

FOR SALE

FORMER RESTAURANT & BAR

Owner-User or Value-Add Opportunity



351 PARK AVE N, RENTON, WA 98057

km Kidder
Mathews

IDEAL OWNER-USER OR VALUE-ADD OPPORTUNITY

PROPERTY DETAILS

ADDRESS	351 Park Ave N Renton, WA 98057
PRICE	\$1,200,000
OCCUPANCY	Vacant
LEASABLE SQFT	2,630 SF
PRICE PER SQFT	\$456
LOT SQFT	15,000 SF
PARKING SPACES	±19 7 per 1,000 SF
YEAR BUILT	1958/1993
ZONING	CA
PARCEL #	7224000475
OWNERSHIP	Fee Simple



\$1.2M
LIST PRICE

\$456
PRICE/SF

2,630
TOTAL LEASABLE SF

FORMER RESTAURANT & BAR

INVESTMENT HIGHLIGHTS



Prime Location

Ideally situated at the signalized intersection of 4th & Park Ave benefiting from 20,000 + VPD with easy access to I-405. The property is conveniently positioned a few blocks south of The Landing Shopping Center with national retailers including Target, LA Fitness, and more.



Flexible Use & Zoning

The CA (Commercial Arterial) Zoning provides for a wide variety of Retail, Service, and other Commercial Uses, including Mixed-Use.



Restaurant Build Out

The property features a fully built-out kitchen with a gas hood, walk-in cooler, bar, indoor dining space, and covered patio, providing a turn-key opportunity for a restaurant.



On-Site Parking

The property features on site parking, a rarity for downtown Renton.



Offered Vacant

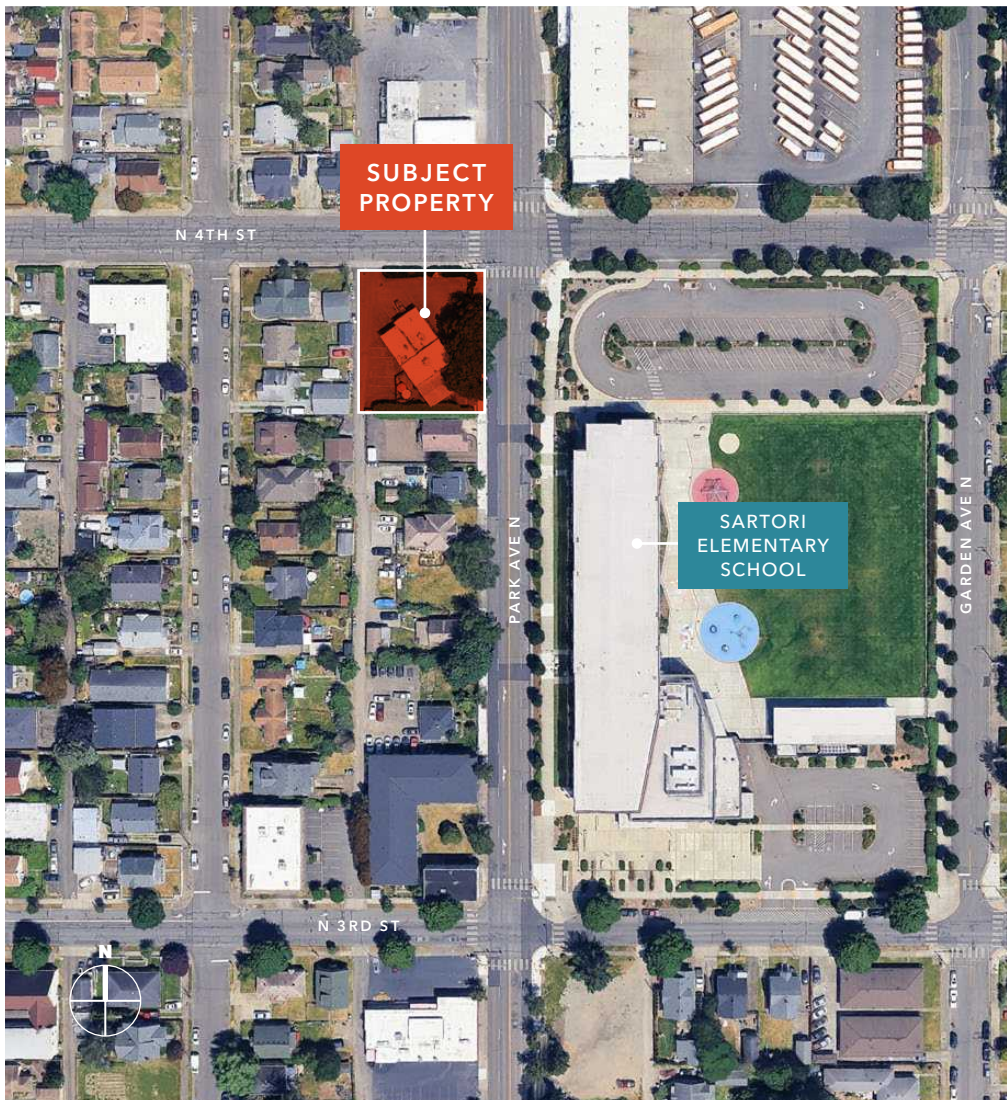
The property is being offered vacant and is well positioned for an owner-user or value-add investor.



