

**401 - 405 S 3<sup>RD</sup> ST**

RENTON, WA 98057

**FOR LEASE**

2,222 SF | RETAIL

**NEW RETAIL  
DEVELOPMENT**

DELIVERING 4<sup>TH</sup> QUARTER 2025



 **THE ANDOVER  
COMPANY, INC.**  
CORFAC INTERNATIONAL

**JACK CRANE**  
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# PROPERTY HIGHLIGHTS

BUILDING SIZE: 7,362 SF

AVAILABLE SIZE: 2,222 SF

LOT SIZE - 10,454 SF (0.24 ACRES)

PARCEL NUMBER: 7840800035 & 7840800030

ZONING - CD (COMMERCIAL DOWNTOWN)

MOVE IN UPON COMPLETION

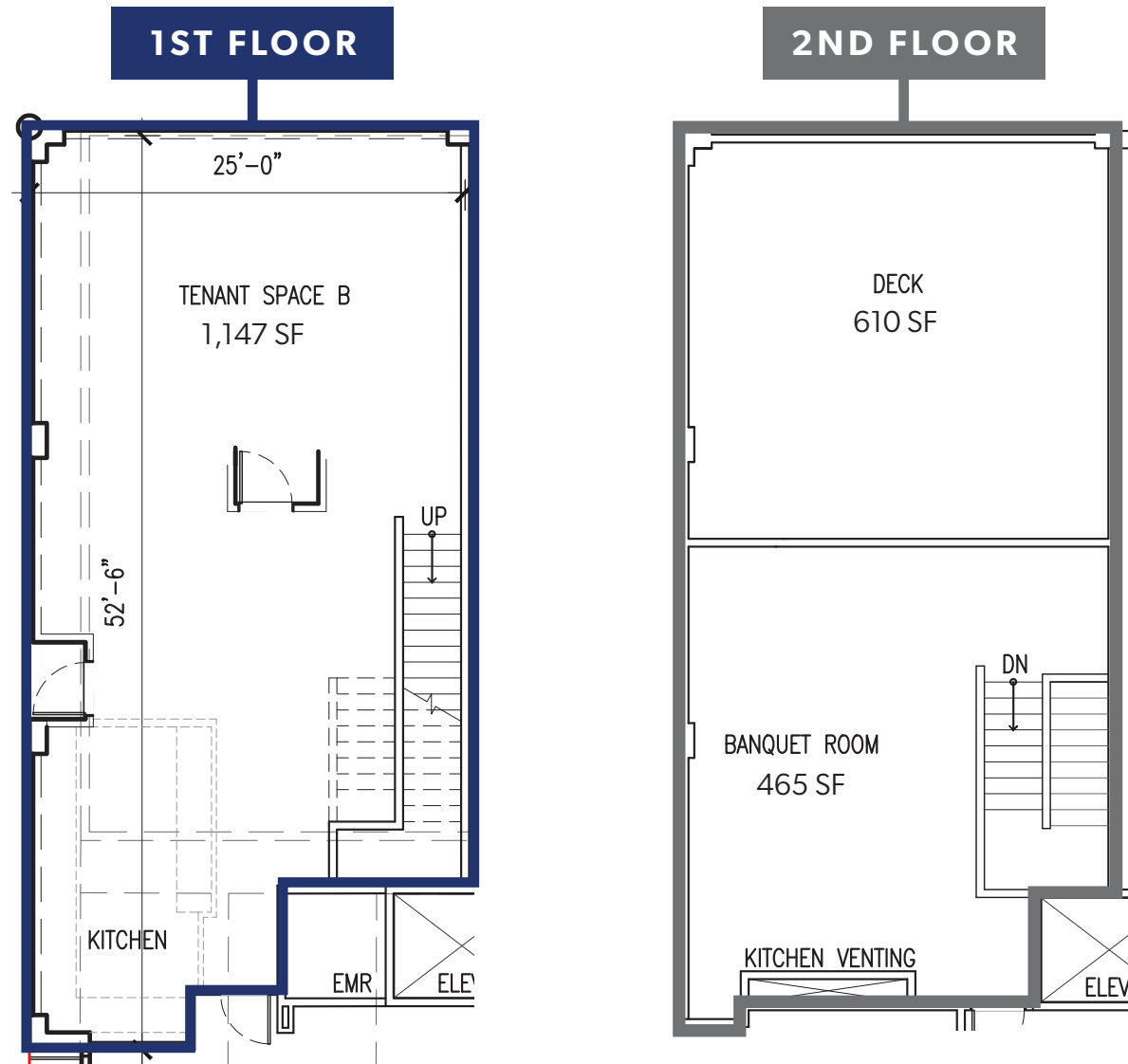
CALL BROKERS FOR RATES

