

401 - 405 S 3RD ST

RENTON, WA 98057

FOR LEASE

1,090 SF - 4,582 SF | RETAIL

**NEW RETAIL
DEVELOPMENT**

DELIVERING Q2 2026



THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

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PROPERTY HIGHLIGHTS

BUILDING SIZE: 7,362 SF

AVAILABLE SIZE: 1,090 SF - 4,582 SF

LOT SIZE - 10,454 SF (0.24 ACRES)

PARCEL NUMBER: 7840800035 & 7840800030

ZONING - CD (COMMERCIAL DOWNTOWN)

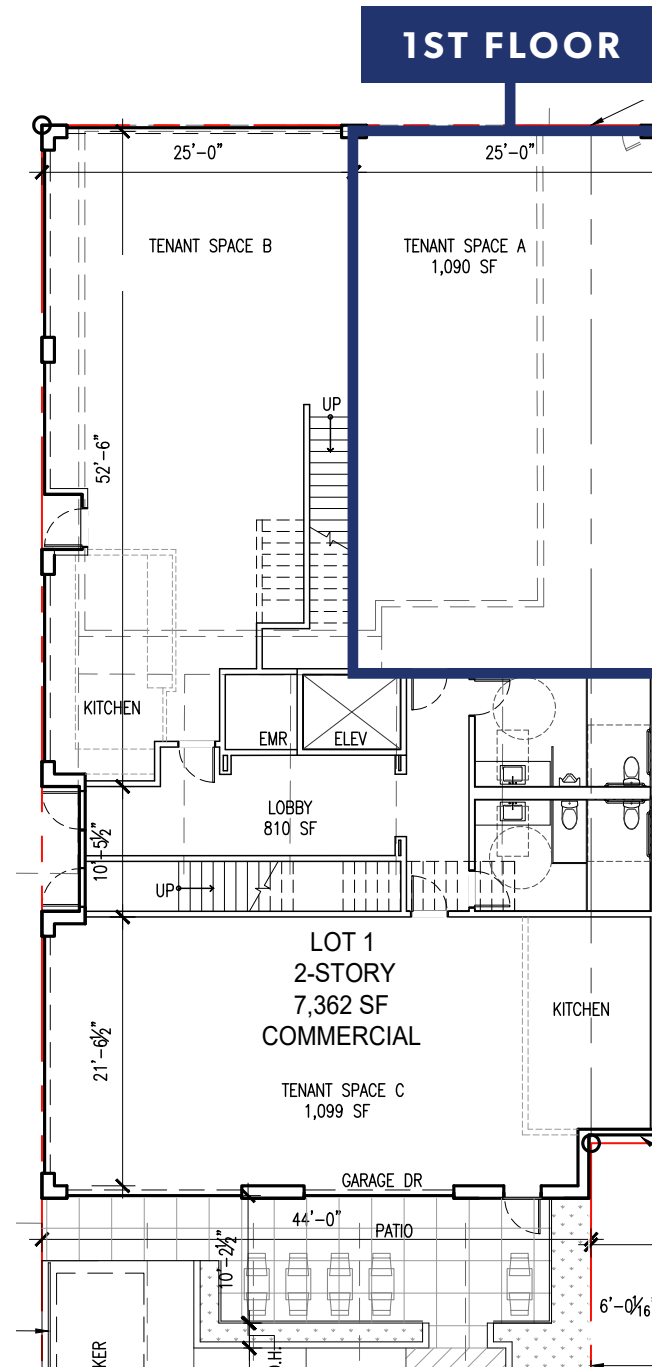
MOVE IN UPON COMPLETION (EST. Q2 2026)

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.



