

RAINIER AVE S

LAKE AVE S

182305-9067

182305-9171

2ND ST

134-144
RAINIER AVE S

DEVELOPMENT SITE

DISCLAIMER

Cushman & Wakefield (“C&W”) has been retained as the exclusive listing broker for 134 & 144 Rainier Ave S (the “Property”) in the city of Renton, Washington. The Seller will consider offers on an all-cash basis. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. Although the Seller and C&W believe the information to be accurate, interested parties should conduct an independent investigation and reach conclusions without reliance on materials contained herein.

The Seller reserves the right, for any or no reason, to withdraw the property from the market. The Seller has no obligation expressed or implied, to accept any offer. Further, the Seller has no obligation to sell the property unless and until the Seller executes and delivers a signed contract of sale on terms acceptable to the Seller, in its sole discretion.

The material contained in this Offering Memorandum is confidential, under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer, and furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of C&W or the Seller.

This Memorandum is delivered under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer. All terms and conditions of the Confidentiality Agreement apply to information contained herein, as appropriate. Offers should be delivered to the office of the Exclusive Listing Agents, C&W attention Tim McKay, Dan Chhan, and Matt Kemper, Greg Millerd & Taylor Hudson. To facilitate analysis of offers, offerors are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerors ability to close this proposed transaction in a timely manner.

**Inquiries and tours are to be directed to the Exclusive Listing Agents.
Please do not contact the Property.**

134-144
RAINIER AVE S
DEVELOPMENT SITE

DEAL LEADS

TIM MCKAY
Managing Director
+1 206 369 7599
Tim.McKay@cushwake.com

DAN CHHAN
Managing Director
+1 206 321 2047
Dan.Chhan@cushwake.com

MATT KEMPER
Senior Director
+1 206 877 3378
Matt.Kemper@cushwake.com

GREG MILLERD
Senior Director
+1 206 779 1692
Greg.Millerd@cushwake.com

EDSF

DAVE KARSON
Executive Vice Chair
+1 203 550 1441
Dave.Karson@cushwake.com

CHRISTOPHER MOYER
Executive Managing Director
+1 570 764 1335
Chris.Moyer@cushwake.com

TAYLOR HUDSON
Senior Director
+1 425 260 6761
Taylor.Hudson@cushwake.com

JACOB ODEGARD
Director
+1 253 486 6725
Jacob.Odegard@cushwake.com

DYLAN ROETER
Senior Associate
+1 425 445 0071
Dylan.Roeter@cushwake.com

BYRON ROSEN
Senior Associate
+1 206 819 4488
Byron.Rosen@cushwake.com

JOHN SPREITZER
Senior Director
+1 908 295 1953
John.Spreitzer@cushwake.com

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present 134 & 140 Rainier Avenue South, a 62,662 SF (1.44-acre) assemblage at a prominent signalized intersection in Renton, Washington. The property includes two single-story commercial buildings totaling ±14,529 SF with eight office, retail, and service-oriented suites and 83 surface parking stalls (5.7/1,000 SF), offering functional interim income potential.

Zoned CA – Commercial Arterial, the site is well suited for mixed-use or urban infill redevelopment, supporting residential-over-commercial or higher-density concepts consistent with Renton’s growth vision. With excellent exposure on Rainier Avenue South and proximity to Downtown Renton, The Landing, and I-405, the property offers both strong visibility and connectivity.

Overall, 134 & 140 Rainier Avenue South represents a compelling redevelopment or covered-land opportunity in a growing mixed-use corridor, combining scale, visibility, and flexible zoning to capitalize on Renton’s ongoing urban evolution.

