

CONFIDENTIAL OFFERING MEMORANDUM



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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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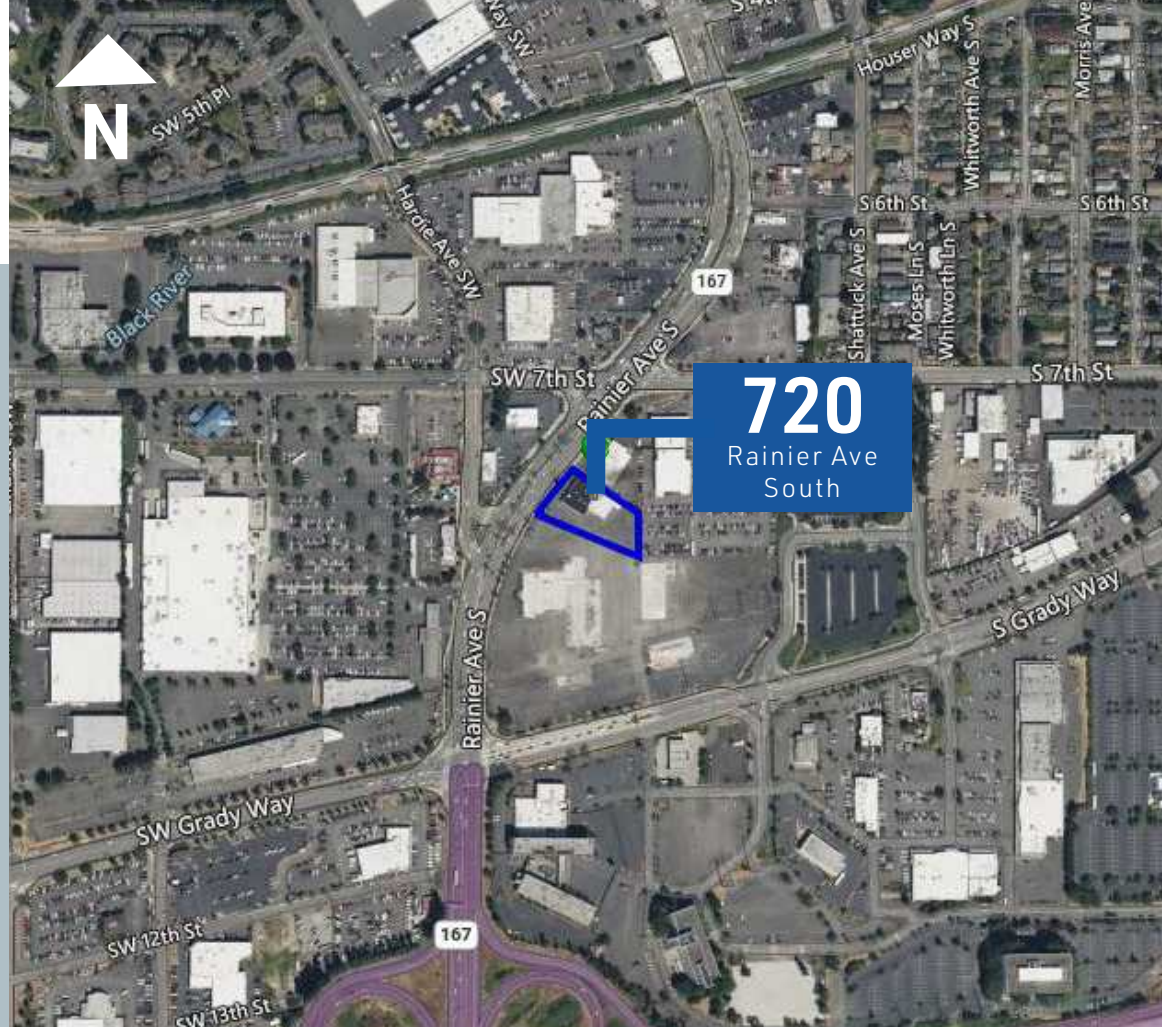
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executive summary

Rare Retail Opportunity with High Visibility

720 Rainier Ave S is a well-located retail/auto sales property located at 720 Rainier Ave S in Renton, WA. Built in 1965, renovated in 2010, this 10,068 SF square foot building sits on a 0.87-acre site. The property features durable concrete, masonry block and steel construction. This building offers an existing renovation opportunity and a prime location for an owner/user looking to establish or expand their presence in Renton with great access to 405 and I-5 freeways.

