

FAIRWOOD WA. RETAIL: FORMER RITE AID

17615 140th Ave SE | Renton, WA 98058

Versatile +-16,892 SF Free Standing Building | For Sale or Lease



BRIAN LEIBSOHN

brian@lincproperties.com

(425) 455 3131

This Offering Memorandum has been prepared by Linc Properties for informational purposes only and does not constitute an offer or solicitation to purchase or sell any securities. All information contained herein is from sources deemed reliable, but no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers should conduct their own independent investigation and analysis.

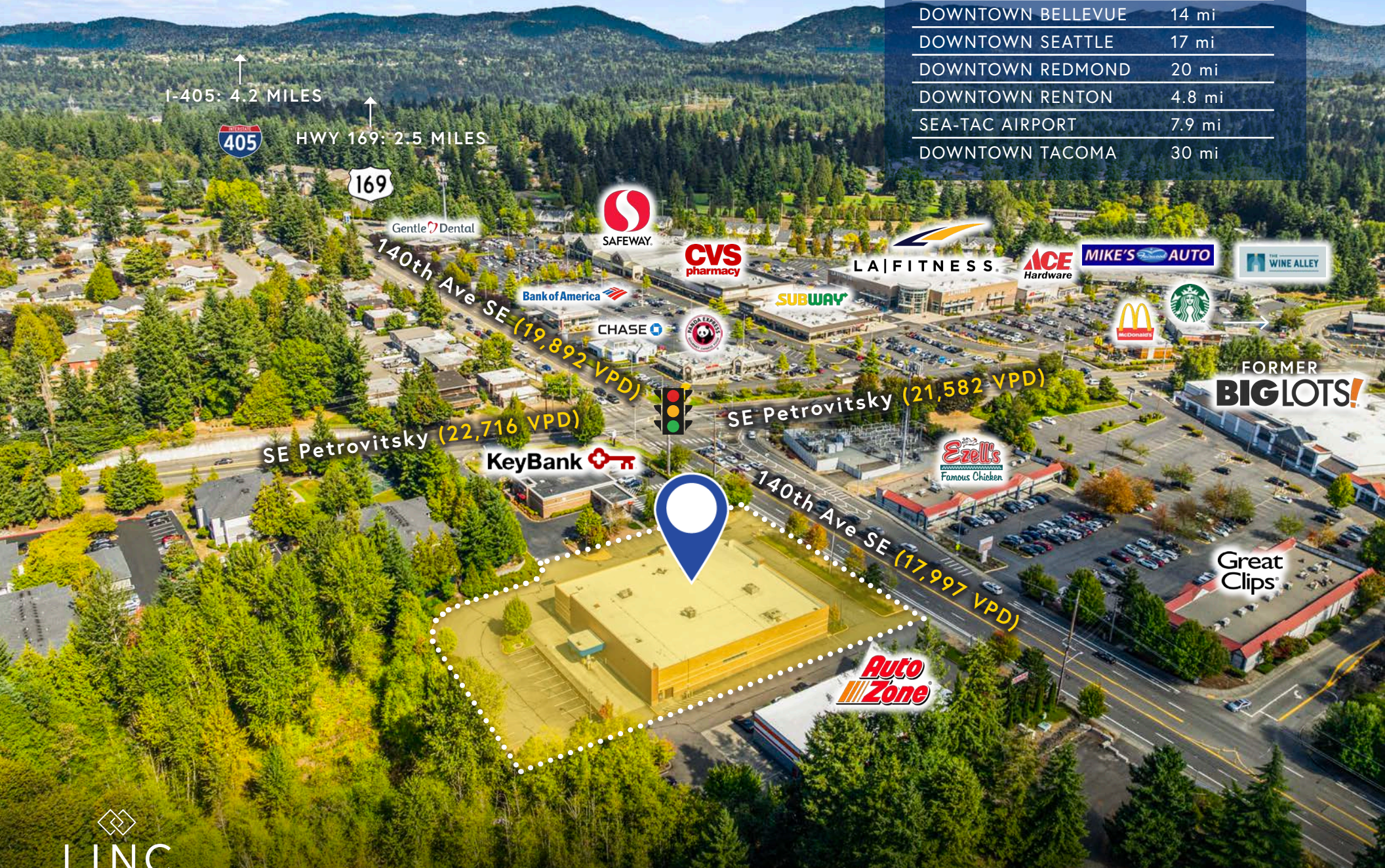
← DOWNTOWN SEATTLE : 17 MILES

←  I-5 : 8.2 MILES

↑ I-405: 4.2 MILES

↑  HWY 169: 2.5 MILES

LOCATION / HIGHWAY	DISTANCE
I-405	4.2 mi
HWY 169	2.5 mi
I-5	8.2 mi
DOWNTOWN BELLEVUE	14 mi
DOWNTOWN SEATTLE	17 mi
DOWNTOWN REDMOND	20 mi
DOWNTOWN RENTON	4.8 mi
SEA-TAC AIRPORT	7.9 mi
DOWNTOWN TACOMA	30 mi



SE Petrovitsky (22,716 VPD)