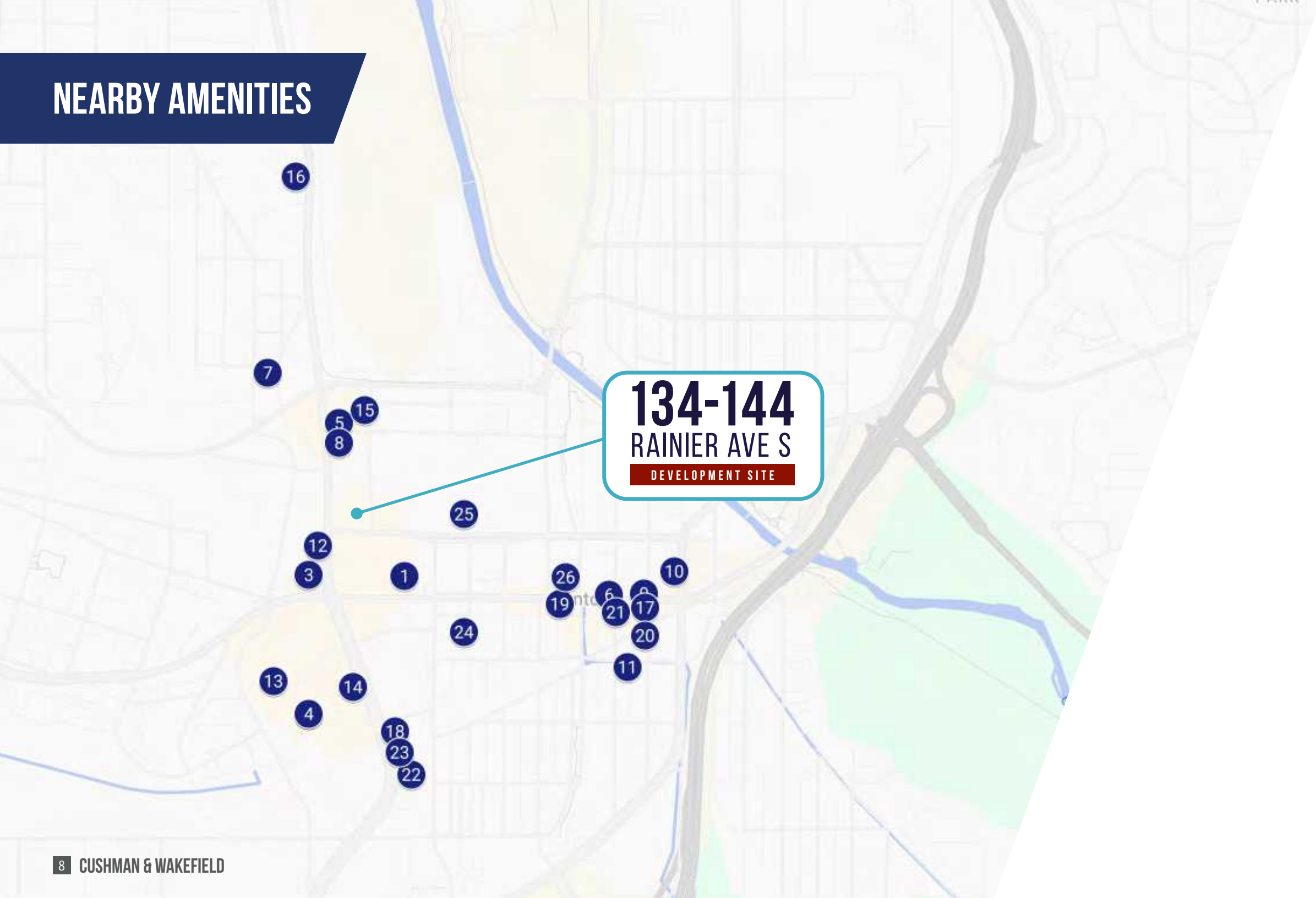
PROPERTY INFORMATION

Address	134 & 140 Rainier Avenue South, Renton, WA 98057
Site Size	62,662 SF (1.44 acres)
Existing Improvements	<ul style="list-style-type: none">• Two buildings totaling approx. 14,529 SF• 8 commercial units (office/retail/service use)• Surface parking: 83 stalls (5.7/1,000 SF)• Average quality, built ~1980
Zoning	CA – Commercial Arterial (City of Renton)
Highest & Best Use	Mixed-use redevelopment (residential over commercial or other urban-infill concept)
Interim Use	Current use (commercial) is considered interim; Buildings do not represent optimal site use
Development Potential	<ul style="list-style-type: none">• Large site on arterial street with high visibility• Supports higher density or mixed-use• Proximity to Downtown Renton, The Landing, and I-405
Environmental Summary	<ul style="list-style-type: none">• No on-site RECs (Recognized Environmental Conditions)• Nearby sites undergoing petroleum remediation• Moderate off-site environmental risk• Further investigation recommended
Access & Visibility	Signalized intersection with strong vehicular traffic; Good exposure on Rainier Ave S

