

# For Lease

## Hillcrest Square - Renton

Retail \$30.00 PSF + NNN

1,152 SF (Suite 3) available



4605 NE 4th St., Renton, WA 98059

### Property Assets

**Excellent Renton Highlands Location**

**Approximate NNN Rate \$11.94/SF/YR**

**Suite B (1,152 SF) available immediately**

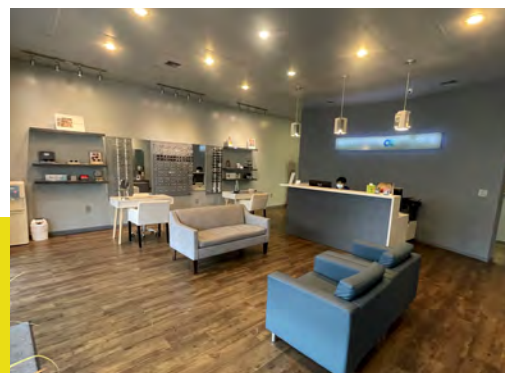
**Multi-tenant bldg with Carl's Jr as the anchor**

**Traffic count 30,000 VPD (source esri)**

**Storefront parking**

**Pylon sign space available**

**Local ownership and management**



**Natalie Foskey, CPM, CCIM**

Designated Broker

**425-343-7176**

**Natalie@Key-CC.com**

**License Number 26699**

**Shivani Sterling**

Sales & Leasing Broker

**425-503-1678**

**Shivani@Key-CC.com**

**License Number 138760**



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## HILLCREST SQUARE - RENTON

4605 NE 4th St.,  
Renton, WA 98059



The 5,760 SF building in Hillcrest Square is in King County, located along high traffic NE 4th St in Renton. Take advantage of this rare opportunity to locate your business in the excellent Renton Highlands location. Highly visible site with Carl's Jr as the anchor. Suite 3 is currently available with storefront parking. Great location and very attractive tenants' environment.

The building is locally owned and is managed by Key Choice Commercial Real Estate. Call the broker for more information.

### Join these Tenants

- Carls Jr
- Ezell's
- All Things Wine
- Canvas Studio
- Cookie Cutter
- Do Re Mi
- Haven Nails
- Hillcrest Dental
- OceanClear Eyecare
- Singtong
- Sushi Cafe



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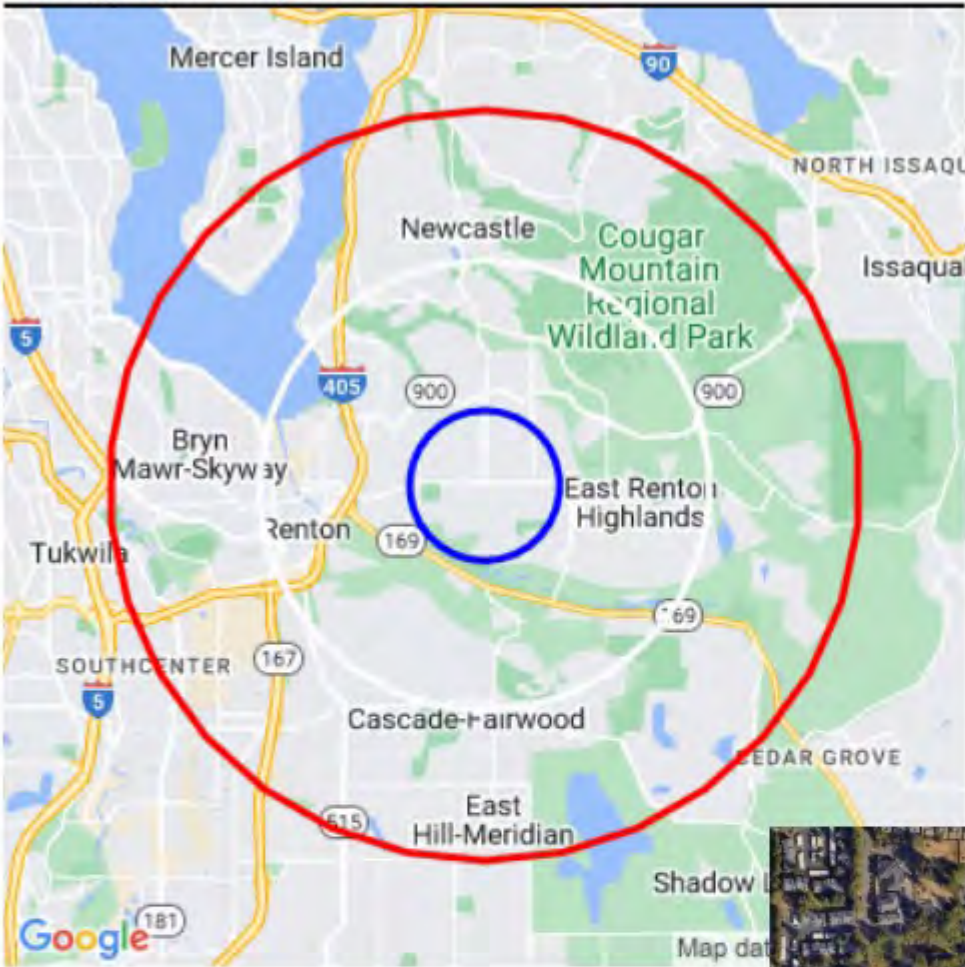
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Demographic Report



Hillcrest Square - Building 1

Population

Distance	Male	Female	Total
1- Mile	6,421	6,527	12,948
3- Mile	30,502	30,755	61,257
5- Mile	67,425	68,092	135,516



Moody's  
ANALYTICS

Catylist



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Building Square Footage	5,760 SF
Year Built	2005
Total Monthly Base Rent	\$2,880 / month
Approximate NNN Rate	\$11.94/SF/Yr
County	King

Disclaimer: The information contained in this document has been obtained from sources believed to be reliable. Key Choice Commercial (KCC) does not doubt its accuracy; however, KCC has not verified and will not verify any of the information contained herein and makes no guarantee, warranty or representations to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Properties are subject to change in price and/or availability without notice.



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