Nearby Employment Base

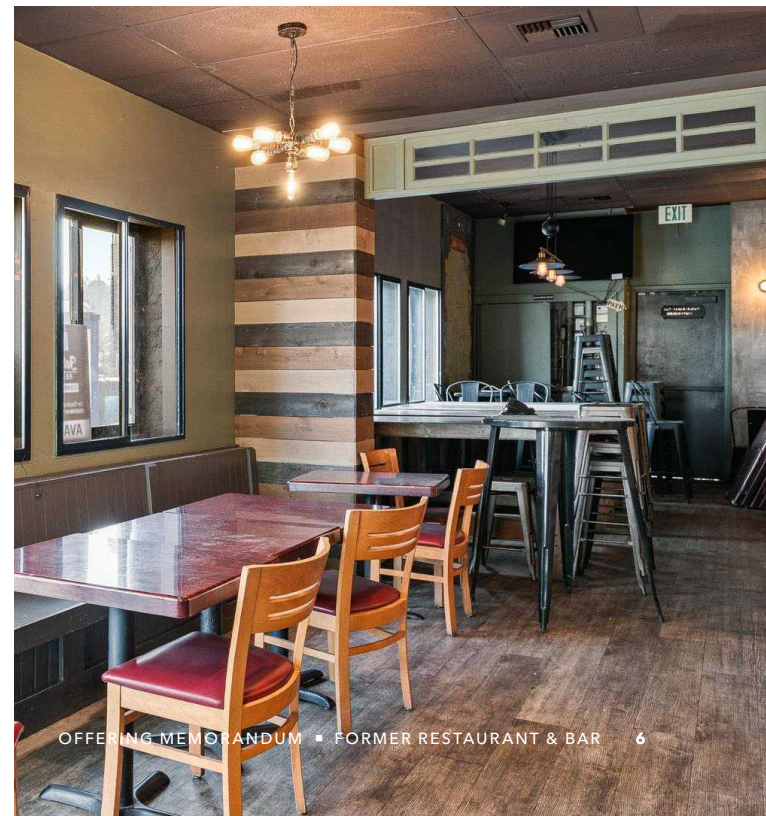
Proximity to Boeing's Renton assembly plant, The Landing Shopping Center, and a strong concentration of established retailers and restaurants drives consistent, built-in foot traffic.

