



# SUBWAY

3,960 SF Retail For Sale

\$1,690,000

# FRED MEYER

SHOPPING CENTER PAD

485 RAINIER AVE S | RENTON, WA 98055

REPRESENTED BY

Ron Waldbaum

(425) 586-4640

[rwaldbaum@leibsohn.com](mailto:rwaldbaum@leibsohn.com)

Royce Cottle

(425) 586-4656

[rcottle@leibsohn.com](mailto:rcottle@leibsohn.com)

# FRED MEYER

## SHOPPING CENTER PAD

485 RAINIER AVE S | RENTON, WA 98055

PROPERTY INFO



### PROPERTY SUMMARY

Retail Freestanding Pad for Sale: \$1,690,000.00

3,960 SF GLA | 19,166 SF Land

Proforma 6.85% Cap Rate

Anchored by Fred Meyer

5.05/1,000 SF parking ratio (20 Surface Spaces)

Building fronts Rainier Avenue South (36,348 Daily Vehicles)

Located on Major Bus Lines (Routes 102, 160, & F Line)

# FRED MEYER

## SHOPPING CENTER PAD

485 RAINIER AVE S | RENTON, WA 98055

LOCATION MAP





### AREA DEMOGRAPHICS



**1**  
MILE RADIUS



**12,900**  
PEOPLE



**5,853**  
HOUSEHOLDS



**\$100,300**  
AVG. HH INCOME



**3**  
MILE RADIUS



**113,704**  
PEOPLE



**44,620**  
HOUSEHOLDS



**\$120,400**  
AVG. HH INCOME



**5**  
MILE RADIUS



**267,498**  
PEOPLE



**98,487**  
HOUSEHOLDS



**\$141,700**  
AVG. HH INCOME

# FRED MEYER

## SHOPPING CENTER PAD

485 RAINIER AVE S | RENTON, WA 98055

REPRESENTED BY

**Ron Waldbaum**  
(425) 586-4640  
rwaldbaum@leibsohn.com

**Royce Cottle**  
(425) 586-4656  
rcottle@leibsohn.com