Plans available to expand existing building to 17,263 SF



RENTON/SEATTLE
MARKET



YEAR BUILT: 1965
YEAR RENOVATED: 2010



HIGHLY VISIBLE
PROPERTY



MASONRY BLOCK
CONSTRUCTION

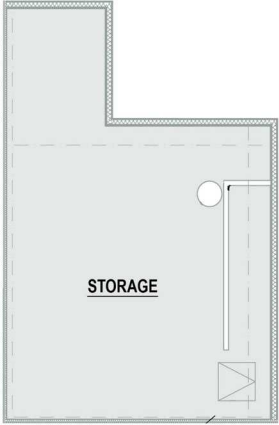
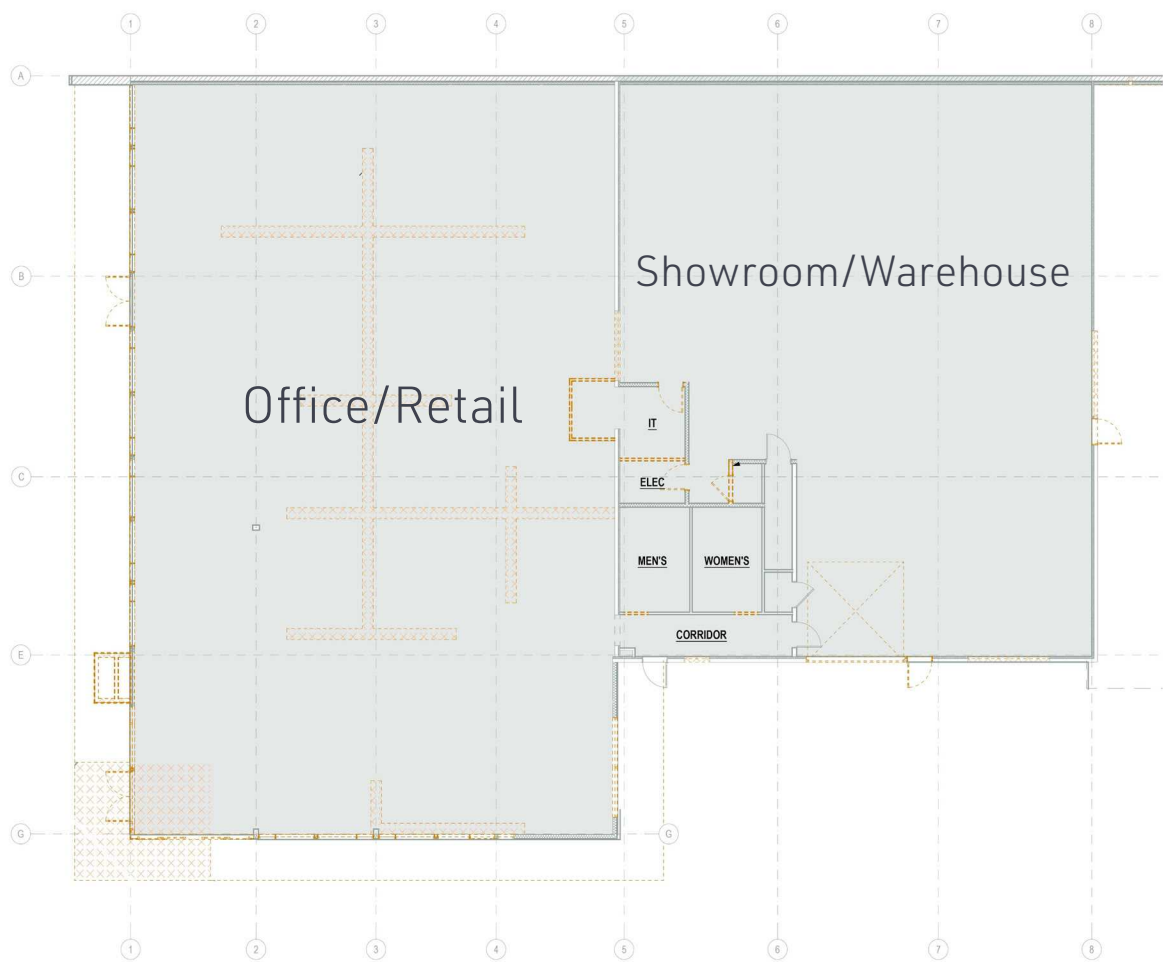


