

401 - 405 S 3RD ST

RENTON, WA 98057

FOR LEASE

1,270 SF - 2,222 SF | RETAIL

**NEW RETAIL
DEVELOPMENT**

DELIVERING Q2 2026



THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

JACK CRANE
(206) 258-3159
jacklc@andoverco.com

JEFF CRANE
(206) 336-5336
jcrane@andoverco.com

PROPERTY HIGHLIGHTS

BUILDING SIZE: 7,362 SF

AVAILABLE SIZE: 1,270 SF - 2,222 SF

LOT SIZE - 10,454 SF (0.24 ACRES)

PARCEL NUMBER: 7840800035 & 7840800030

ZONING - CD (COMMERCIAL DOWNTOWN)

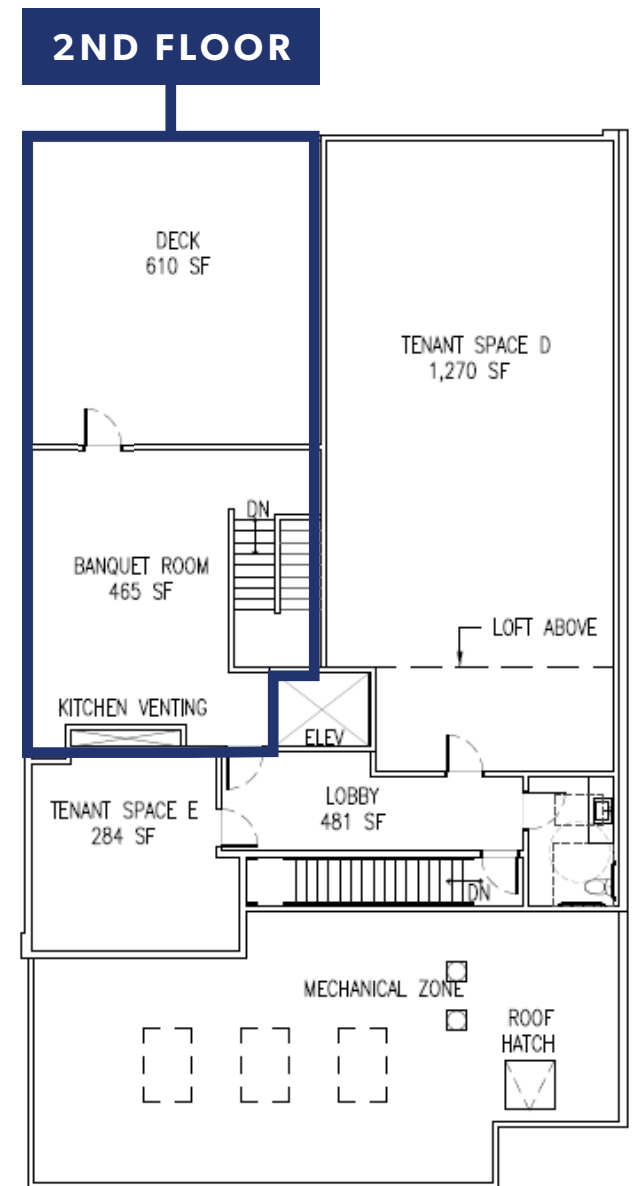
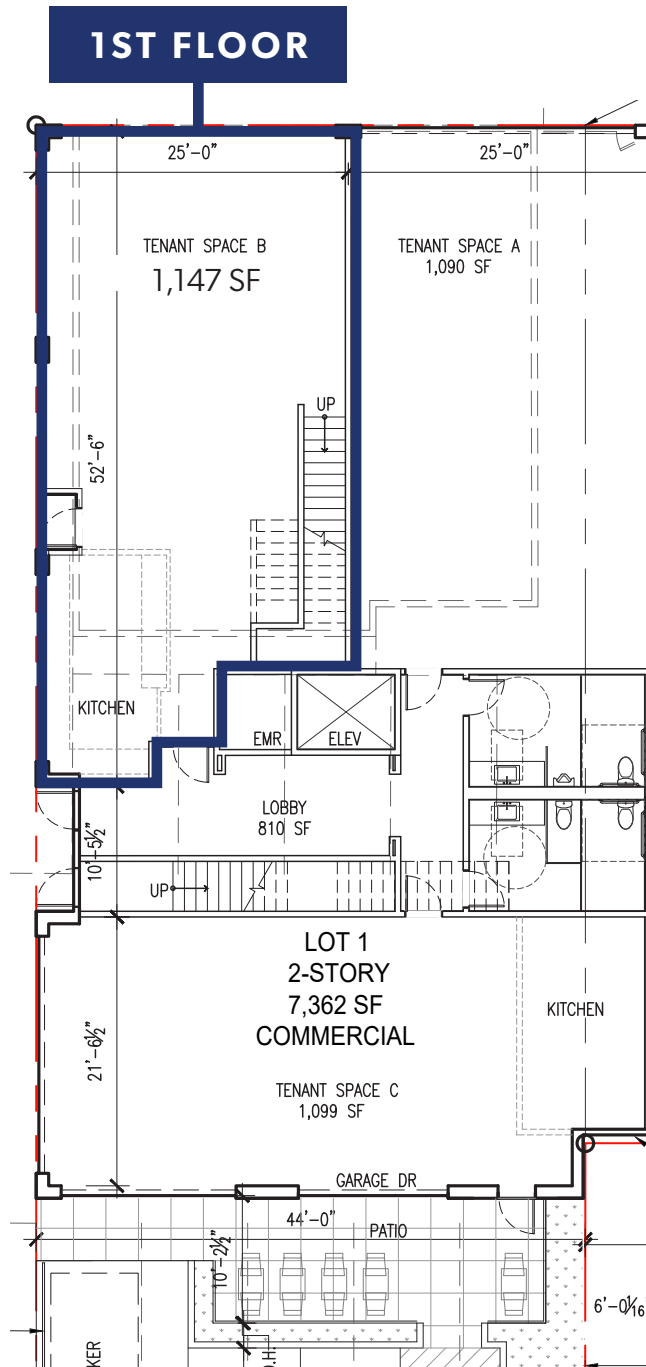
MOVE IN UPON COMPLETION (EST. Q2 2026)