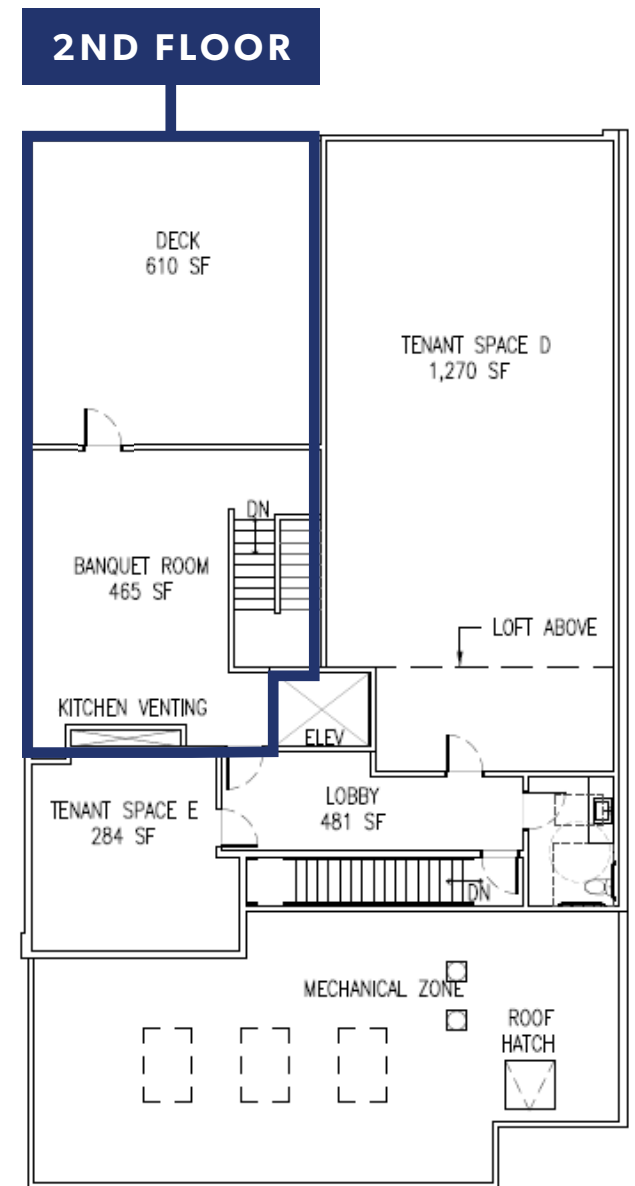
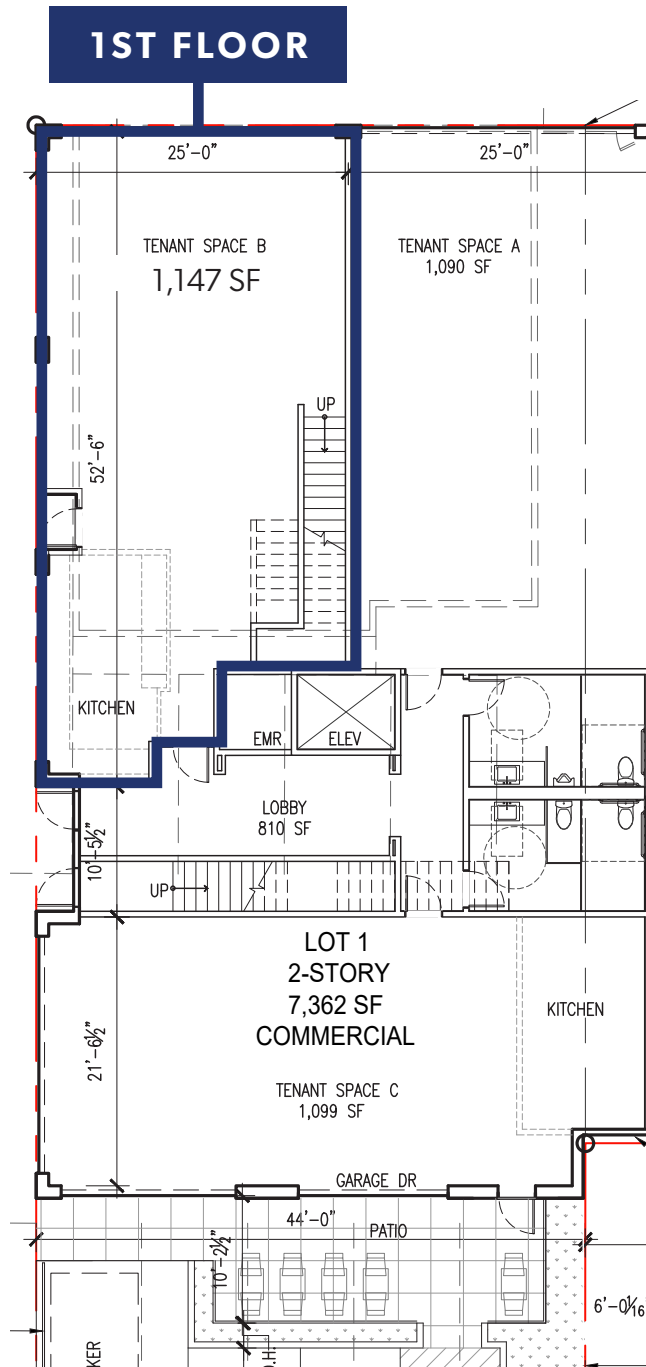
SUITE A