140th Ave SE (19,892 VPD)

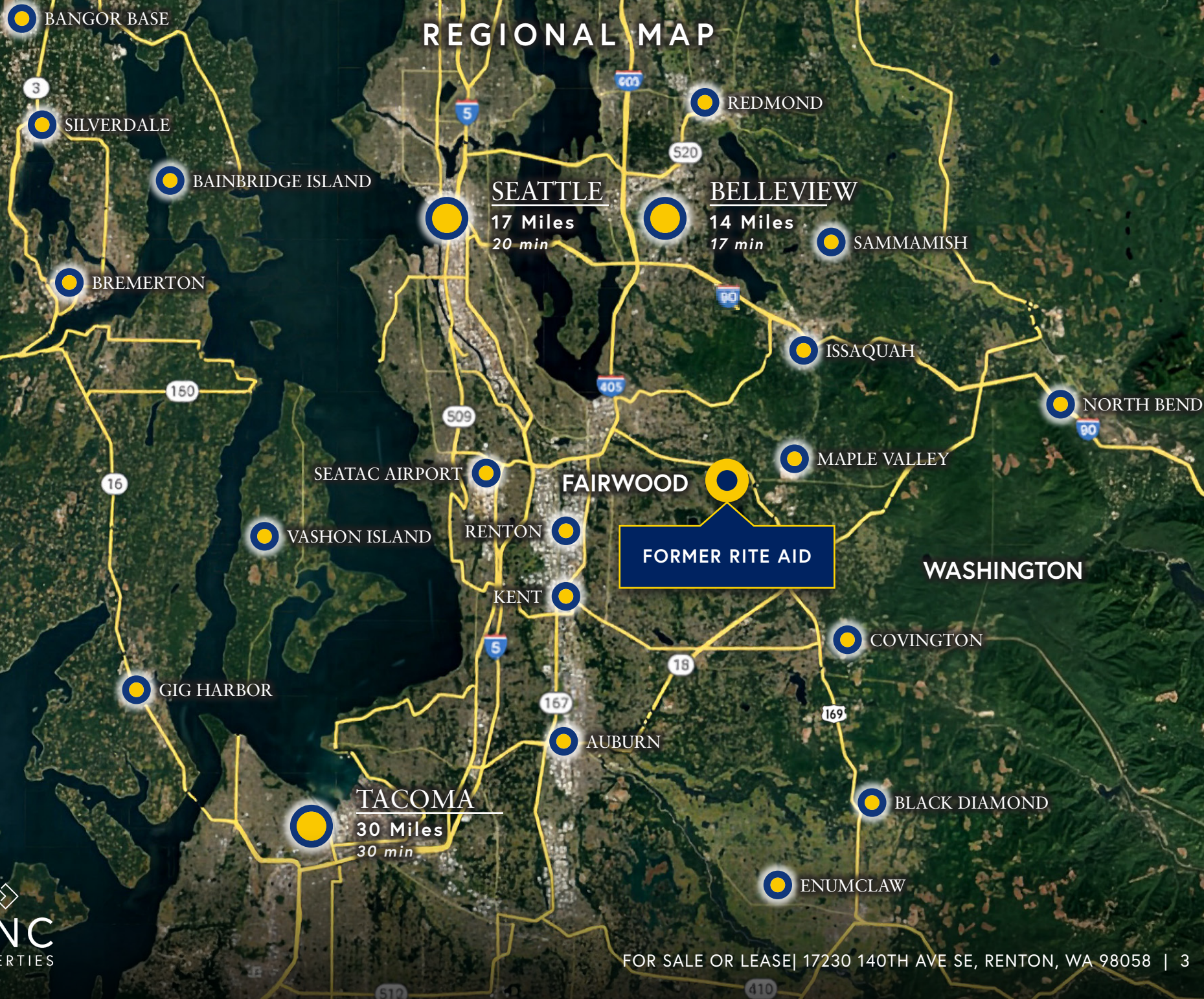
SE Petrovitsky (21,582 VPD)

140th Ave SE (17,997 VPD)

FORMER BIGLOTS!

Great Clips

REGIONAL MAP



FOR SALE OR LEASE | 17230 140TH AVE SE, RENTON, WA 98058 | 3

OFFERING SUMMARY

Linc Properties is pleased to offer the exclusive opportunity to purchase or lease a high-quality and very versatile freestanding property located in the heart of thriving Eastside King County in Fairwood, Washington State. This well built and highly flexible building with drive-thru was originally constructed as a build-to-suit for Rite Aid in 2006 and has continuously operated as a successful high volume retail location until recently vacated due to the Rite Aid Bankruptcy proceedings. This large independent lot has excellent ingress and egress, great circulation and abundant parking all positioned with direct access to the high traffic intersection of 140th and Petrovsky Rd. with over 40,000 VPD. The property has great visibility with pylon, monument and façade signage for high exposure. Situated just minutes from Interstate 405, Fairwood is a strong demographic market within a well-established and growing community. As a rare Eastside "Big Box" opportunity, this asset has unlimited potential for the savvy tenant, developer or investor.



