



For Sale

**Rubattino's**

804 S 3RD ST, RENTON, WA

**KYLE STERLING**  
ksterling@nai-psp.com



# Offering Summary

NAI Puget Sound Properties is pleased to present for sale the Rubattino's Building in downtown Renton. Rubattino's restaurant, founded in 1920, is one of Renton's oldest restaurants. The 3,600 square-foot building is divided in half between a fully built-out restaurant space with a kitchen on the east side, and a bar and billiards space on the west side.

Rubattino's can vacate at closing, creating an opportunity for an owner-user buyer. The business also may be purchased. Please contact broker for details.



**\$895,000**

BUILDING SIZE	3,600 SF
LOT SIZE	4,040 SF
ZONING	CD
YEAR BUILT	1927
HEATING/COOLING	Heat pump serving bar space only
CONSTRUCTION TYPE	Masonry
PRICE PER SF	\$249







## Zoning Information

### CENTER DOWNTOWN (CD):

The purpose of the Center Downtown Zone (CD) is to provide a mixed-use urban commercial center serving a regional market as well as high-density residential development. Uses include a wide variety of retail sales, services, multi-family residential dwellings, and recreation and entertainment uses.



[VIEW ZONING INFO](#)

## Investment Highlights

### + HISTORIC RENTON RESTAURANT BUILDING

Rubattino's restaurant, founded in 1920, is one of Renton's oldest restaurants.

### + PRIME LOCATION ON 3RD STREET

Property is located on the highly desirable 3rd Street retail corridor, with high traffic counts and pedestrian activity.

### + FULLY BUILT-OUT RESTAURANT & BAR SPACE

Space is benefitted by a café style restaurant bar, table/booth system, full kitchen with walk-in freezer, a separate bar area with billiards table and TV's.

### + BUSINESS PURCHASE OPPORTUNITY

The business is also available for sale per separate agreement. Please contact broker for details.