- 1,090 SF OF 1ST FLOOR RETAIL SPACE IDEAL FOR A CAFE, COFFEE SHOP, RETAILER, ETC.
- GOOD EXPOSURE ALONG S 3RD ST
- COMMON RESTROOMS ON BOTH FLOORS
- SPACE WILL BE DELIVERED IN WARM SHELL CONDITION
- CALL BROKERS FOR RATES



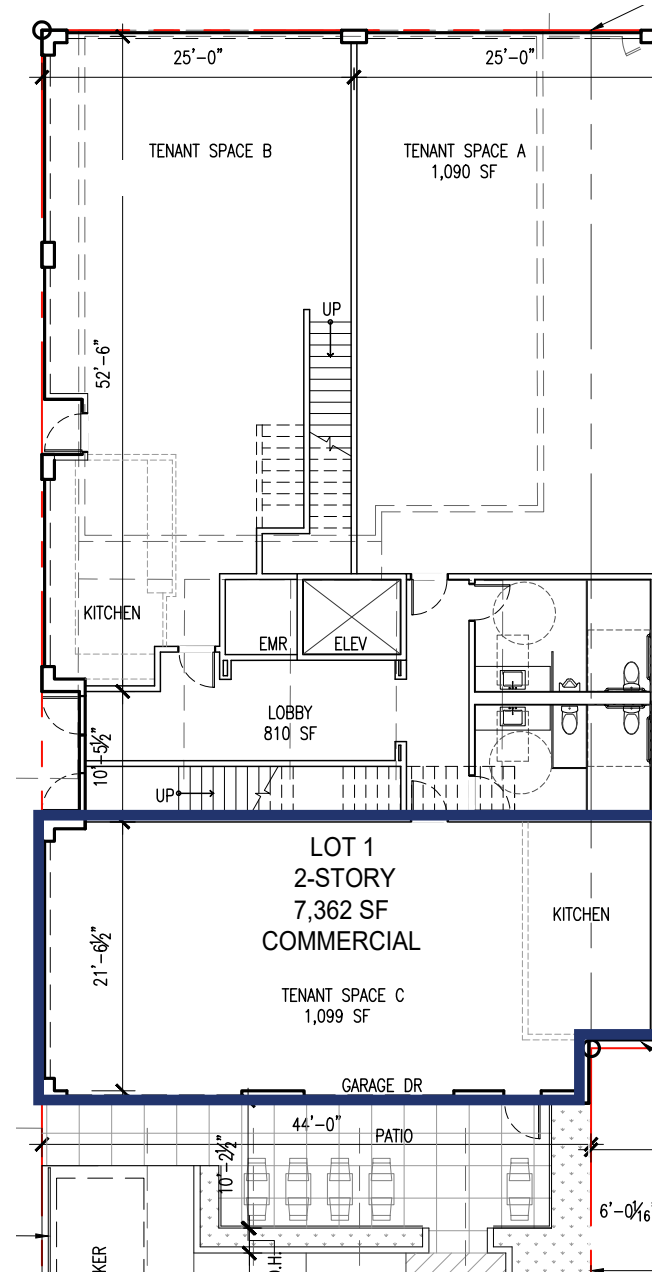
SUITE B

- 2,222 SF 2-STORY SPACE IDEAL FOR A RESTAURANT, BREWERY, WINE BAR, ETC.
- 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 C