- ▶ LOCATION 17615 140th Ave SE,
Fairwood, Renton, WA 98058
- ▶ PRICE Unpriced (Best Offer)
- ▶ AVAILABILITY For Sale or Lease
- ▶ STATUS Vacant – Former Rite Aid
- ▶ BUILDING SIZE 16,892 SF (approx.)
- ▶ LAND AREA 68,226 SF
- ▶ YEAR BUILT 2006
- ▶ TRAFFIC COUNTS ±40,000 VPD (140th Ave SE
& SE Petrovitsky Rd)

This Offering Memorandum has been prepared by Linc Properties for informational purposes only and does not constitute an offer or solicitation to purchase or sell any securities. All information contained herein is from sources deemed reliable, but no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers should conduct their own independent investigation and analysis.



OFFERING HIGHLIGHTS



PRIME LOCATION

The property enjoys a premier location within Fairwood, a well-established suburban community directly adjacent to Renton. With frontage along a high-visibility arterial, the site is positioned to capture both local neighborhood traffic and commuters traveling between Renton, Kent, and greater Seattle and Bellevue. The location is supported by complementary retail, grocery, and service uses nearby, ensuring consistent consumer draw.



LARGE, FLEXIBLE BUILDING

The former Rite Aid structure provides a spacious, open-concept floor plan with excellent ceiling heights, limited columns and modern infrastructure. The design allows for seamless adaptation into single-tenant or multi-tenant configurations, making it attractive for educational facilities, national retailers, medical related uses, fitness operators, or community service uses., to name a few.



ABUNDANT PARKING

The site features a large, well-designed surface parking field with multiple points of ingress and egress. This generous ratio of parking spaces on a separate lot supports high customer volumes and ease of access and circulation.



THRIVING TRADE AREA

Fairwood serves as a vibrant trade area for Eastside King County, with limited competing retail and a strong captive population. The property benefits from a substantial consumer base seeking daily goods and services, while also drawing demand from commuters and surrounding residential neighborhoods. This demand profile supports a diverse mix of potential tenant categories.



STRONG DEMOGRAPHICS

The surrounding area features stable, high-income households with strong purchasing power. The trade area includes a balanced mix of young families, professionals, and established residents, providing a deep customer pool for general retailers, grocers, health care, educators, care providers and service oriented tenants to name a few. Household incomes significantly exceed state and national averages, reinforcing spending capacity.



VISIBILITY & ACCESSIBILITY

The property benefits from excellent street front orientation and large pylon, monument and building facade signage for high identity tenant branding and awareness. Easy access via multiple entry points ensures convenience for both local shoppers and regional traffic.



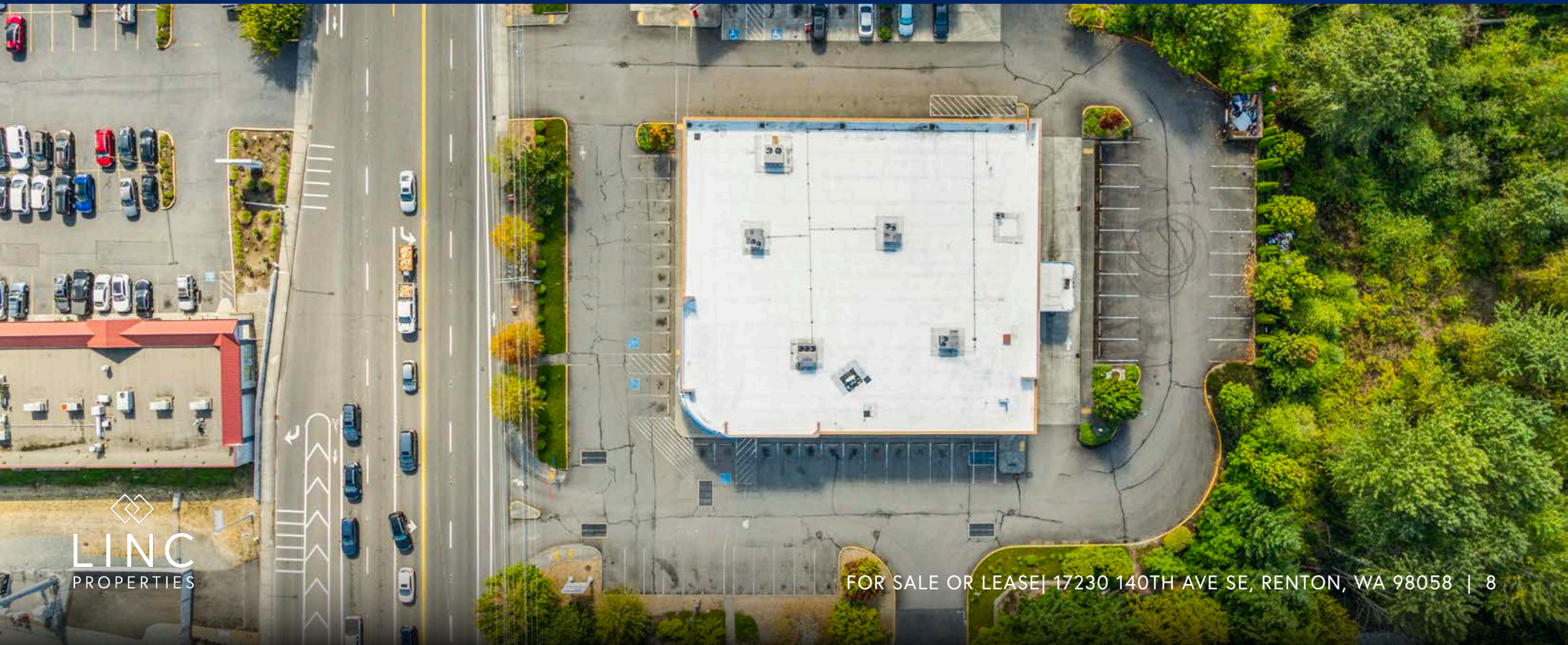
SITE OVERVIEW | 17615 140TH AVE SE, RENTON, WASHINGTON