# Market Overview

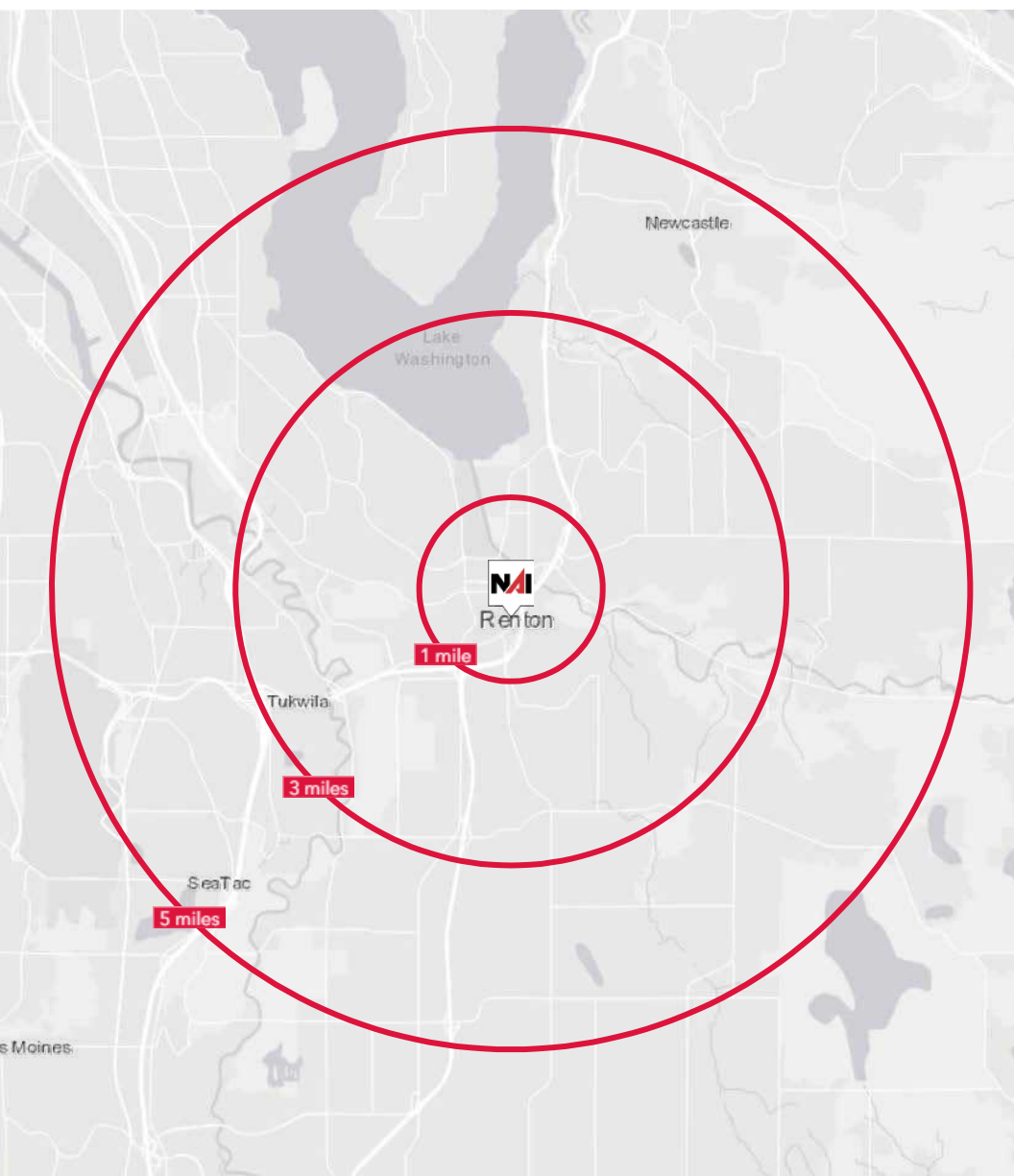
**The Puget Sound Region is considered one of the fastest-growing markets in the United States.**

Home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

**Renton is emerging as the next hot neighborhood** since it is zoned appropriately and has room to grow. It offers convenient access to Seattle, Bellevue, Tacoma, and SeaTac International Airport. Home to 99,692 residents, this industrial city has transformed into one of the most affluent areas in the region. The city's close proximity to Seattle (11 miles) and Bellevue (9 miles) factor into being such a desirable location for commercial tenants. **Renton is well known for manufacturing, technology, and healthcare organizations**, including the Boeing 737 family of commercial airplanes, Valley Medical Center, Amazon Fulfillment Center, IKEA, Wizards of the Coast and Providence Health & Services. Boeing currently occupies 1.1 million square feet of factory space, which is next to the Renton Municipal Airport.

Renton is also adjacent to Tukwila's Westfield Southcenter, which is the largest shopping center in Washington and the Pacific Northwest. The 2-level indoor shopping mall has over 200 stores and eateries. **In addition to the mall, the surrounding area offers a plethora of retail amenities and activities.** Some include: iFLY Indoor Skydiving, Acme Bowl, Northwest Seaplanes, DEFY, Family Fun Center and The Museum of Flight.





## Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	14,639	119,362	271,184
Households	6,859	46,519	99,882
Median Age	37.9	38.1	39.0
Median HH Income	\$75,257	\$95,904	\$104,677
Avg. HH Income	\$103,473	\$128,771	\$145,027





# Rubattino's

804 S 3RD ST, RENTON, WA 98057

EXCLUSIVELY LISTED BY:

KYLE STERLING

425 586 5608

ksterling@nai-psp.com

**NAI** Puget Sound  
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.  
G:\SHARED DRIVES\ADMIN TEAM\MARKETING\MARKETING - INDESIGN\2024\OFFERING MEMORANDUM\RUBATTINO'S 804 S 3RD ST - KS\RUBATTINO'S OM