

FOR LEASE

17060 116th Avenue SE
Renton, WA 98058



CASCADE VILLAGE

Jacob Fors & Carrie Walker

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

CASCADE VILLAGE is comprised of five separate buildings with a total of over 148,330 net square feet of leasable area. A great tenant mix including retail, office, and entertainment lead to excellent synergy in this busy center. Tenants in the buildings include: Impact Public Schools, Dominos, United Postal Service, Defensive Driving School, R Bar, Water Babies, TKB Barber, and many more!

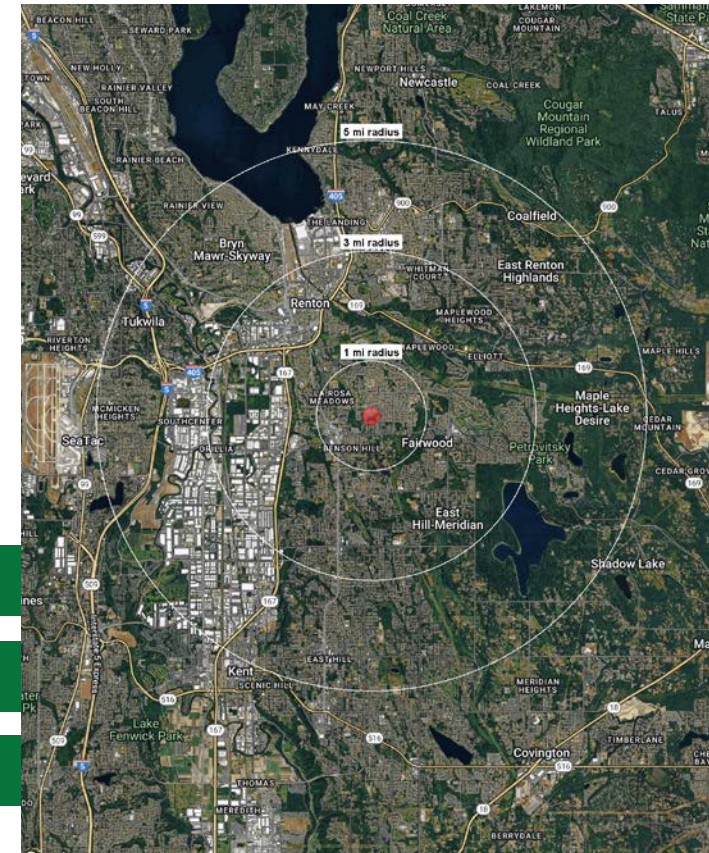
AVAILABLE:

BLDG B	7,024 SF - 8,647 SF 3,858 SF
BLDG E	21,332 SF (ANCHOR SPACE) 1,161 - 3,190 SF (CAN BE COMBINED AS NEEDED)
BLDG G	4,553 SF

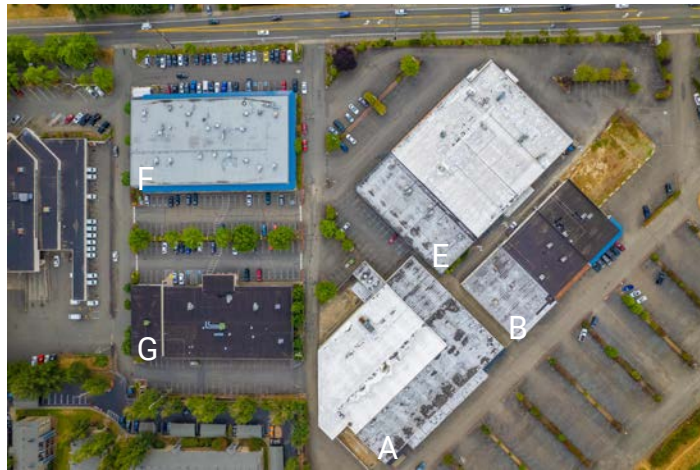
- Call for details on each available space
- NNN: \$9.80 (Estimate 2026)
- Easily Accessible and Ample Free Parking
- Pylon Signage Available
- Traffic Counts: 116th Avenue SE: 12,901 ADT & SE 168th Street: 9,631 ADT