PROPERTY SPECS

BUILDING SIZE	16,892 SF
LAND AREA	68,226 SF
YEAR BUILT	2006
DRIVE-THRU	Dual-Lane Configuration
PARKING	Dedicated Surface Stalls
CONSTRUCTION TYPE	Masonry / Retail Shell
SIGNAGE	Pylon, Monument, Facade
ACCESS	3 Full Driveways

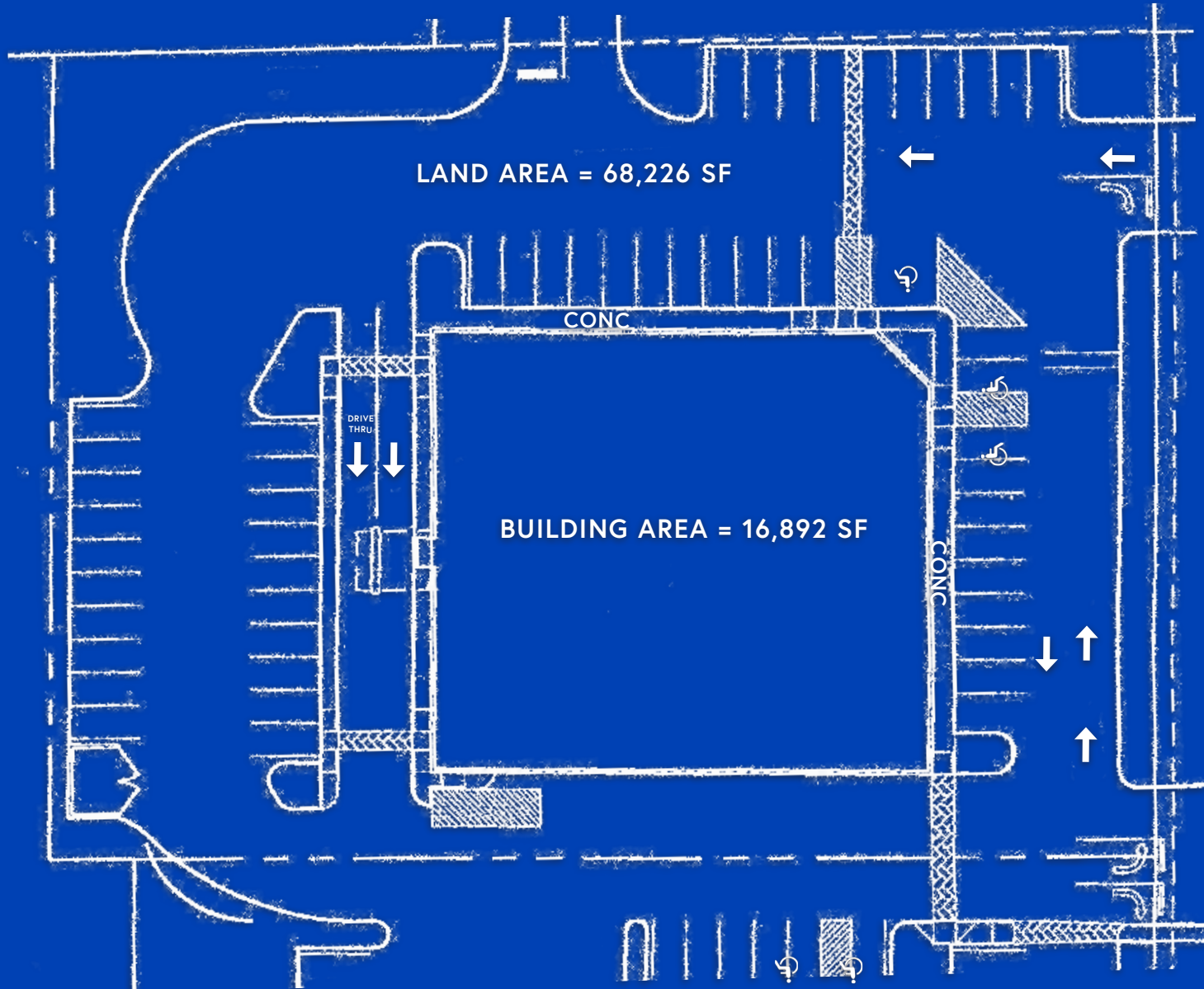
PARCEL & SITE LAYOUT

- ▶ The property offers plentiful on-site storefront and adjacent surface parking areas. The configuration supports frequent customer turnover and ensures convenient access for employees and visitors.
- ▶ With direct access to the main signalized high traffic intersection, the site provides safe and efficient ingress and egress from both 140th Avenue SE and SE Petrovitsky Road, helping to reduce congestion and accommodate steady traffic flow.
- ▶ Large pylon, monument and building signage offer excellent visibility from two major arterials. This exposure captures daily traffic volumes of approximately 40,000 vehicles, ensuring consistent brand recognition for any future tenant or user.

