

FOR SALE OR LEASE

# 700 S GRADY WAY

RENTON, WA 98057



KIDDER.COM

**km** Kidder  
Mathews

700 S GRADY WAY

## Property Highlights

For sale or lease

9,789 SF building

92,347 SF lot

150 surface parking stalls

8 car dealerships within 5 minutes of site

5 minute drive to Renton landing

3 minutes from Boeing manufacturing plant

Available March 1, 2026

Contact broker for tours, please do not disturb Tenant

**\$6,900,000**

SALE PRICE

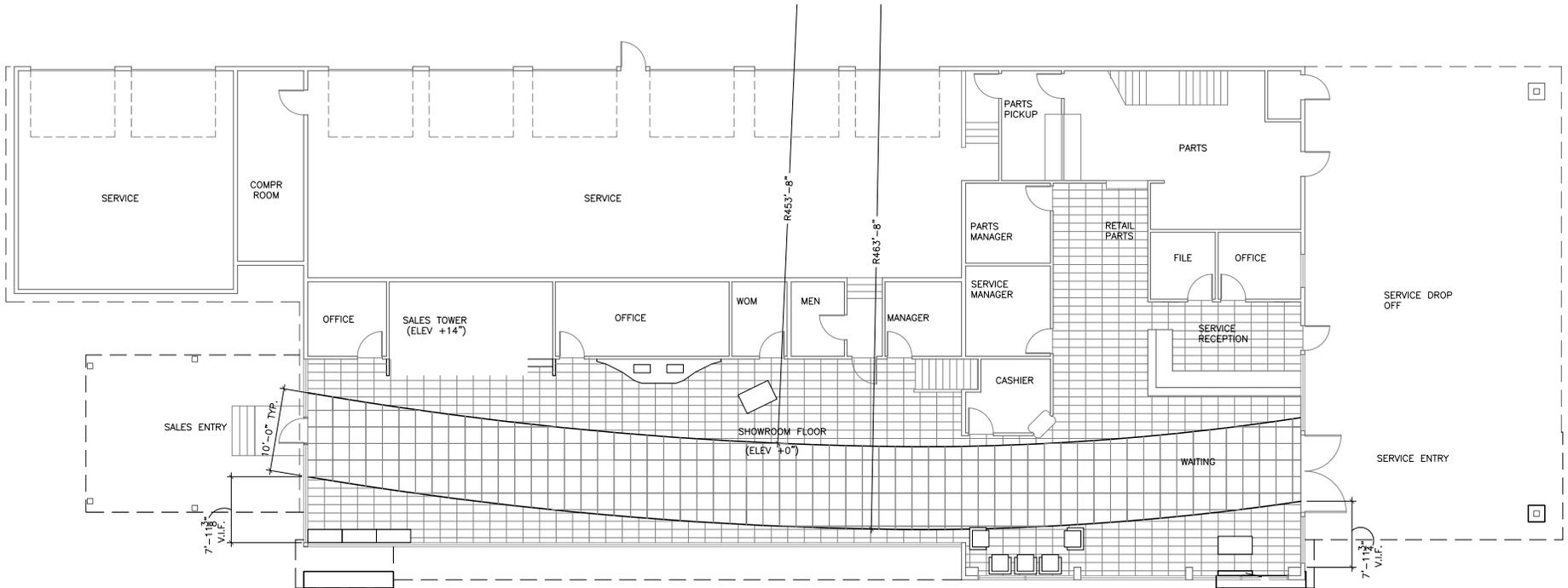
**\$39.00 PSF**

LEASE RATE, PLUS TAXES & INSURANCE





# FLOOR PLAN



700 S GRADY WAY



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

700 S GRADY WAY



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

# DEMOGRAPHICS

## POPULATION

	5 Minutes	10 Minutes	15 Minutes
2010 CENSUS	17,013	86,918	234,097
2020 CENSUS	19,543	98,639	263,126
2025 ESTIMATED	20,052	99,405	265,439
2030 PROJECTED	19,260	96,860	259,783