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.



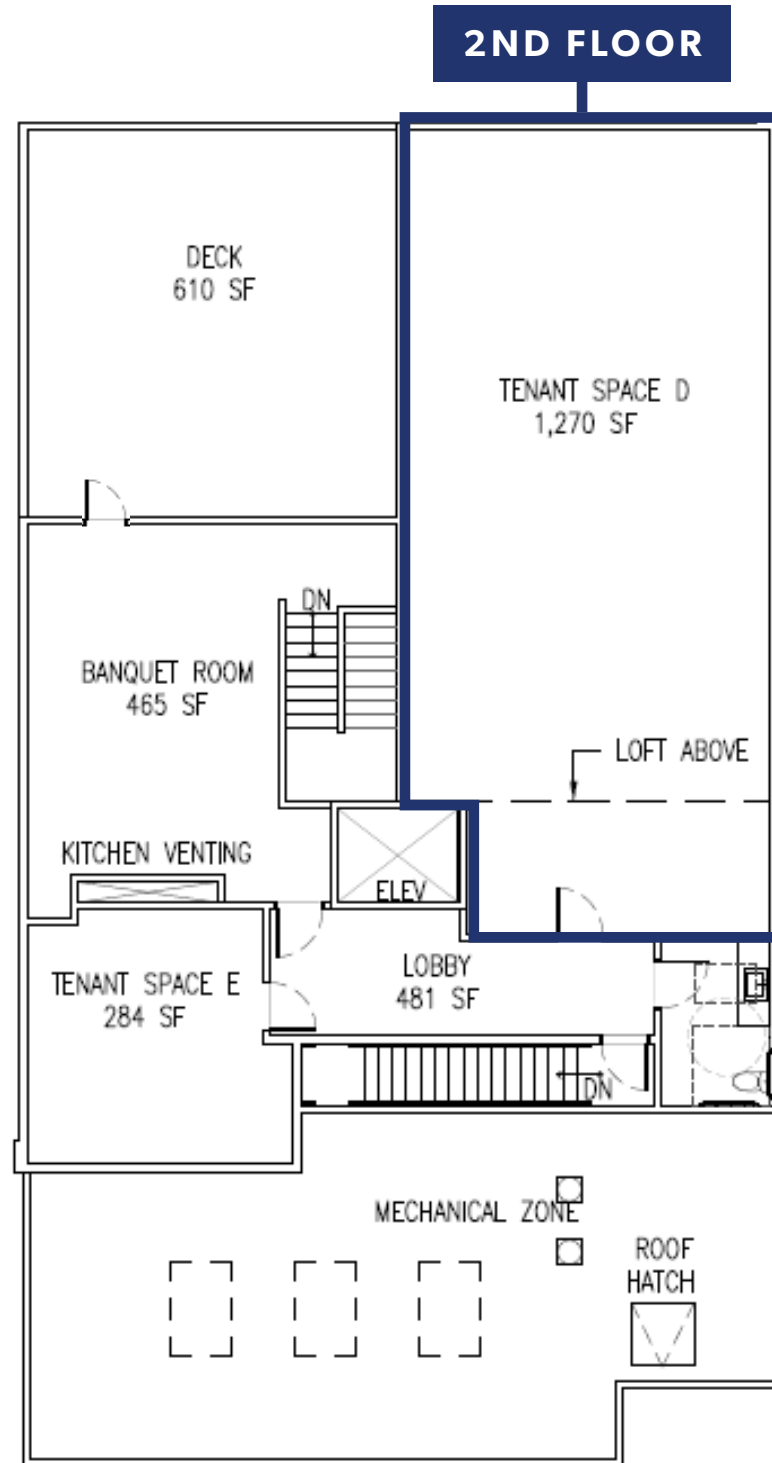
SUITE B

- 2,222 SF 2-STORY SPACE IDEAL FOR A RESTAURANT
- SPACE WILL BE DELIVERED IN WARM SHELL CONDITION
- GREAT EXPOSURE ALONG S 3RD ST
- EXTENSIVE GLASS LINE ALONG 1ST AND 2ND FLOOR
- ELEVATOR ACCESS TO 2ND FLOOR
- COMMON RESTROOMS ON BOTH FLOORS
- OPPORTUNITY FOR OUTDOOR SEATING
- CALL BROKERS FOR RATES