LOT SIZE: 0.87 ACRES



BUILDING SF: 10,068 SF

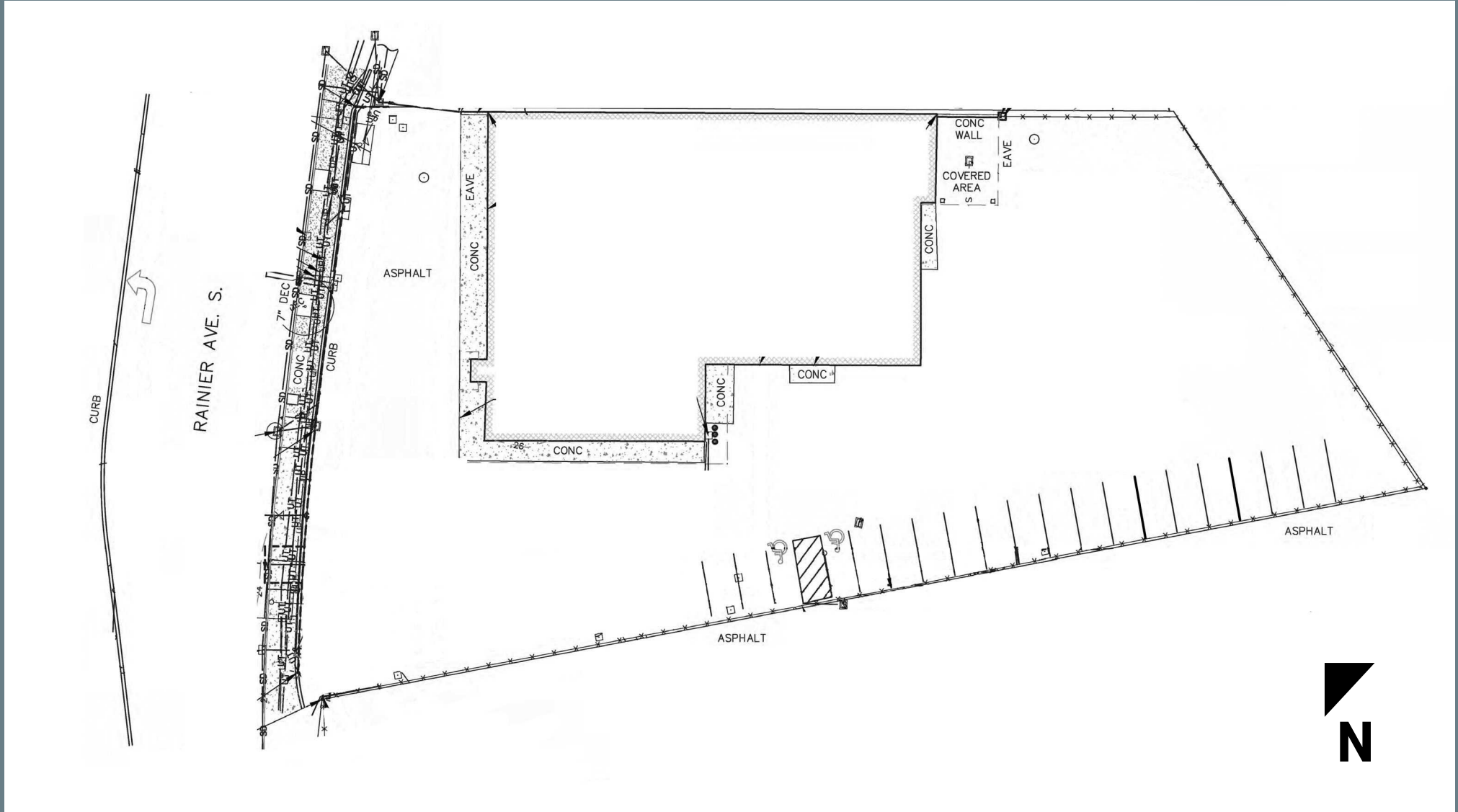
space plan



Mezzanine Plan



site plan



amenity map

Subject Property

- ★ 720 Rainier Ave S
Renton, WA, 98057

Restaurants/Cafes

- 1 The Local 907
907 S 3rd St
Renton, WA, 98057
- 2 The Melrose Grill
819 Houser Way S
Renton, WA, 98057
- 3 Chick-fil-A
375 Rainier Ave S
Renton, WA, 98057
- 4 IHOP
610 Rainier Ave S
Renton, WA, 98057
- 5 Starbucks
641 Rainier Ave S
Renton, WA, 98057
- 6 Jimmy Mac's Roadhouse
225 SW 7th St
Renton, WA, 98057
- 7 Dutch Bros Coffee
735 Hardie Ave SW
Renton, WA, 98057
- 8 Pho 88 Cafe
757 Rainier Ave S
Renton, WA, 98057