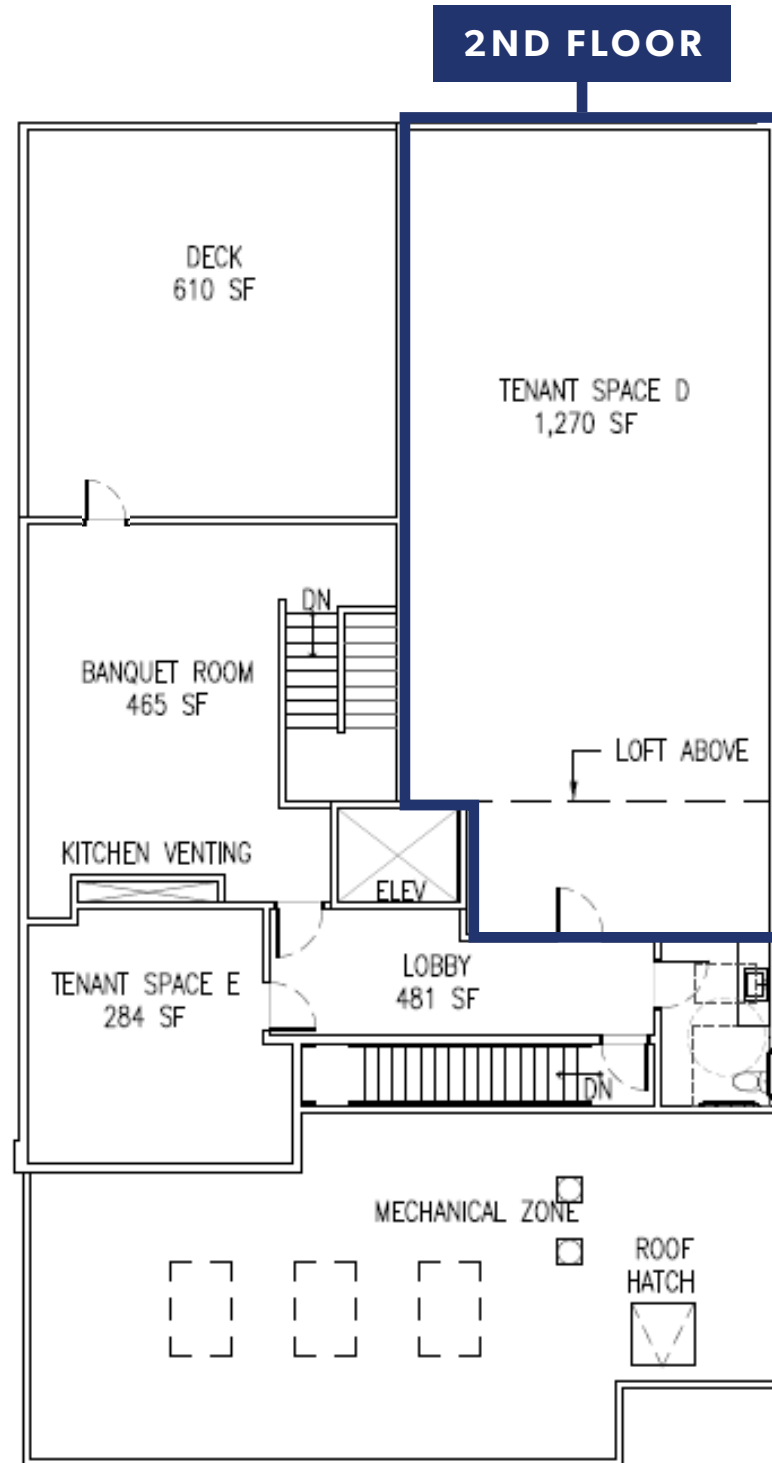
- 1,099 SF SPACE IDEAL FOR A RESTAURANT, BREWERY, WINE BAR, RETAILER, ETC.
- PATIO SEATING WITH ROLLUP DOOR
- SPACE WILL BE DELIVERED IN WARM SHELL CONDITION
- CALL BROKERS FOR RATES