NEARBY AMENITIES



NEARBY AMENITIES



#	AMENITY	ADDRESS
1	Safeway	200 S 3rd St, Renton, WA 98057
2	Fred Meyer	365 Renton Center Way SW, Renton, WA 98057
3	Walgreens	275 Rainier Ave S, Renton, WA 98057
4	Renton Shopping Center	365 Renton Center Way SW, Renton, WA 98057
5	Starbucks	68 Rainier Ave S, Renton, WA 98057
6	Boon Boona Coffee	724 S 3rd St, Renton, WA 98057
7	The Bean (COG)	221 Hardie Ave NW, Renton, WA 98057
8	Tommy's Café	74 Rainier Ave S, Renton, WA 98057
9	Macadons Café Renton	826 S 3rd St, Renton, WA 98057
10	Berliner Pub	221 Main Ave S, Renton, WA 98057
11	Whistle Stop Ale House	809 S 4th St, Renton, WA 98057
12	Sansonina Ristorante Italiano	261 Rainier Ave S, Renton, WA 98057
13	Feast Buffet	485 Renton Center Way SW, Renton, WA 98057
14	Chipotle Mexican Grill	439 Rainier Ave S, Renton, WA 98057
15	Ezell's Famous Chicken	64 Rainier Ave S, Renton, WA 98057
16	Kizuki Ramen & Izakaya	505 Rainier Ave N, Renton, WA 98057
17	Bindaas Indian Restaurant & Sports Bar	811 S 3rd St, Renton, WA 98057
18	Clyde's Southern Wood Fired Barbeque	201 S 4th Pl, Renton, WA 98057
19	Smoking Monkey Pizza	613 S 3rd St, Renton, WA 98057
20	The Melrose Grill	819 Houser Way S, Renton, WA 98057
21	Naan-N-Curry Renton	709 S 3rd St, Renton, WA 98057
22	Zapata's Mexican Prime Grill	540 Rainier Ave S, Renton, WA 98057
23	Baskin-Robbins	520 Rainier Ave S, Renton, WA 98057
24	Saint Anthony's Gym	353-363 Whitworth Ave S, Renton, WA 98057
25	Renton IKEA Performing Arts Center	400 S 2nd St, Renton, WA 98057
26	Renton Pavilion Events Center	233 Burnett Ave S, Renton, WA 98057

INSTITUTIONS/EMPLOYERS

CITY	MAJOR EMPLOYERS	INDUSTRY
Seattle	Amazon, Starbucks, Nordstrom, Providence Health & Services, Expedia Group, F5 Networks	E-commerce/Tech, Retail, Healthcare, Travel Tech
Redmond	Microsoft (Headquarters), Nintendo of America, Amazon.com Services, Meta (Facebook), Lake Washington School District	Technology, Gaming, Education
Bellevue	T-Mobile (Headquarters), PACCAR, Meta (Facebook), Salesforce, Expedia Group, Overlake Hospital, QFC	Telecommunications, Manufacturing (Trucks), Tech, Healthcare, Retail
Renton	The Boeing Company (Renton Factory), Providence Health & Services (Part of the larger system with presence in Renton), King County	Aerospace, Healthcare, Government



DEMOGRAPHICS



- 5 Miles
- 10 Miles
- 15 Miles



105,179
Population



\$79,824
Median Household Income



36.3
Median Age

Top amenities nearby including
Safeway, Walmart, Sam's club, etc.

134-144
RAINIER AVE S

DEVELOPMENT SITE

DEAL LEADS

TIM MCKAY
Managing Director
+1 206 369 7599
Tim.McKay@cushwake.com

DAN CHHAN
Managing Director
+1 206 321 2047
Dan.Chhan@cushwake.com

MATT KEMPER
Senior Director
+1 206 877 3378
Matt.Kemper@cushwake.com

GREG MILLERD
Senior Director
+1 206 779 1692
Greg.Millerd@cushwake.com

TAYLOR HUDSON
Senior Director
+1 425 260 6761
Taylor.Hudson@cushwake.com

JACOB ODEGARD
Director
+1 253 486 6725
Jacob.Odegard@cushwake.com

DYLAN ROETER
Senior Associate
+1 425 445 0071
Dylan.Roeter@cushwake.com

BYRON ROSEN
Senior Associate
+1 206 819 4488
Byron.Rosen@cushwake.com

EDSF

DAVE KARSON
Executive Vice Chair
+1 203 550 1441
Dave.Karson@cushwake.com

CHRISTOPHER MOYER
Executive Managing Director
+1 570 764 1335
Chris.Moyer@cushwake.com

JOHN SPREITZER
Senior Director
+1 908 295 1953
John.Spreitzer@cushwake.com