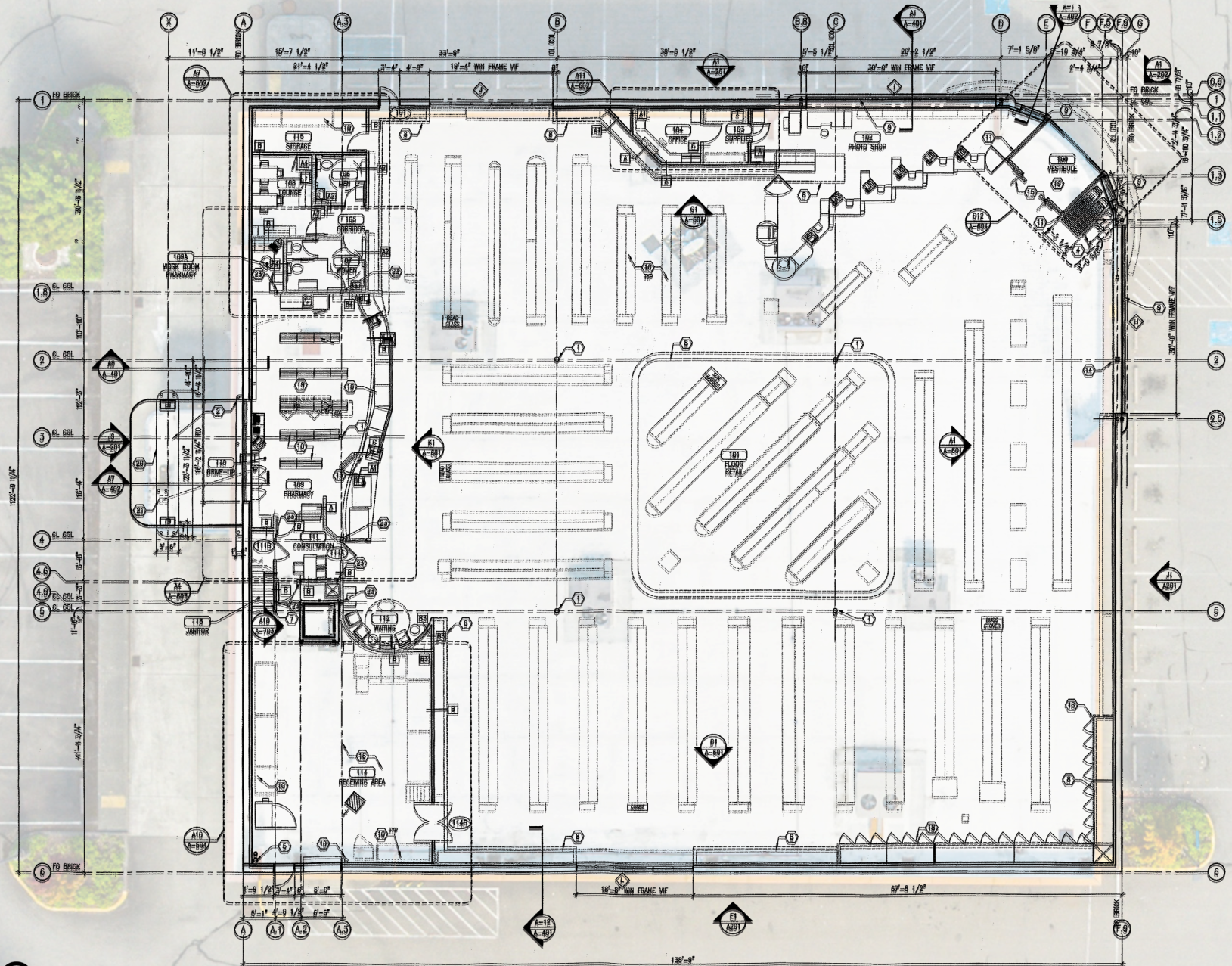


SITE PLAN

↑ TO PETROVISKY RD



SPACE PLAN



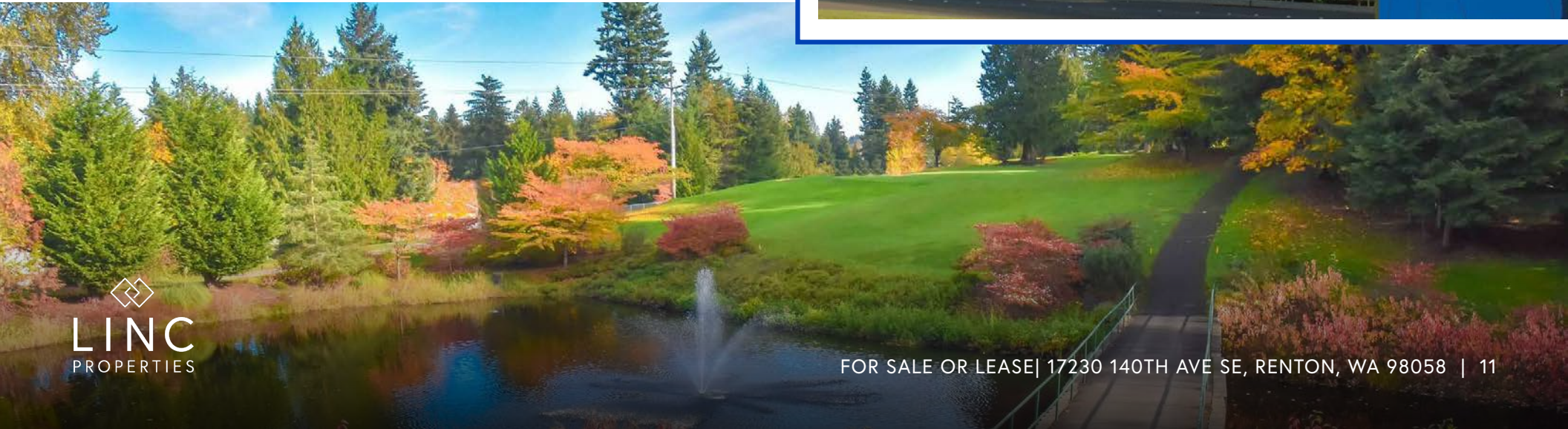
FAIRWOOD COMMUNITY PROFILE & AMENITIES

Fairwood is a desirable suburban enclave within King County, located southeast of Renton and less than 20 miles from downtown Seattle. The community offers an appealing blend of residential stability, natural beauty, and modern convenience, making it one of the area's most sought-after suburban markets. Households in Fairwood enjoy higher-than-average incomes, strong school systems, and access to an impressive range of recreational and cultural amenities.

Key community amenities include:

- ▶ **Parks, Trails & Outdoor Recreation:** McGarvey Park Open Space (300+ acres of forested land for hiking and biking), Lake Desire for water recreation, and Petrovitsky Park with athletic fields and playgrounds. These assets provide year-round recreation for families and individuals.
- ▶ **Golf & Country Club:** The Fairwood Golf & Country Club, featuring an 18-hole course, dining facilities, and event spaces, adds to the area's appeal for families and professionals.
- ▶ **Retail & Dining:** Fairwood Shopping Center and Fairwood Square serve as the community's retail hub, offering grocery, restaurants, fitness, and service-based retail. The proximity to Renton expands access to big-box retailers, national dining concepts, and specialty shopping.

- ▶ **Education:** Fairwood is served by the well-regarded Renton School District, with Ridgewood Elementary, Meeker Middle, and Lindbergh High providing strong K-12 education. Nearby private and charter schools further enhance educational choice.
- ▶ **Library & Community Programs:** The King County Library System operates the Fairwood Library, which hosts programs, community meetings, and cultural events.
- ▶ **Transportation & Connectivity:** While primarily suburban, Fairwood benefits from direct access to Renton, Kent, and major employment centers via nearby arterials. The location allows convenient commuting to Bellevue, Seattle, and SeaTac International Airport.