1ST FLOOR

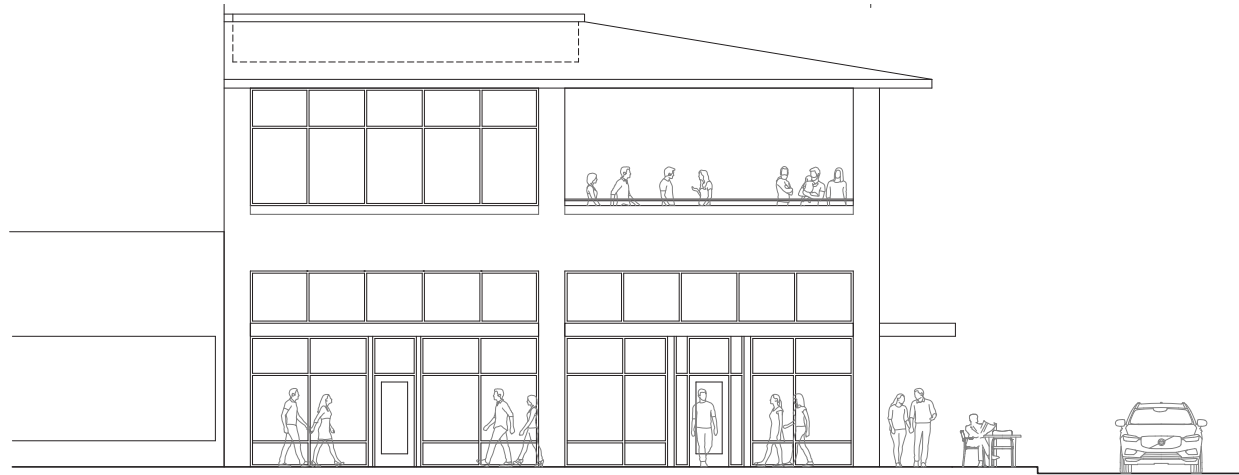
SUITE D

- 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



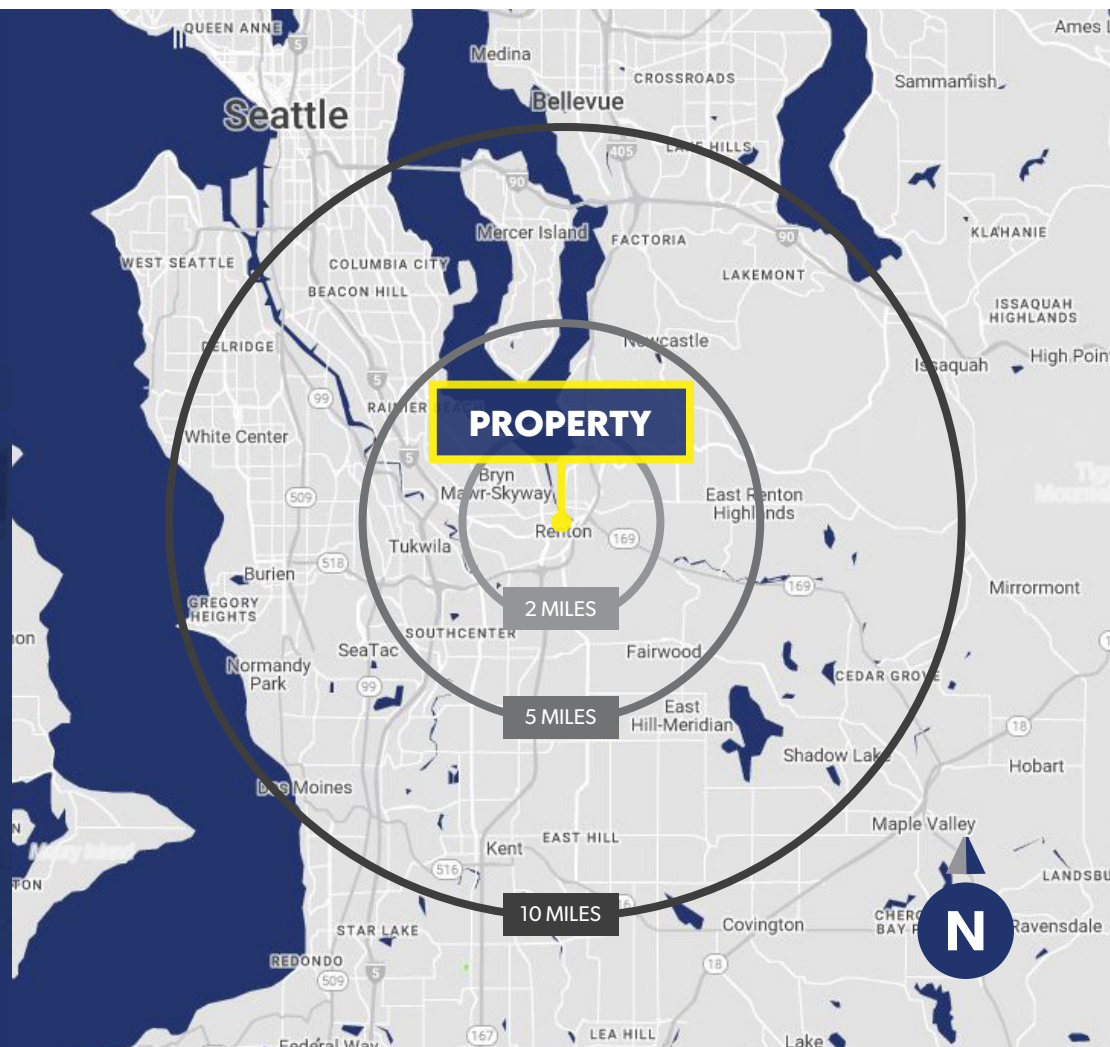
WEST ELEVATION



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





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