*The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.*



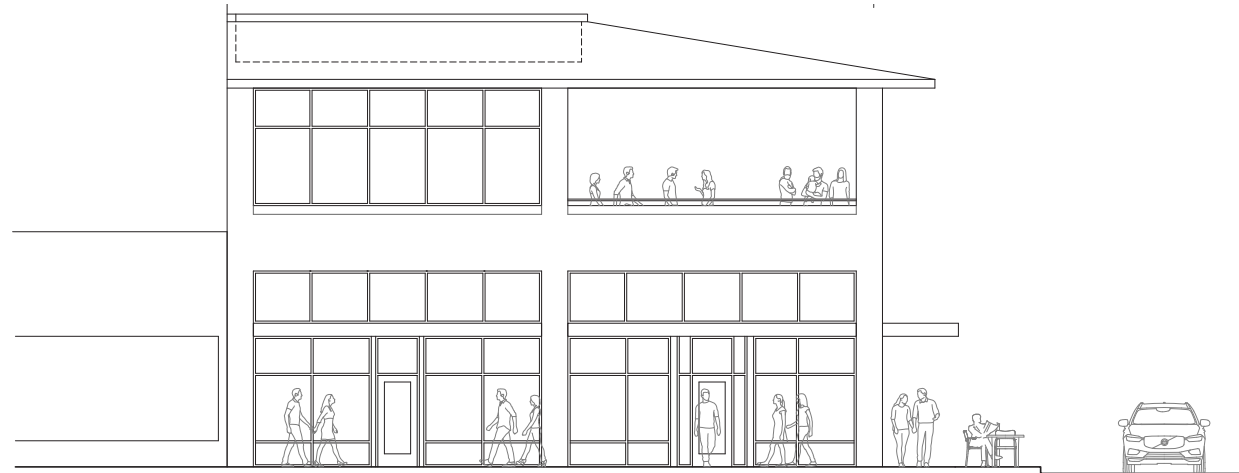
# LOT 1

2,222 SF TOTAL



# LAYOUT

**NORTH ELEVATION**



**WEST ELEVATION**



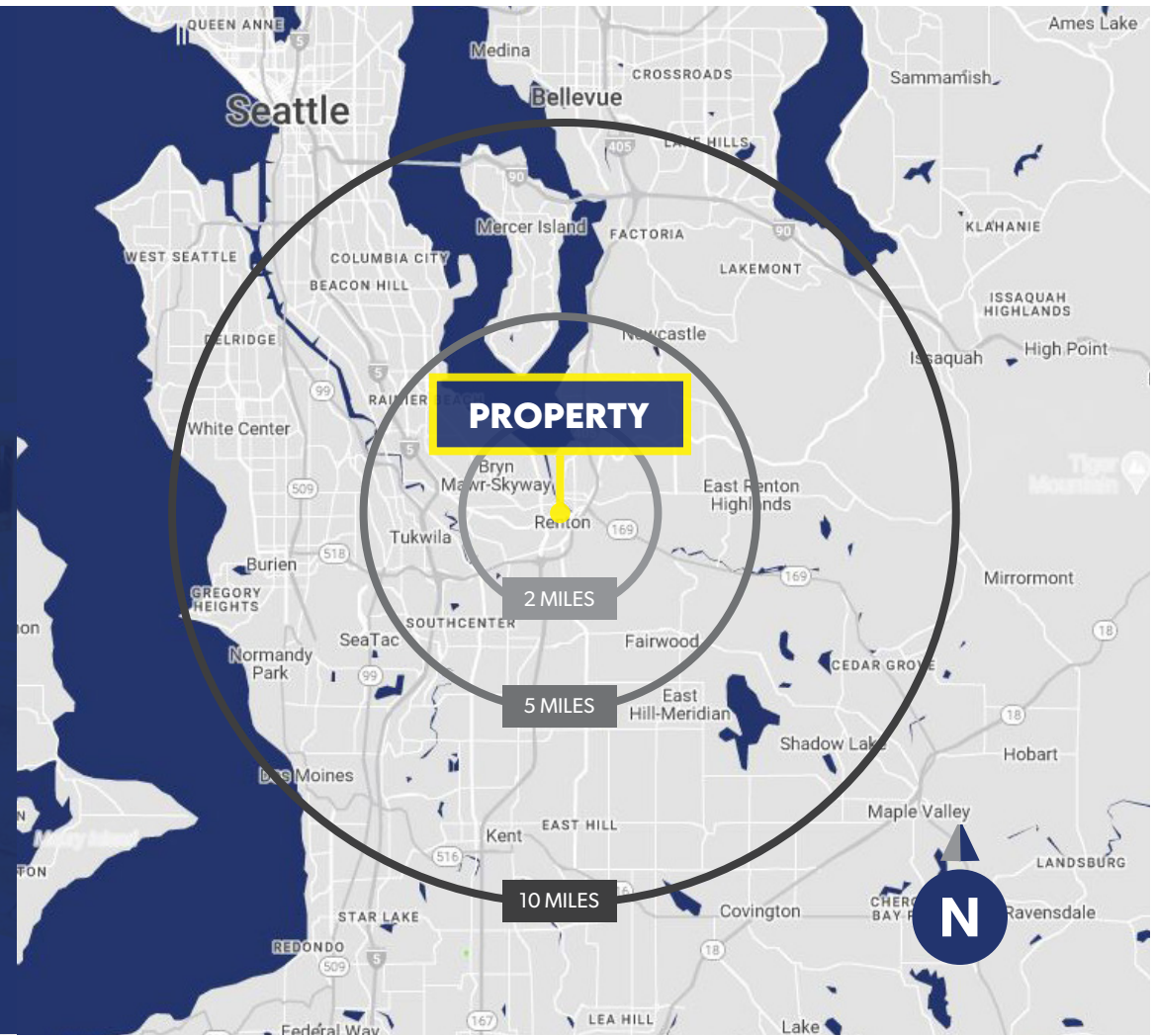
# DEMOGRAPHICS

## SURROUNDING AREA

2023	2 Miles	5 Miles	10 Miles
Population	45,300	247,755	899,745
Average HH Income	\$93,097	\$116,207	\$125,764
Median Age	37.4	37.8	38.2

### Property Details

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# NEARBY AMENITIES





**401 - 405 S 3RD ST**

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