LOCATION DEMOGRAPHICS SUMMARY

2025 DEMOGRAPHICS

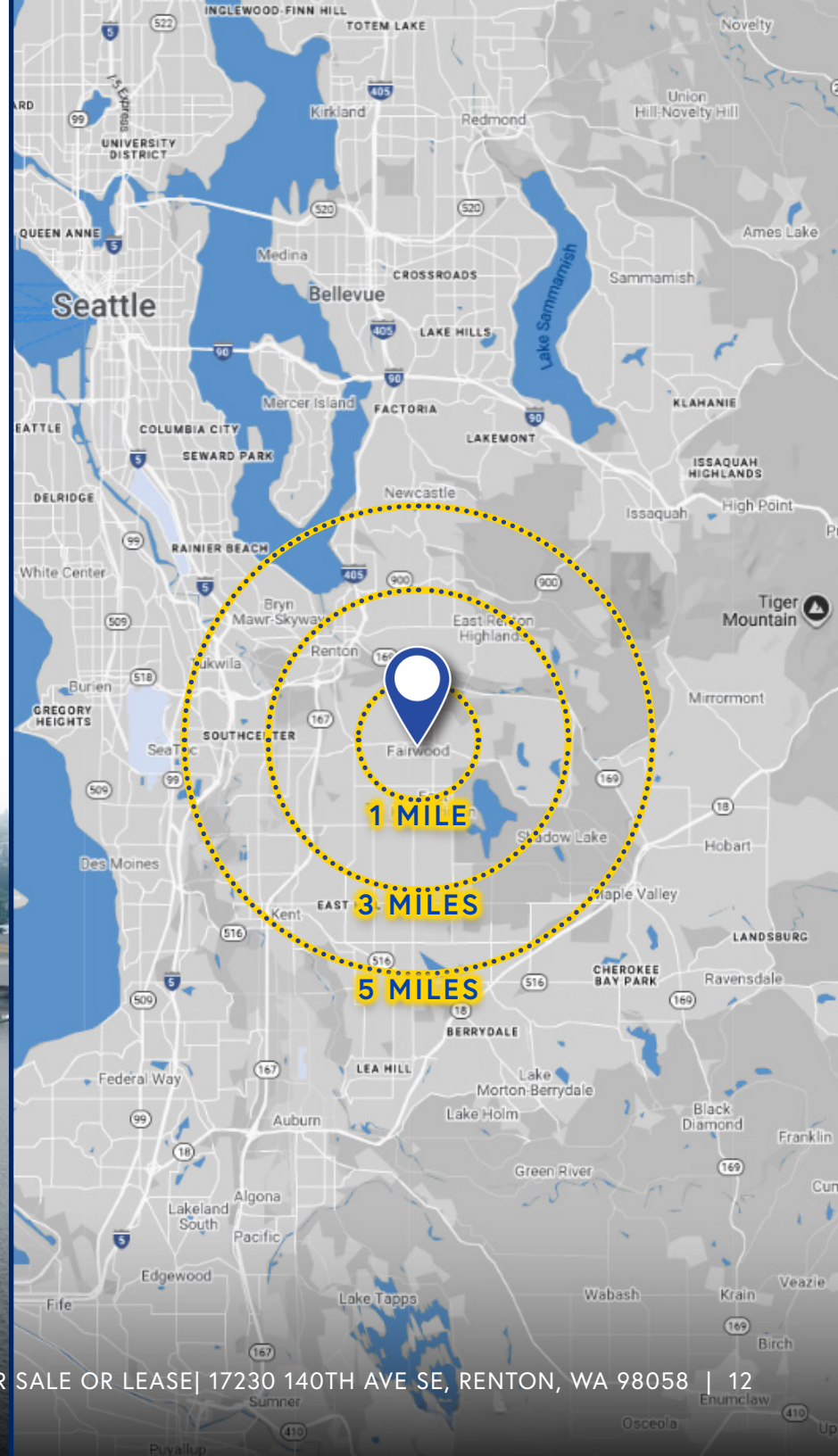
	1 Mile	3 Mile	5 Mile
Population	12,998	96,683	214,635
Households	4,995	34,645	77,519
Median Age	39.5	39.3	39
Median Household Income	\$116,360	\$117,054	\$110,499
Average Household Income	\$143,432	\$147,252	\$143,657
Per Capita Income	\$54,273	\$53,019	\$51,841

214,000+

RESIDENTS WITHIN 5 MILES

\$147,000+

AVERAGE HH INCOM WITHIN 3 MILES



LOCATION DEMOGRAPHICS OVERVIEW

Employment Overview

17615 140th Ave SE, Renton, Washington, 98058

Ring: 5 mile radius

INCOME

\$51,841
Per Capita Income

\$110,499
Median Household Income

\$328,620
Median Net Worth

BUSINESS

6,762
Total Businesses

109,345
Total Employees

COMMUTERS

17.9%
Spend 7+ hours commuting to and from work per week

66.0%
Drive Alone to Work

EDUCATION

8.4%
No High School Diploma

18.3%
High School Diploma

28.8%
Some College/Associate's Degree

41.3%
Bachelor's/Grad/Prof Degree

KEY FACTS

214,635
Population

39.0
Median Age

77,519
Households

\$93,068
Median Disposable Income

EMPLOYMENT

62.6%
White Collar

20.0%
Blue Collar

17.4%
Services

4.9%
Unemployment Rate



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

© 2025 Esri

MARKET OVERVIEW*



WA STATE RANKED #10 BEST STATE TO DO BUSINESS (CNBC)

#8 OVERALL REAL ESTATE MARKET (U.S NEWS)

#2 BEST OVERALL RANKING FOR STEM CAREERS (WALLETHUB)

#4 BEST METRO AREA FOR STEM OPPORTUNITIES (WALLETHUB)

#3 BEST STATE FOR HIGHER EDUCATION (U.S NEWS)

#15 BEST STATE FOR JOB GROWTH (U.S. NEWS)

#9 SAFEST STATE IN THE U.S. (WALLETHUB)

#10 BEST STATE ECONOMY (WALLETHUB)

#14 BEST ECONOMIC GROWTH STATE (U.S. NEWS)

