

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

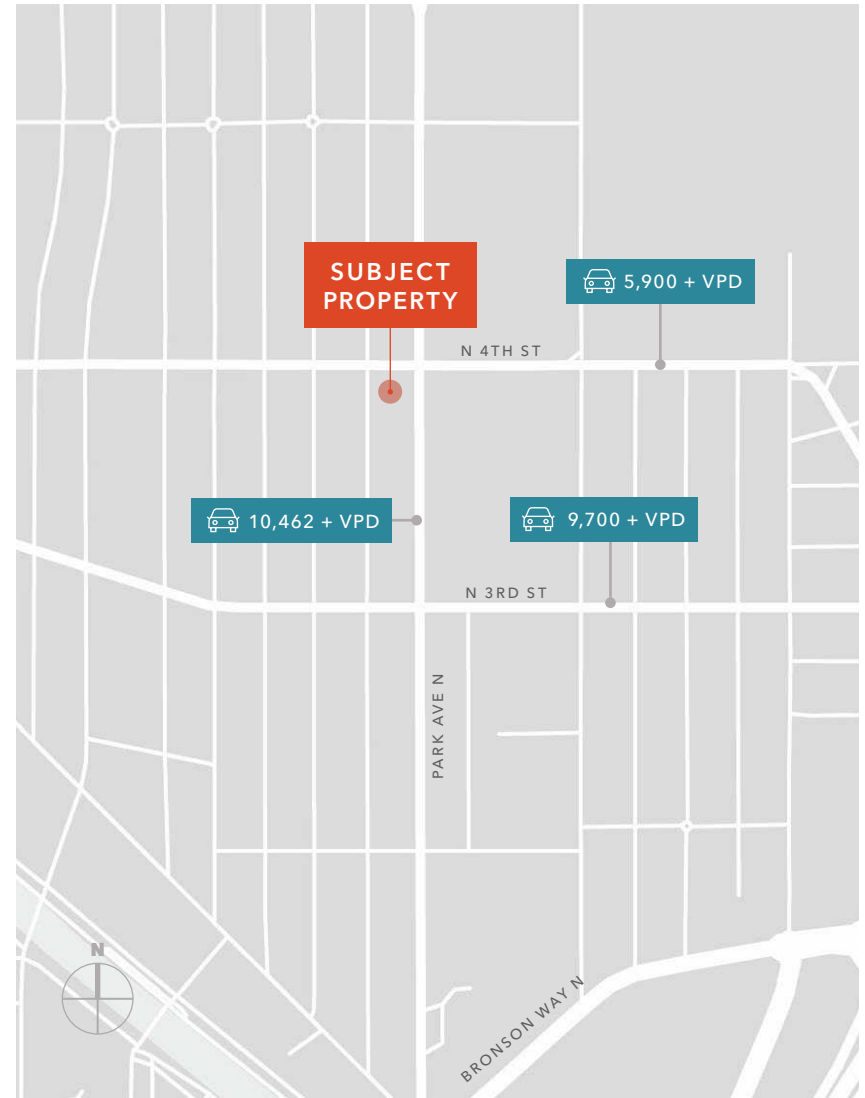
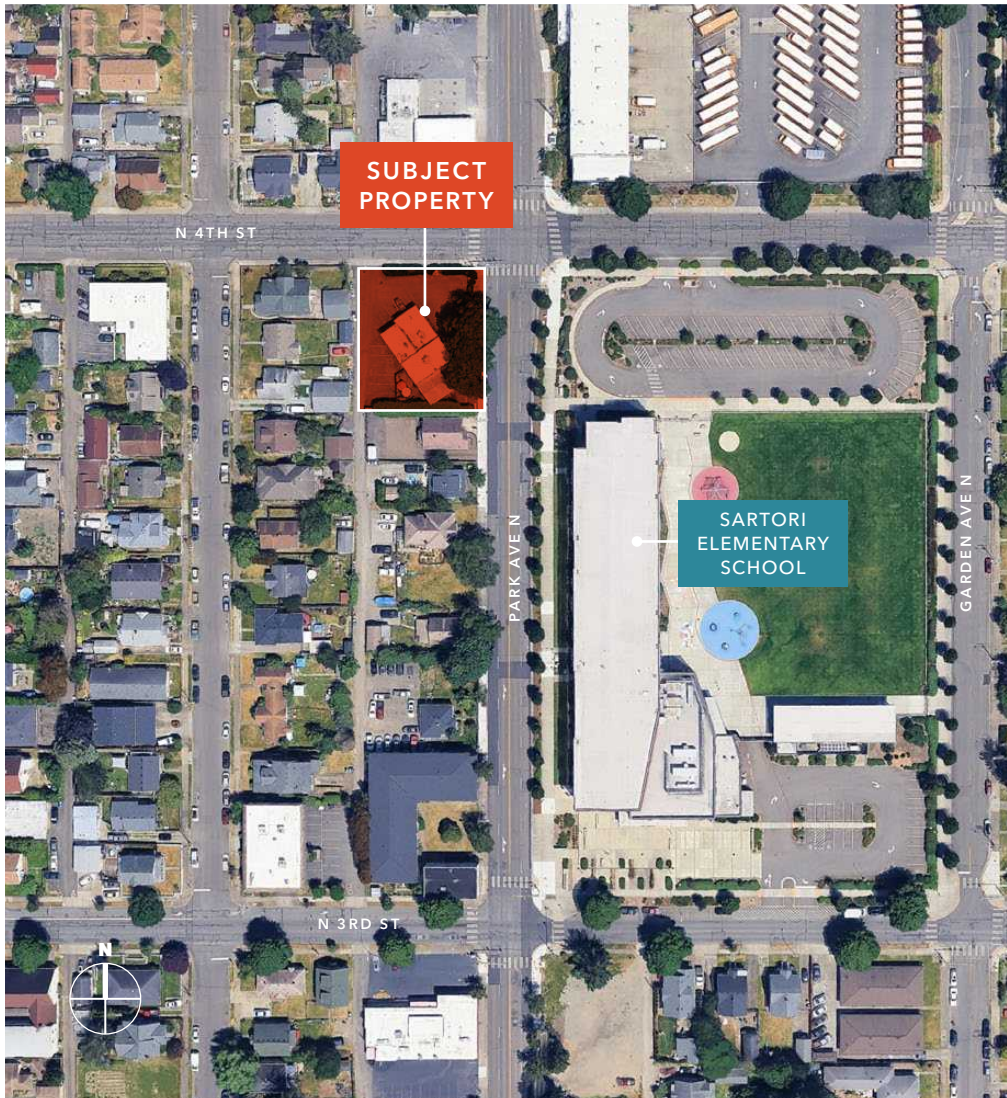
The property is being offered vacant and is well positioned for an owner-user or value-add investor.