SUITE D

- 1,270 SF OF 2ND FLOOR RETAIL SPACE IDEAL FOR REC USES, BOUTIQUE RETAIL, BARBER SHOP/SALON, ETC.
- GOOD NATURAL LIGHT INTO THE SPACE
- ELEVATOR ACCESS TO 2ND FLOOR
- COMMON RESTROOMS ON BOTH FLOORS
- CALL BROKERS FOR RATES



SITE PLAN

NORTH ELEVATION

Suite D - 1,270 SF
Open Retail Space



Suite B - 2,222 SF
Restaurant Space

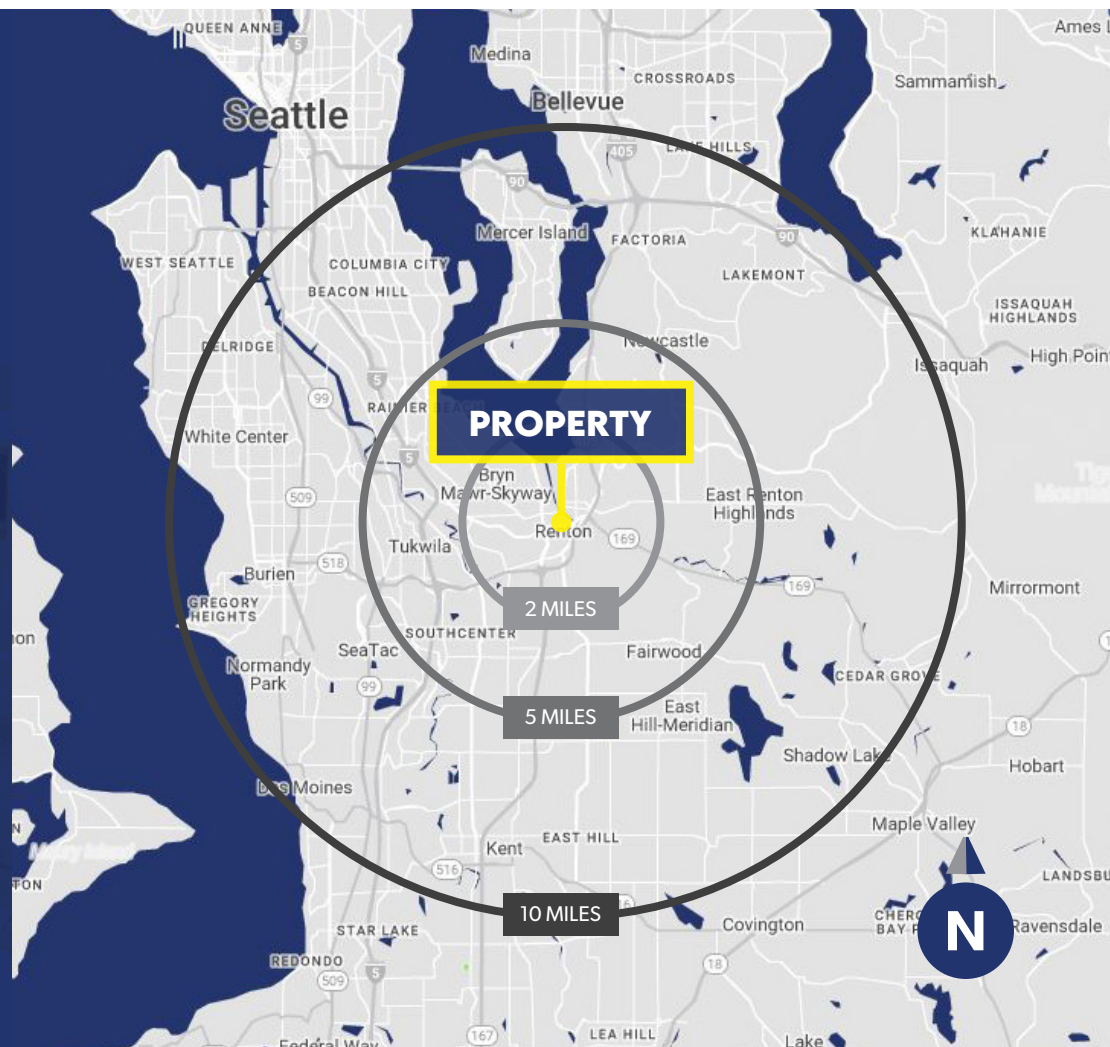
WEST ELEVATION



DEMOGRAPHICS

SURROUNDING AREA

2025	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



NEARBY AMENITIES





401 - 405 S 3RD ST

RENTON, WA 98057

JACK CRANE

(206) 446-6699

jacklc@andoverco.com

JEFF CRANE

(206) 336-5336

jcrane@andoverco.com