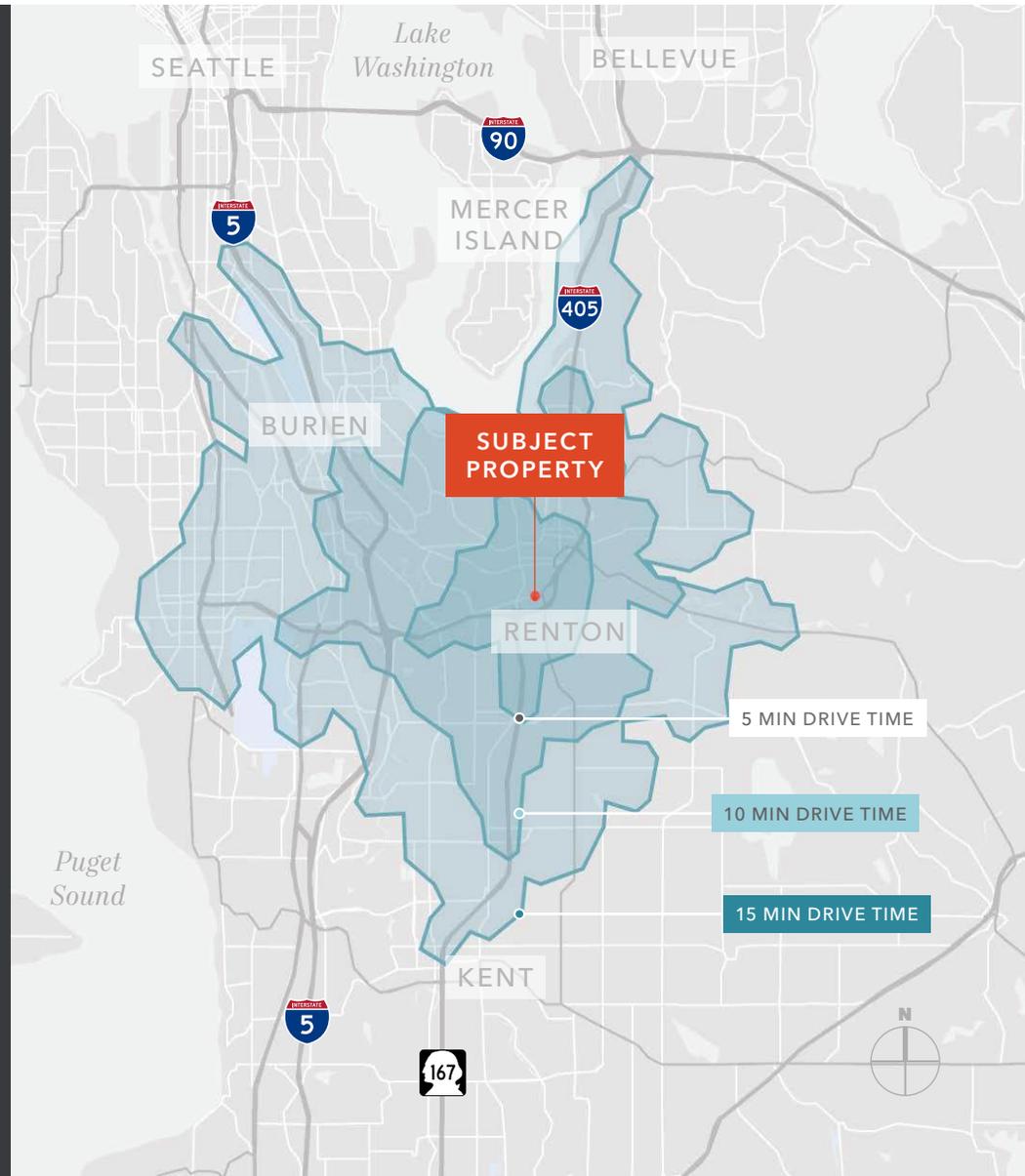
## MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	36.6	36.0	36.6
% FEMALE	49.9%	49.3%	49.2%
% MALE	50.1%	50.7%	50.8%

