

22,317 SF  
Opportunity

40,000 ADT

S 2nd St

Rainier Ave S

22K SF | DOWNTOWN RENTON PARCEL  
GROUND LEASE | SALE

**144 RAINIER  
AVENUE S**  
Renton WA, 98057



Prime development opportunity located on the NEC of Rainier Ave. S & S 2nd Street in Renton, one block south of Renton Municipal Airport, available for Ground Lease or Sale.

The site benefits from its quick access to both I-5 & I-405, visibility along busy Rainier Ave S, heavy daytime population with strong tenant drivers in the immediate area.

Current lot size and zoning allow for SF+ QSR with drive thru. Adjacent space to the east is also available for a 36,000 SF assemblage.

Parcel . . . . . 182305-9067

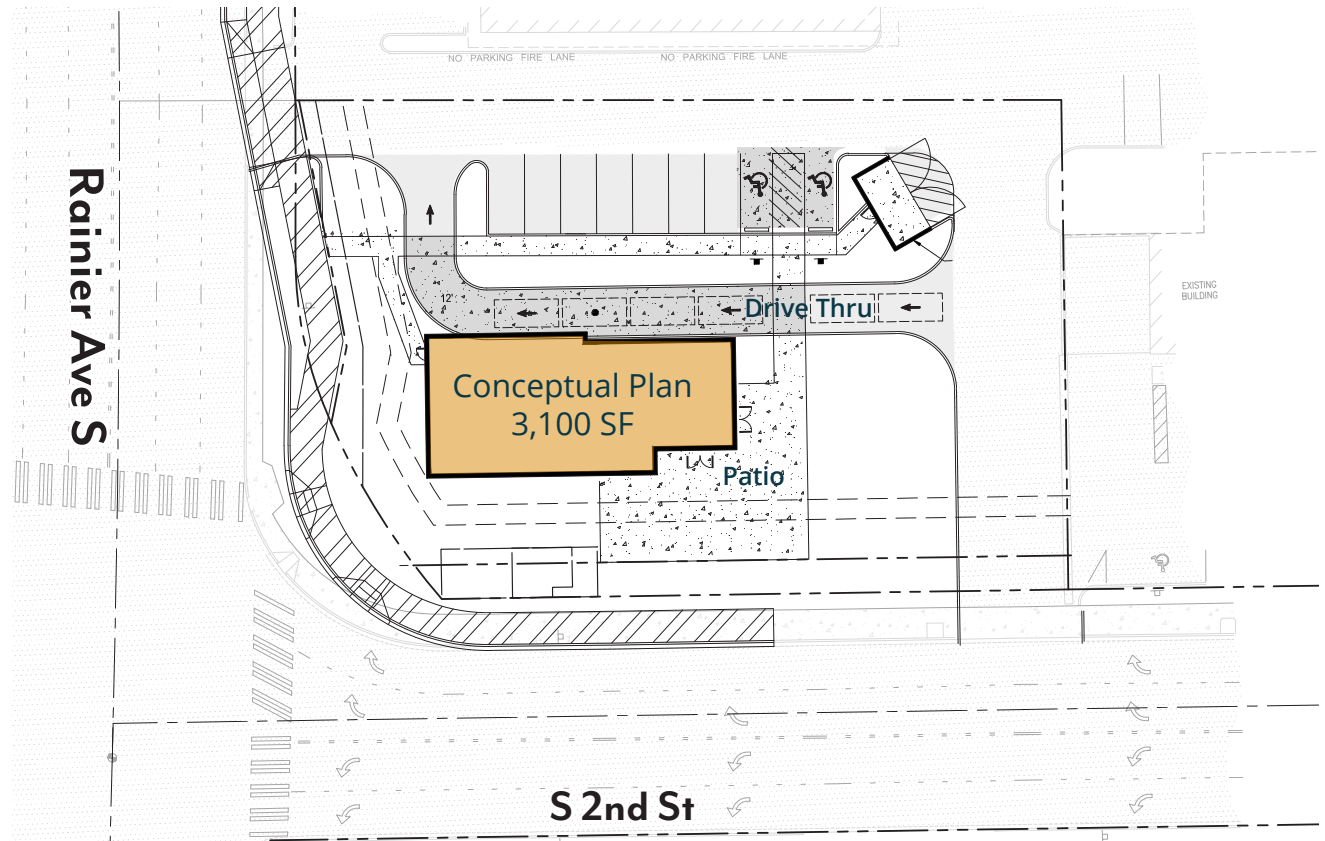
Size . . . . . 22,317 SF (Land)

Zoning . . . . . CA

Timing . . . . . Immediate

Pricing . . . . . Contact Broker

Traffic . . . . . 40,000 ADT



**\*Sample Test Fit**

## REAL RETAIL

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