OFFICE SF OCCUPANCY*



MICROSOFT
12.7M



GOOGLE
1.8M



META
2.3M



AMAZON
17.1M



APPLE
603K



EXPEDIA
1.4M



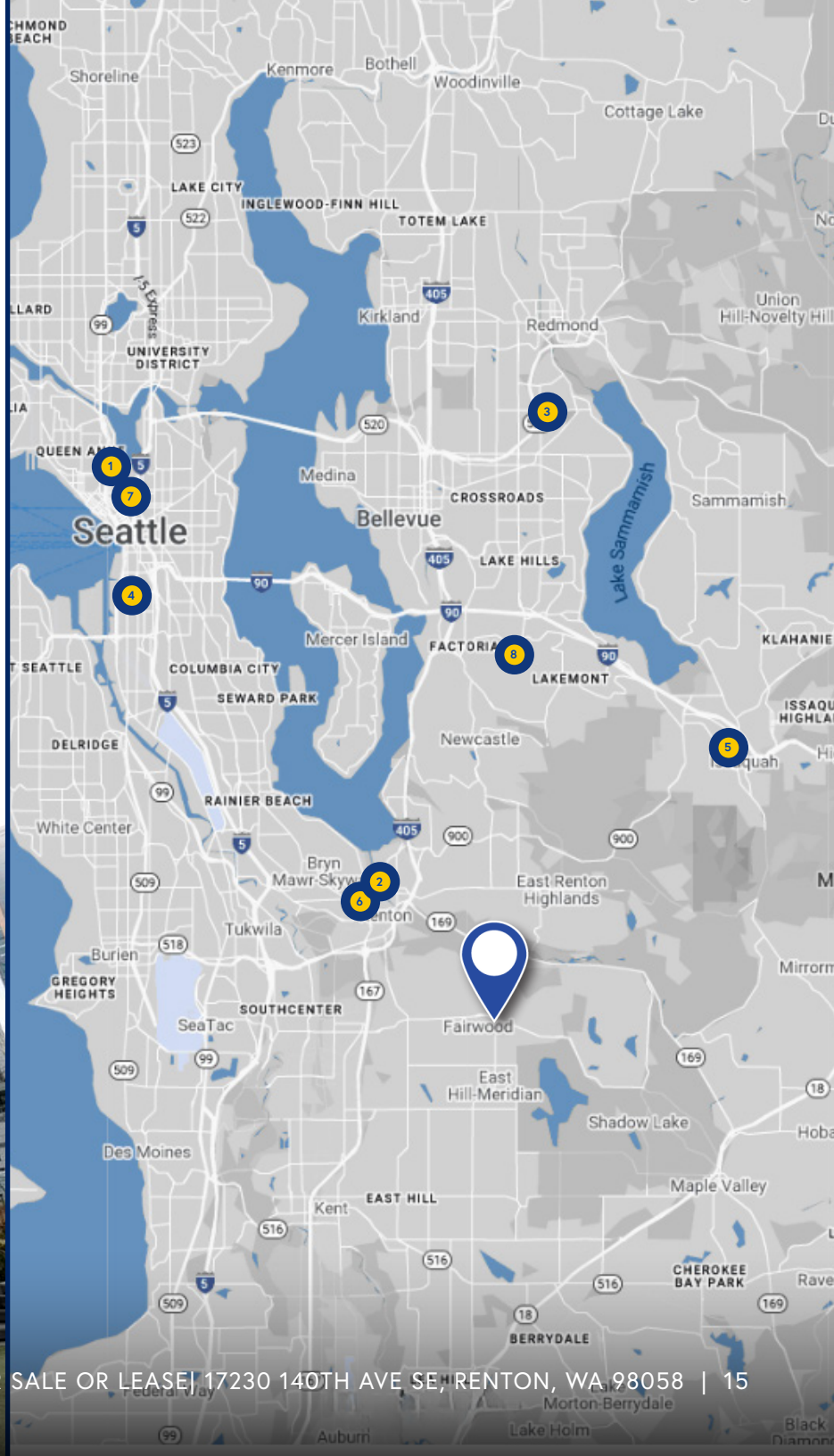
T-MOBILE
1.4M



* Facts and statistics are from third party sources using recent but not current data and may not be the most current or accurate information available. Please do not rely on this data for evaluation of this offering.

REGIONAL MAJOR EMPLOYERS

EMPLOYER	INDUSTRY	EMPLOYEES
1 AMAZON	Technology & E-Commerce	80,000
2 BOEING	Aerospace Manufacturing	65,440
3 MICROSOFT	Technology	228,000
4 STARBUCKS	Coffeehouse Chain	361,000
5 COSTCO	Retail / Warehouse Club	333,000
6 PROVIDENCE HEALTH & SERVICES	Healthcare	120,000
7 NORDSTROM	Retail	55,000
8 T-MOBILE US	Wireless Telecommunications	70,000



FAIRWOOD WA RETAIL: FORMER RITE AID

Versatile +-16,892 SF Free Standing Building | For Sale or Lease



LINC
PROPERTIES

COMMERCIAL INVESTMENT PROPERTY
BROKERAGE & CONSULTING

BRIAN LEIBSOHN

brian@lincproperties.com

(425) 455 3131

www.lincproperties.com

This Offering Memorandum has been prepared by Linc Properties for informational purposes only and does not constitute an offer or solicitation to purchase or sell any securities. All information contained herein is from sources deemed reliable, but no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers should conduct their own independent investigation and analysis.