Retail

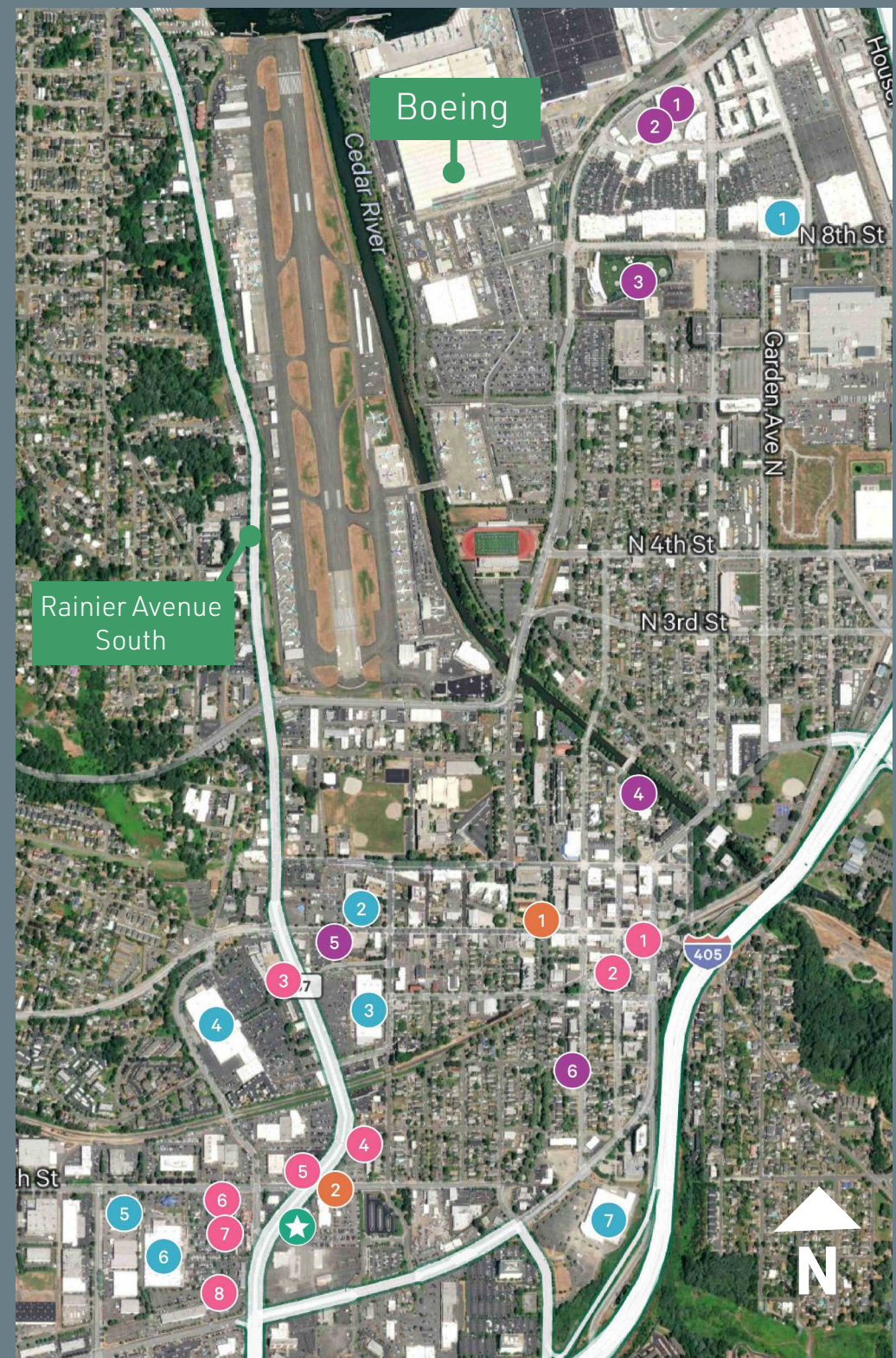
- 1 Target
1215 N Landing Way
Renton, WA, 98057
- 2 Safeway
200 S 3rd St
Renton, WA, 98057
- 3 McLendon Hardware
440 Rainier Ave S
Renton, WA, 98057
- 4 Fred Meyer
365 Renton Center Way SW
Renton, WA, 98057
- 5 DK Market
720 Lind Ave SW
Renton, WA, 98057
- 6 Walmart Supercenter
743 Rainier Ave S
Renton, WA, 98057
- 7 The Home Depot
901 S Grady Way
Renton, WA, 98057

Transit

- 1 Renton Transit Center
257 Burnett Ave S
Renton, WA, 98057
- 2 South Renton Park & Ride
205 S 7th St
Renton, WA, 98057

Recreation

- 1 Regal The Landing
900 N 10th Pl
Renton, WA, 98057
- 2 Dough Zone Dumpling House
800 N 10th Pl
Renton, WA, 98057
- 3 Topgolf Renton
780 Logan Ave N
Renton, WA, 98057
- 4 Jones Park
98 Wells Ave S
Renton, WA, 98057
- 5 Fortune Casino Renton
111 S 3rd St
Renton, WA, 98057
- 6 Renton Masonic Hall
505 Williams Ave S
Renton, WA, 98057



720
Rainier Ave
South

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