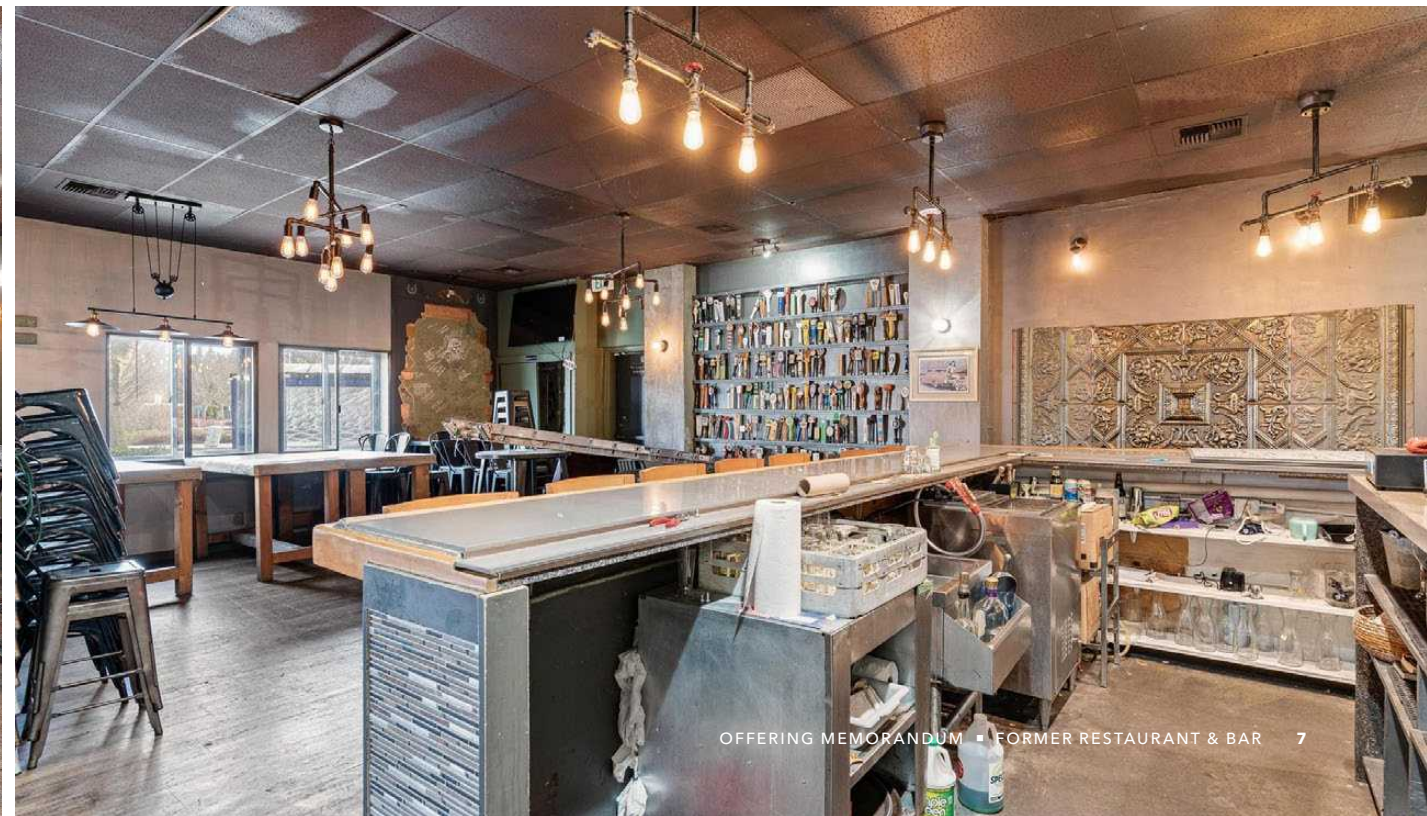
LOT OVERVIEW



FORMER RESTAURANT & BAR







Loan Quote

351 Park Ave N., Renton, WA

Acquisition Loan

	Option 1 - Owner-User	Option 2 - Owner-User (SBA)	Option 3 - Owner-User (SBA)	Option 4 - Owner-User
Guaranty Type	Full Recourse	Full Recourse	Full Recourse	Full Recourse
Loan to Value	Max 80% LTV	Max 90% LTV	Max 90% LTV	Max 85% LTV
Loan Amount	\$960,000	\$1,080,000	\$1,080,000	\$1,020,000
Interest Rate	5.45%	5.56%	5.45%	5.35%
Loan Term	10 years	10 year; 5 years fixed	25 years	3 years fixed
Amortization	20 years	25 years	25 years	20 years
Prepayment Penalty	Step Down	3,3,2,1,1	5,3,1	Step Down

*Please note the above terms are based upon the provided Offering Memorandum.
Available terms as of February 10, 2026*

