



240 - 250 Park Ave N

RENTON, WA



THE PROPERTY ———

RENTON DEVELOPMENT OPPORTUNITY

\$800,000 | .31-ACRE LOT | 13,300 SF LOT

Rare 13,300 SF residential or commercial development opportunity located directly across from Satori Elementary School in, near community athletic fields, and Boeing's Renton facility. Prominent corner site and strong neighborhood presence make this a uniquely visible infill site in a supply-constrained area.

o Permitted uses include:

o Apartments & townhomes (up to 20 DU/acre), day care, cell tower, food truck, park

o Conditional uses include:

o Medical office, office, school, coffee stand, retail, mixed-use

o Link to full permitted uses [here](#), and link to development standards [here](#)

Corner infill sites of this size and flexibility rarely come available in established Renton neighborhoods, offering long-term strategic value for developers, nonprofits, or mission-driven users seeking a highly specific location.

PROPERTY SUMMARY

ADDRESS 240 – 250 Park Ave N
Renton, WA 98057

PARCEL NUMBER 7224000270,
7224000275,
7224000280

LOT AREA 4,275 SF | 0.10 AC
4,275 SF | 0.10 AC
4,750 SF | 0.11 AC
Total | 0.31 AC

ZONING CN (Commercial
Neighborhood)

JURISDICTION City of Renton





Renton
Boeing

Renton
Memorial
Stadium

Sartori
Elementary
School

Liberty Park

SITE

Logan Ave N

N 1st St

N 4th St

N 3rd St

Bronson Way N

I-405

DEMOGRAPHICS ---

| Population | | | |
|-----------------------------|--------|---------|---------|
| | 1 mile | 3 miles | 5 miles |
| 2020 Population | 14,204 | 117,568 | 264,878 |
| 2024 Population | 13,993 | 114,356 | 257,263 |
| 2029 Population Projection | 14,076 | 114,760 | 258,101 |
| Annual Growth 2020-2024 | -0.4% | -0.7% | -0.7% |
| Annual Growth 2024-2029 | 0.1% | 0.1% | 0.1% |
| Median Age | 38.2 | 38.7 | 39.4 |
| Bachelor's Degree or Higher | 28% | 33% | 36% |
| U.S. Armed Forces | 0 | 59 | 103 |

| Households | | | |
|-----------------------------------|----------|---------|---------|
| | 1 mile | 3 miles | 5 miles |
| 2020 Households | 6,444 | 45,498 | 97,935 |
| 2024 Households | 6,298 | 43,832 | 94,164 |
| 2029 Household Projection | 6,327 | 43,912 | 94,300 |
| Annual Growth 2020-2024 | 0.5% | 0.4% | 0.4% |
| Annual Growth 2024-2029 | 0.1% | 0% | 0% |
| Owner Occupied Households | 1,883 | 22,963 | 55,107 |
| Renter Occupied Households | 4,444 | 20,949 | 39,193 |
| Avg Household Size | 2.1 | 2.5 | 2.6 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending | \$191.4M | \$1.6B | \$3.6B |



Renton Development Opportunity

JEFF AYERS

OWNER | DESIGNATED BROKER

425.275.2406

jeff@ayerscommercialgroup.com