Nearby Employment Base

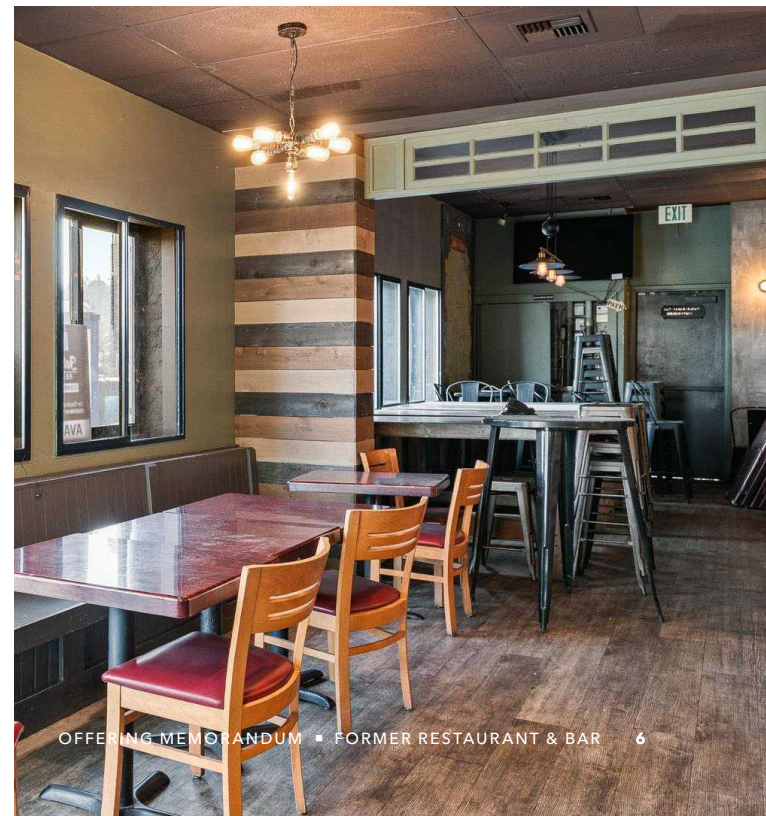
Proximity to Boeing's Renton assembly plant, The Landing Shopping Center, and a strong concentration of established retailers and restaurants drives consistent, built-in foot traffic.