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	17,858	\$129,845	7,038
Mile 3	102,998	\$138,738	89,997
Mile 5	244,649	\$141,738	199,150

TENANTS

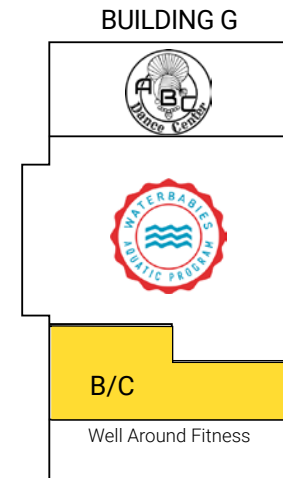
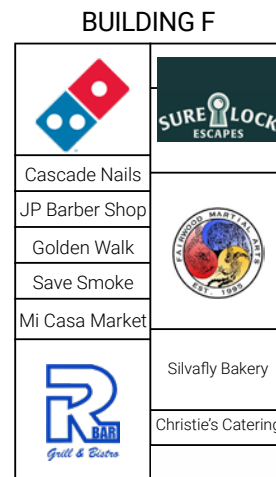
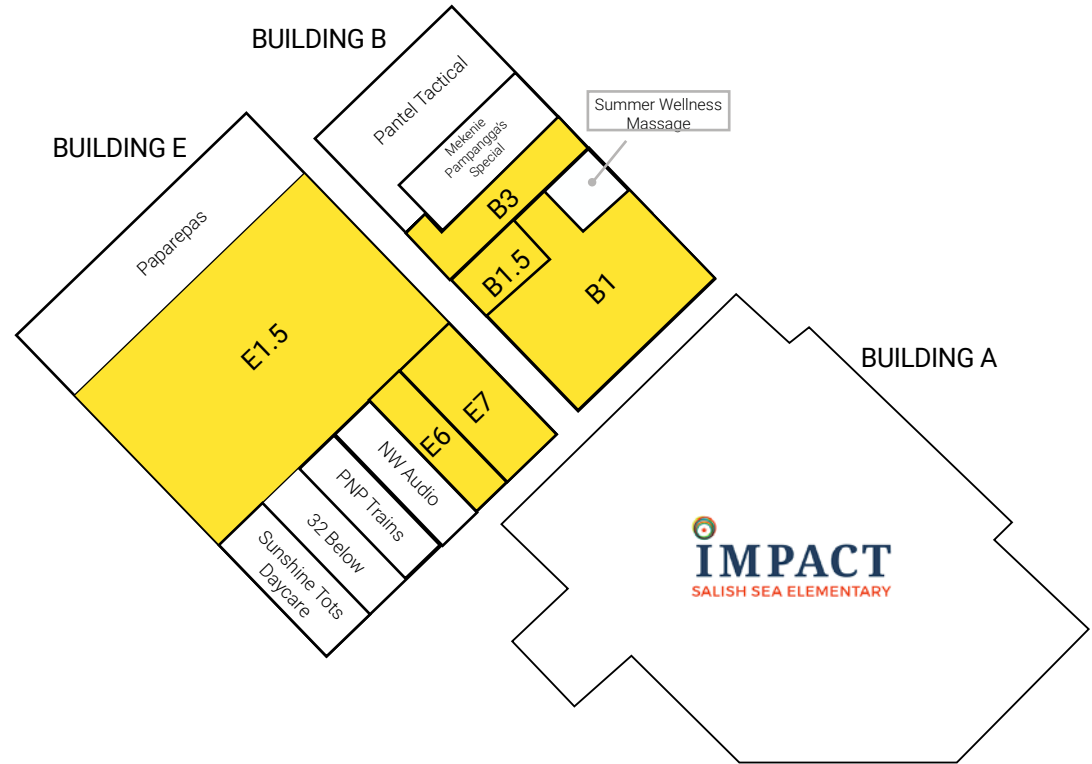


SITE PLAN



Suite	SF
B1	7,024
B1.5	1,623
B3	3,858
G - B/C	4,553
E1.5	21,332
E6	1,161
E7	2,029