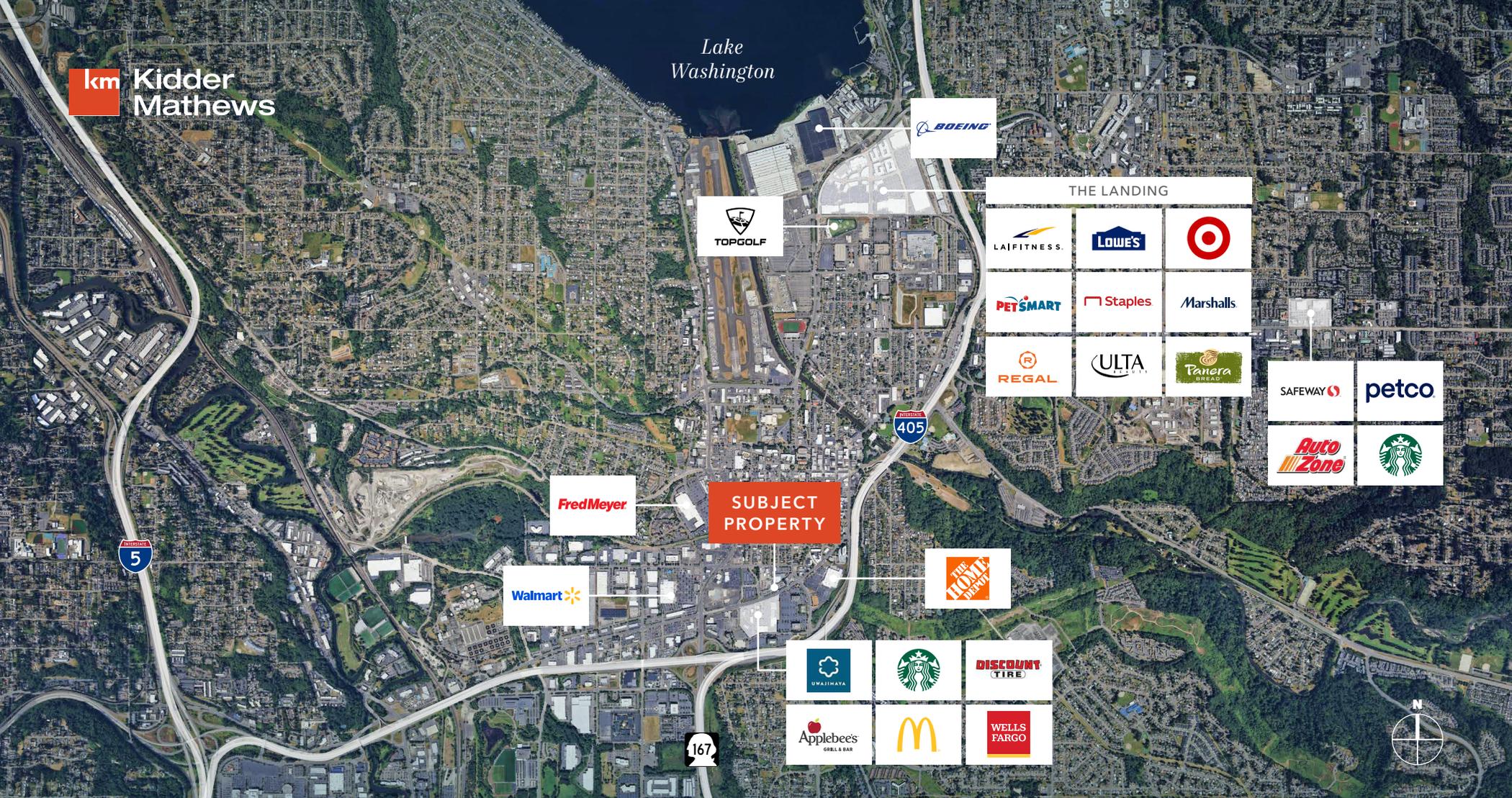
## HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	\$90,847	\$102,506	\$108,921
2030 MEDIAN PROJECTED	\$90,812	\$102,657	\$109,123
2025 AVERAGE	\$114,918	\$129,872	\$140,369
2030 AVERAGE PROJECTED	\$115,306	\$130,470	\$140,993

Data Source: ©2025, Sites USA



Lake Washington



*Exclusively listed by*

**NED WHALEN**  
Senior Vice President  
206.491.5998  
ned.whalen@kidder.com

**BLAKE WEBER**  
Senior Vice President  
206.898.1231  
blake.weber@kidder.com

**KIDDER.COM**