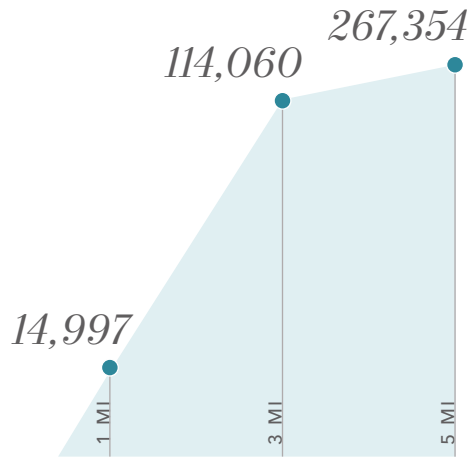


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DEMOGRAPHICS

Data Source: ©2026, Sites USA

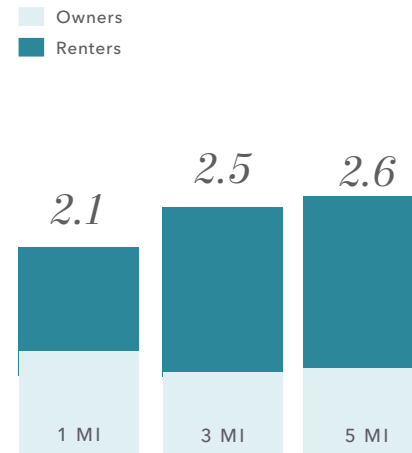
POPULATION



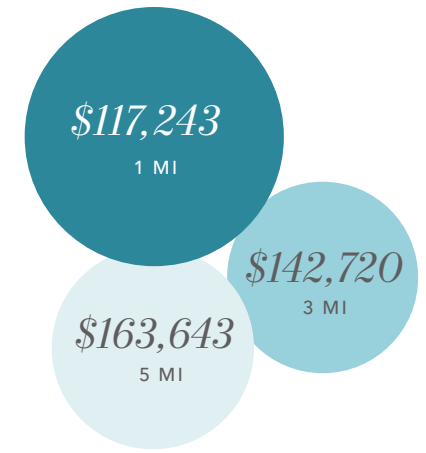
2025-2030 POP. GROWTH



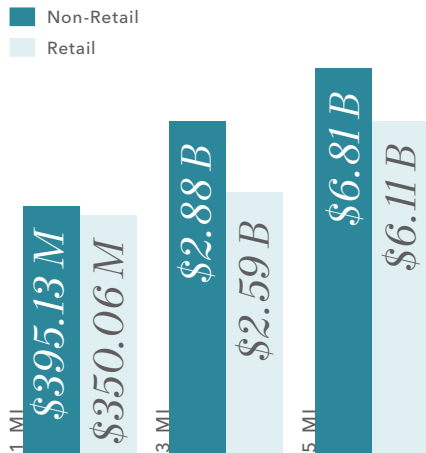
AVERAGE HH SIZE



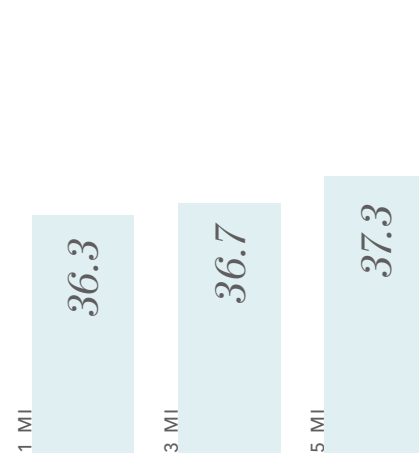
AVERAGE HH INCOME



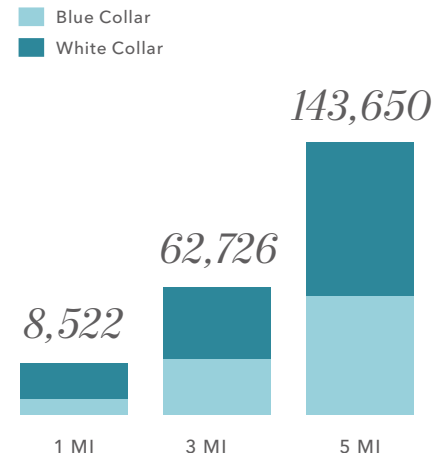
CONSUMER SPENDING



MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW



Exclusively listed by the Verger Team

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