LOT OVERVIEW



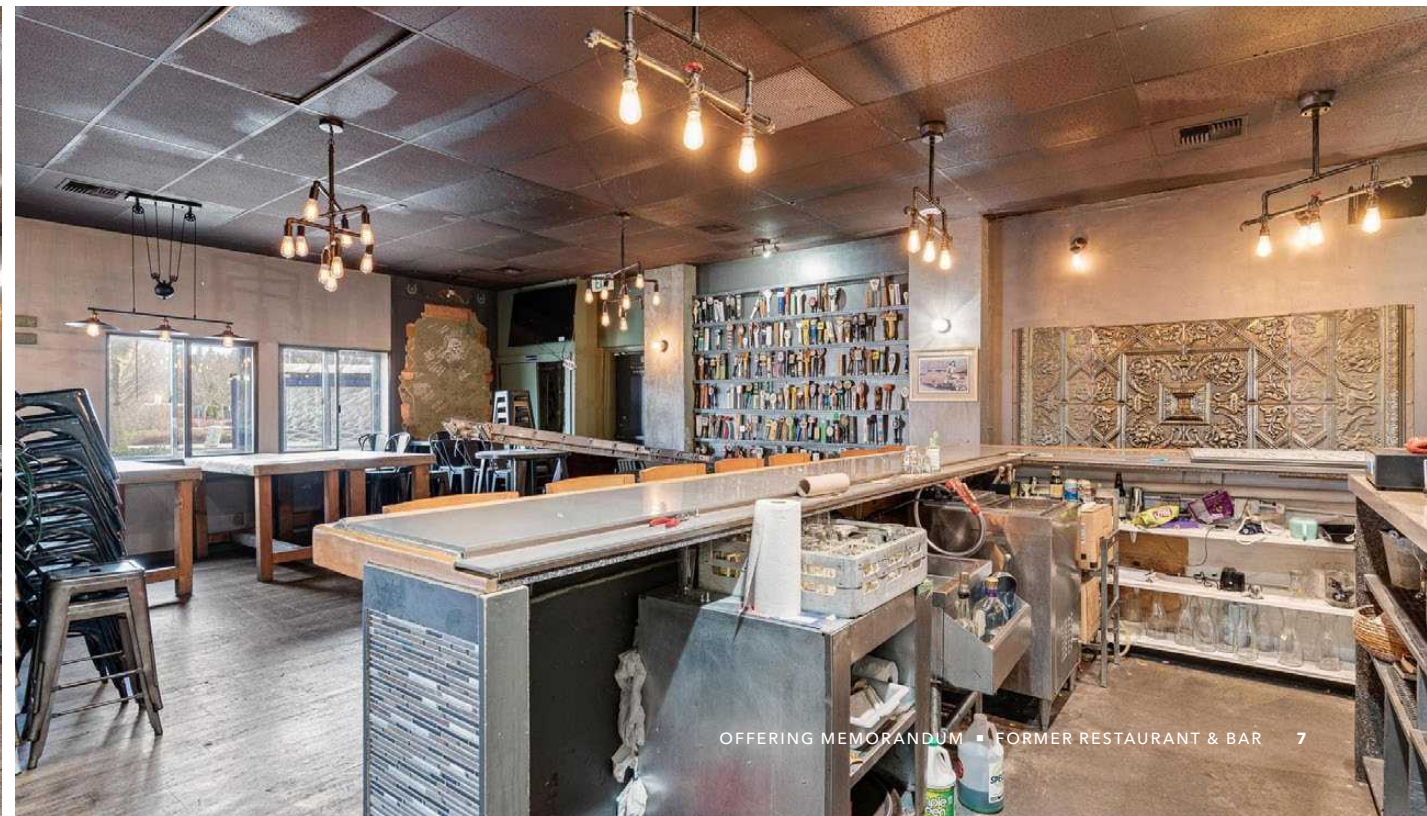
FORMER RESTAURANT & BAR







KIDDER MATHEWS

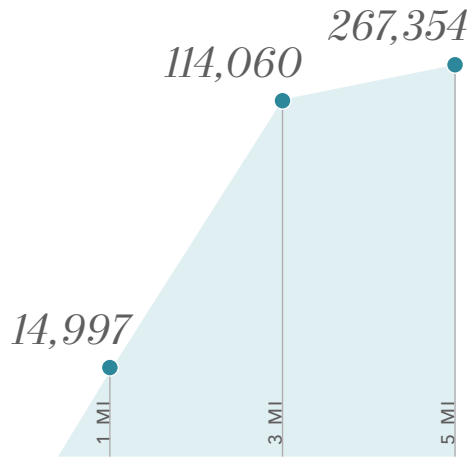


OFFERING MEMORANDUM ■ FORMER RESTAURANT & BAR 7

DEMOGRAPHICS

Data Source: ©2026, Sites USA

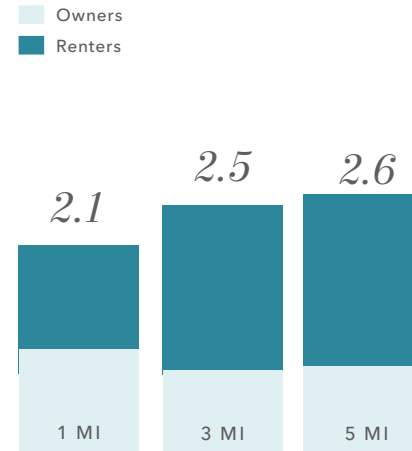
POPULATION



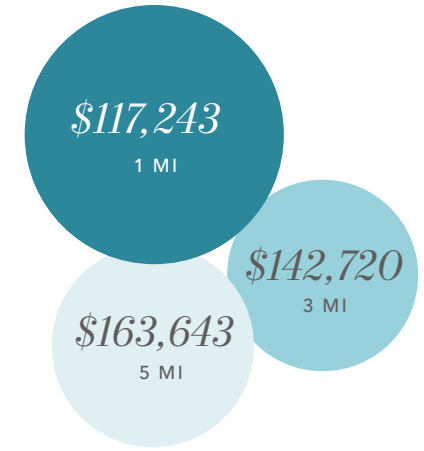
2025-2030 POP. GROWTH



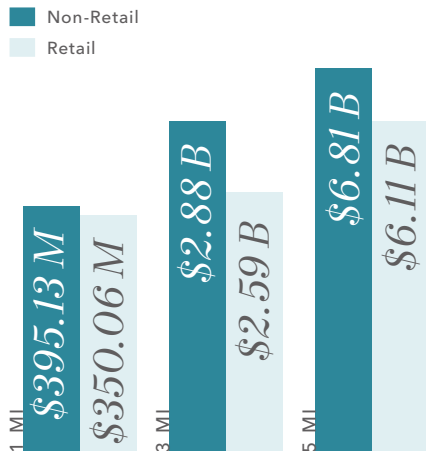