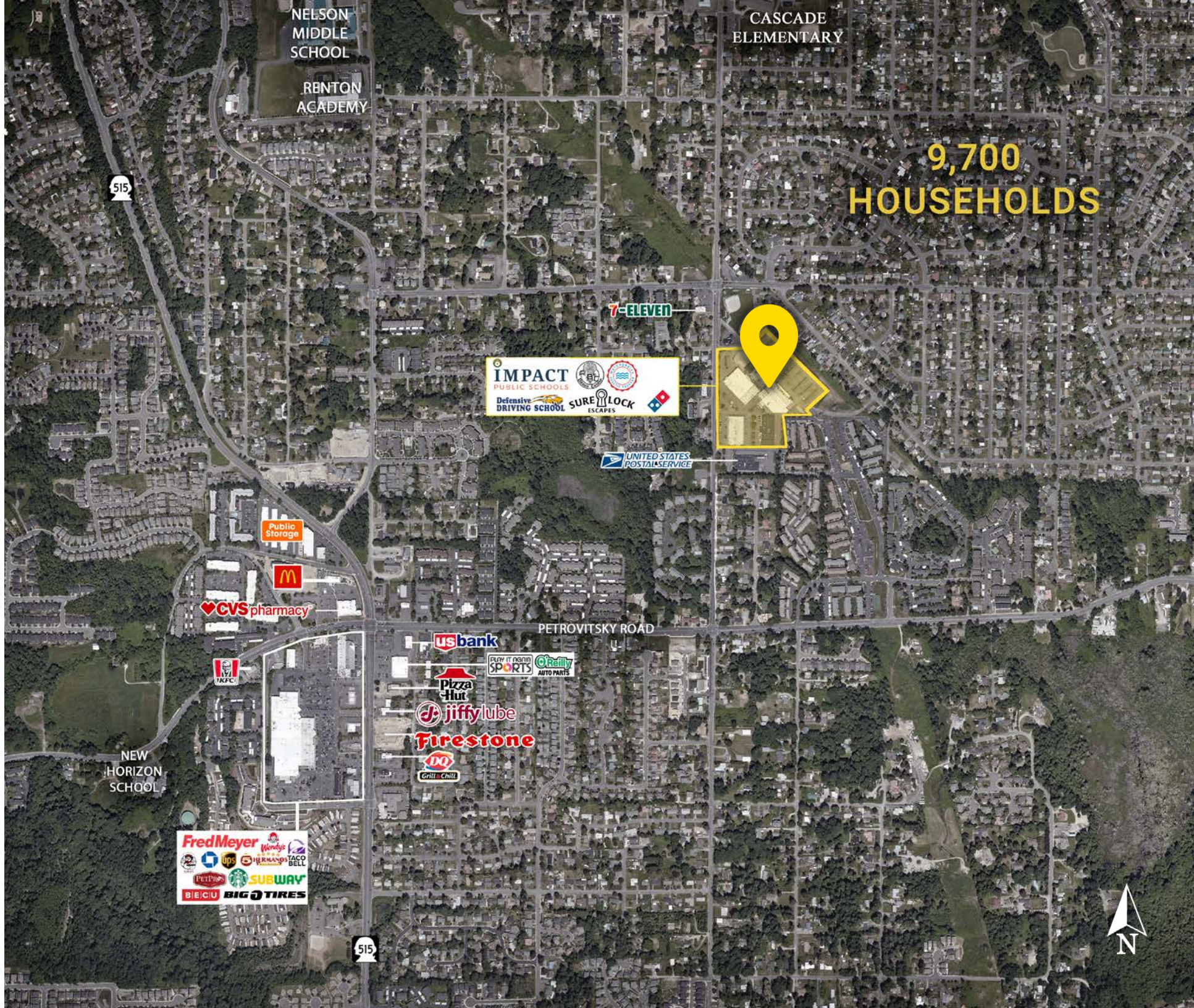
CAN BE COMBINED



AERIAL DETAILS



LOCATION DETAILS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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