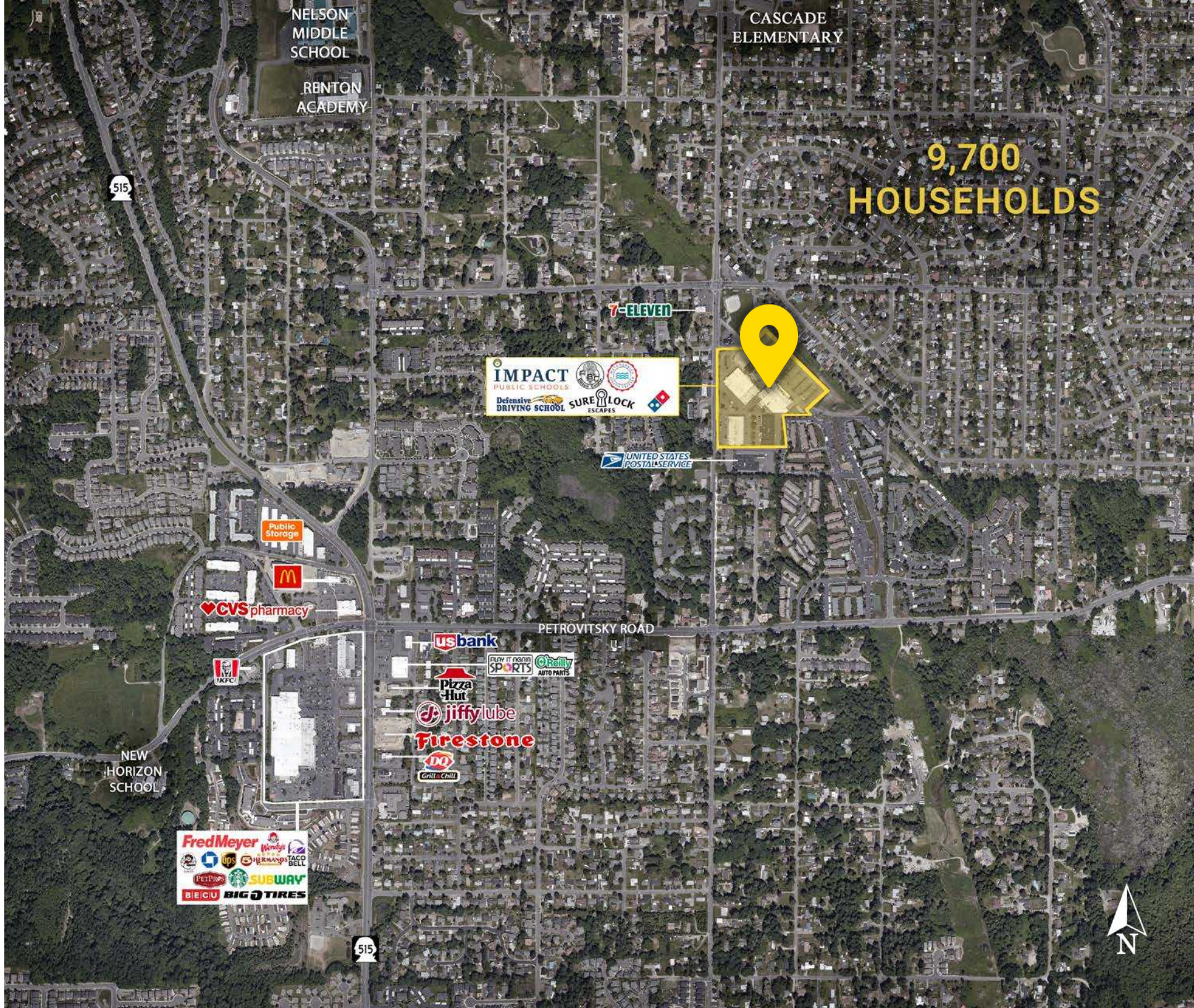
CAN BE COMBINED



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

NEW HORIZON SCHOOL

PETROVITSKY ROAD

usbank

PLAY IT AGAIN SPORTS O'Reilly AUTO PARTS

Pizza Hut

Jiffy lube

Firestone

Grill & Chill

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


515



TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


JACOB FORS

 253.880.2462

 jfors@firstwesternproperties.com

CARRIE WALKER

 253.307.1333

 carrie@firstwesternproperties.com



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