AVERAGE HH SIZE



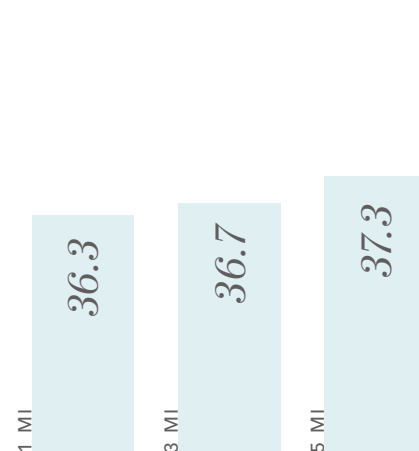
AVERAGE HH INCOME



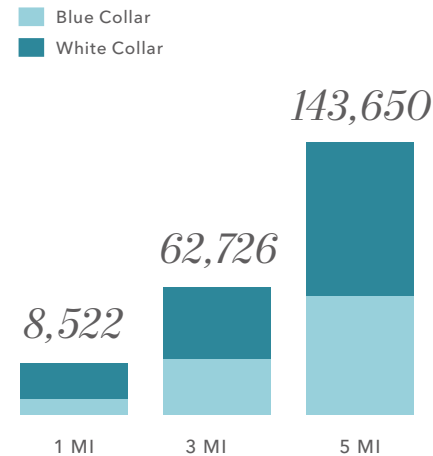
CONSUMER SPENDING



MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW



Exclusively listed by the Verger Team

KEVIN VERGER

Vice President

206.946.9425

kevin.verger@kidder.com

MAGGIE VERGER

Vice President

206.600.8500

maggie.verger@kidder.com

KIDDER.COM

