

315 SW SUNSET

SW SUNSET BLVD
RENTON, WA

FOR SALE



RARE INFILL TOWNHOME OPPORTUNITY ALONG KEY RENTON CORRIDOR

Lee & Associates, serving as exclusive advisor, is pleased to present the opportunity to acquire 315 SW Sunset, a 70,821 SF (1.63 AC), six-parcel development site located along one of Renton's key corridors. With immediate access to major arterials and proximity to downtown, the site serves as a highly visible and well-connected gateway into the city.

The property is currently zoned Commercial Arterial (CA), which allows for mixed-use development with a height limit of up to 70 feet. While the zoning permits high density for vertical projects, ownership has had preliminary discussions with the City of Renton and believe there are alternate zoning pathways that could support lower-scale residential development—particularly townhomes, which align with community and market demand for the corridor.

SALE PRICE: \$4,800,000 (\$67 / LAND SF)

315 SW Sunset is a rare opportunity to acquire a large-scale infill site in one of Renton's most active redevelopment corridors.



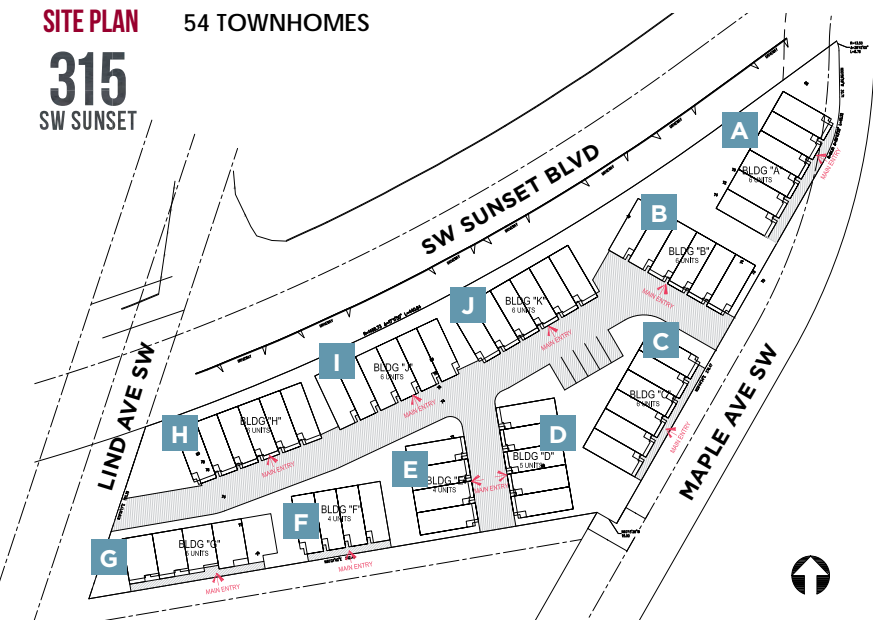


THE PROJECT

315 SW Sunset is comprised of six parcels totaling 70,821 square feet, or 1.63 acres, zoned Commercial Arterial (CA). Situated along Sunset Blvd, the site serves as a key gateway into Renton’s city center, with nearby access to the Renton Transit Center, RapidRide F Line, and I-405. It is adjacent to the Renton Shopping Center and surrounded by a wide range of amenities, making it an ideal location for future residential or mixed-use development.

The immediate area is seeing a continued push for infill development, supported by the City of Renton’s openness across the City to rezoning efforts and strategic redevelopment. Several viable paths exist to reposition the zoning to accommodate a **townhome development of up to 54 units**, including a contract rezone, a comprehensive plan amendment, or a potential PUD. A contract rezone or comp plan amendment may offer the most streamlined and flexible approach.

SITE PLAN 54 TOWNHOMES
315
SW SUNSET



SITE DETAIL

SALE PRICE:	\$4,800,000
ADDRESS:	203-315 SW Sunset Blvd / 420 Lind Ave SW, Renton, WA 98057
PARCELS:	214370-0019, 214370-0021, 214370-0055, 214370-0012, 214370-0011, 214370-0030
LAND AREA:	70,821 SF / 1.63 AC
ZONING:	Commercial Arterial (CA)
HEIGHT LIMIT:	50' (residential) - 70' (vertically mixed-use)



Photo: Renton Aerial



Photo: Renton Gene Coulon Beach, Renton

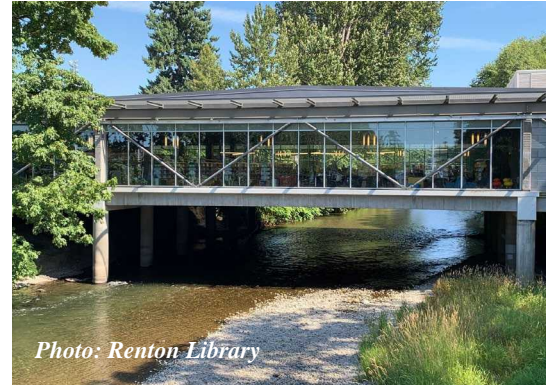
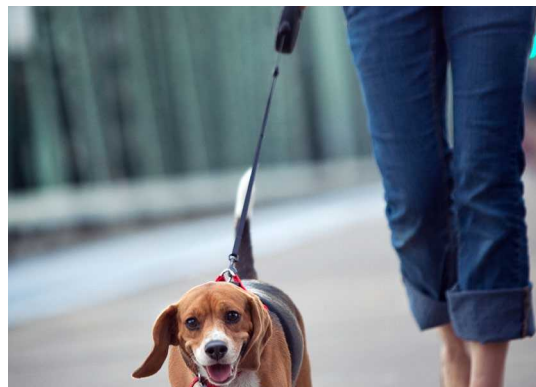


Photo: Renton Library

LOCATION HIGHLIGHTS

- » As of February 2025, Renton’s median home price reached \$775,000, reflecting a 3.4% year-over-year increase. This consistent appreciation underscores the area’s strong demand and investment potential.
- » Renton offers immediate access to significant employment hubs in Seattle and the Eastside, making it an attractive location for residential development.
- » Renton offers a wealth of parks, trails, and waterfront access, including the 57-acre Gene Coulon Memorial Beach Park along Lake Washington. These amenities contribute to a high quality of life, attracting residents and supporting property value appreciation.
- » Renton is projected to require approximately 9,300 additional housing units by 2040 to meet anticipated population growth, indicating strong future demand for residential properties.
- » Renton provides convenient access to I-405, I-5, and SR-167, making it a strategic hub for commuters and businesses alike. The area benefits from strong connectivity to Seattle, Bellevue, and Sea-Tac International Airport.
- » The city boasts major employment centers, including **Boeing’s 737 manufacturing facility**—which employs over 15,000 people—along with **Providence Health & Services**, **Valley Medical Center/ UW Medicine**, and **PACCAR**.
- » Renton features a growing array of shopping, dining, and lifestyle amenities, including The Landing, a 600,000 SF mixed-use lifestyle center, as well as access to parks, trails, and Lake Washington waterfront.
- » The area offers diverse housing options and is seeing increased interest from developers due to pro-growth city policies and significant population growth over the last decade.
- » Located just **0.7 miles from the Renton Transit Center**, providing access to RapidRide, King County Metro, and Sound Transit routes—making it a strong candidate for future residential or commuter-focused development.



INVESTMENT CONTACTS

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