

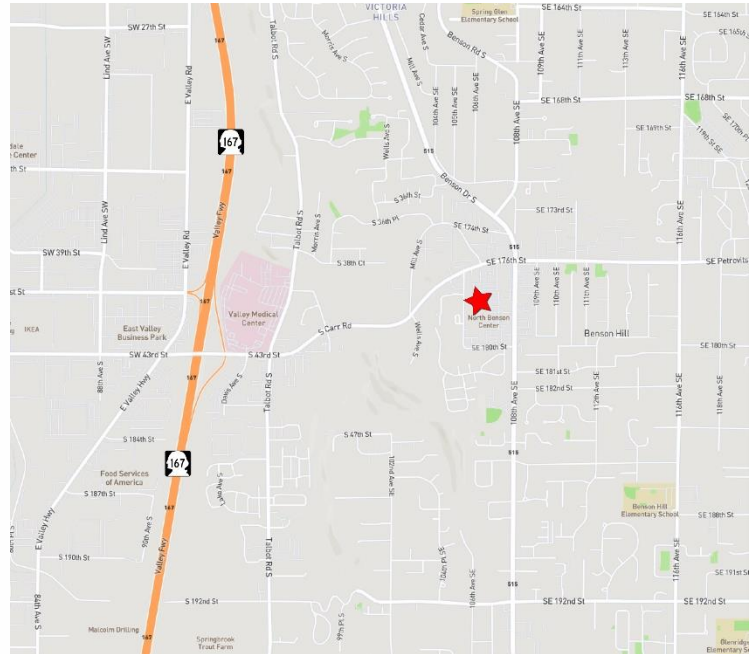
Renton Benson Plaza

17801 108th Ave. SE Renton, WA 98055



For Lease

- 3,665 SF available at \$22.00 PSF, NNN
- Traffic counts
 - SE Carr Rd: 41,194 VPD
 - Benson Dr S: 27,000 VPD
- Cotenants include Bank of America, UPS Store, Baskin-Robbins, Chase Bank, Hair Masters, CVS
- Easy access to I-405 and Highway 167
- 8 mile drive from SeaTac Airport
- 1,160 parking stalls
- Visible from main road with excellent signage



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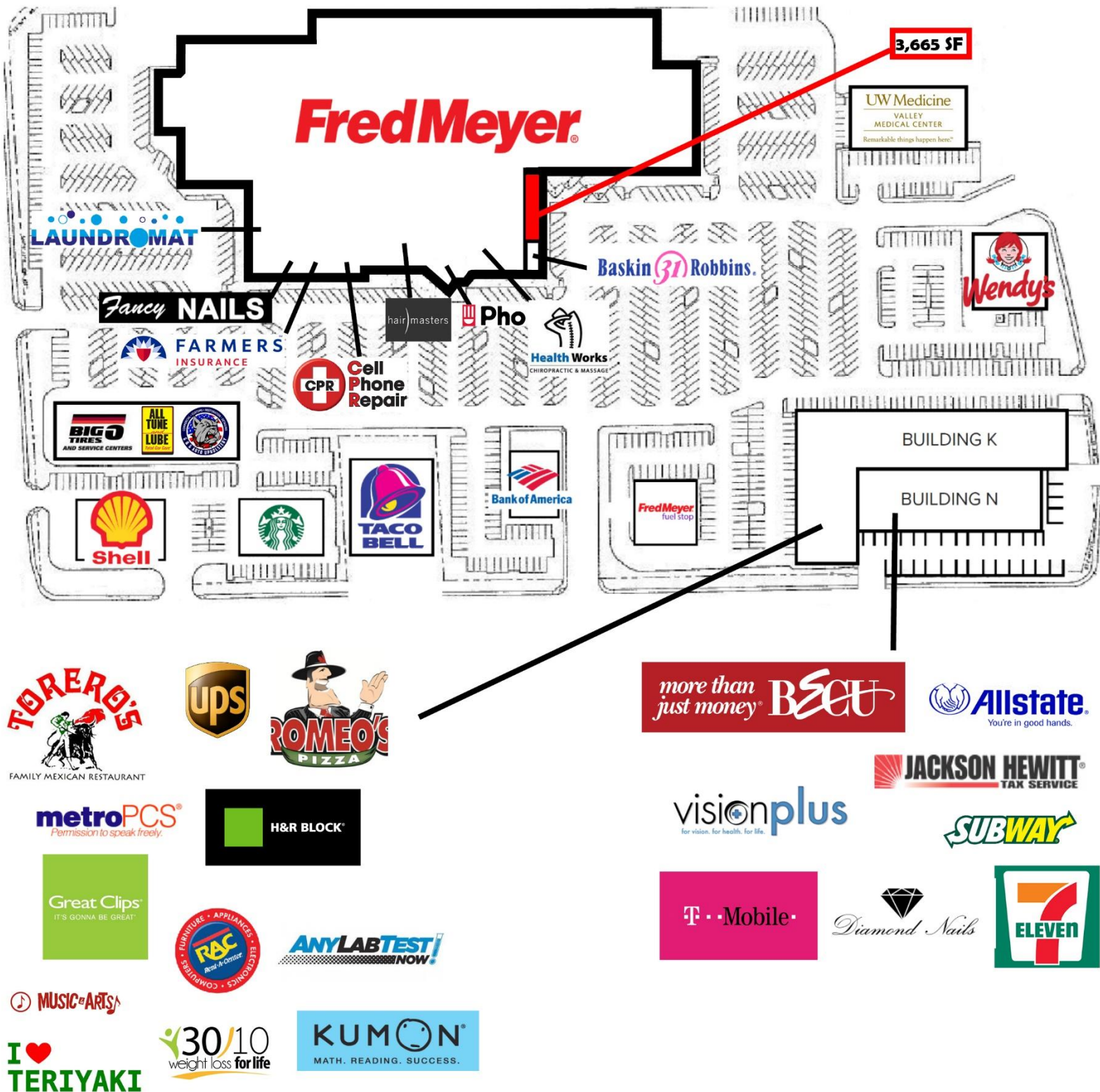
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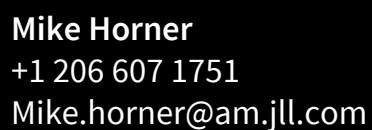
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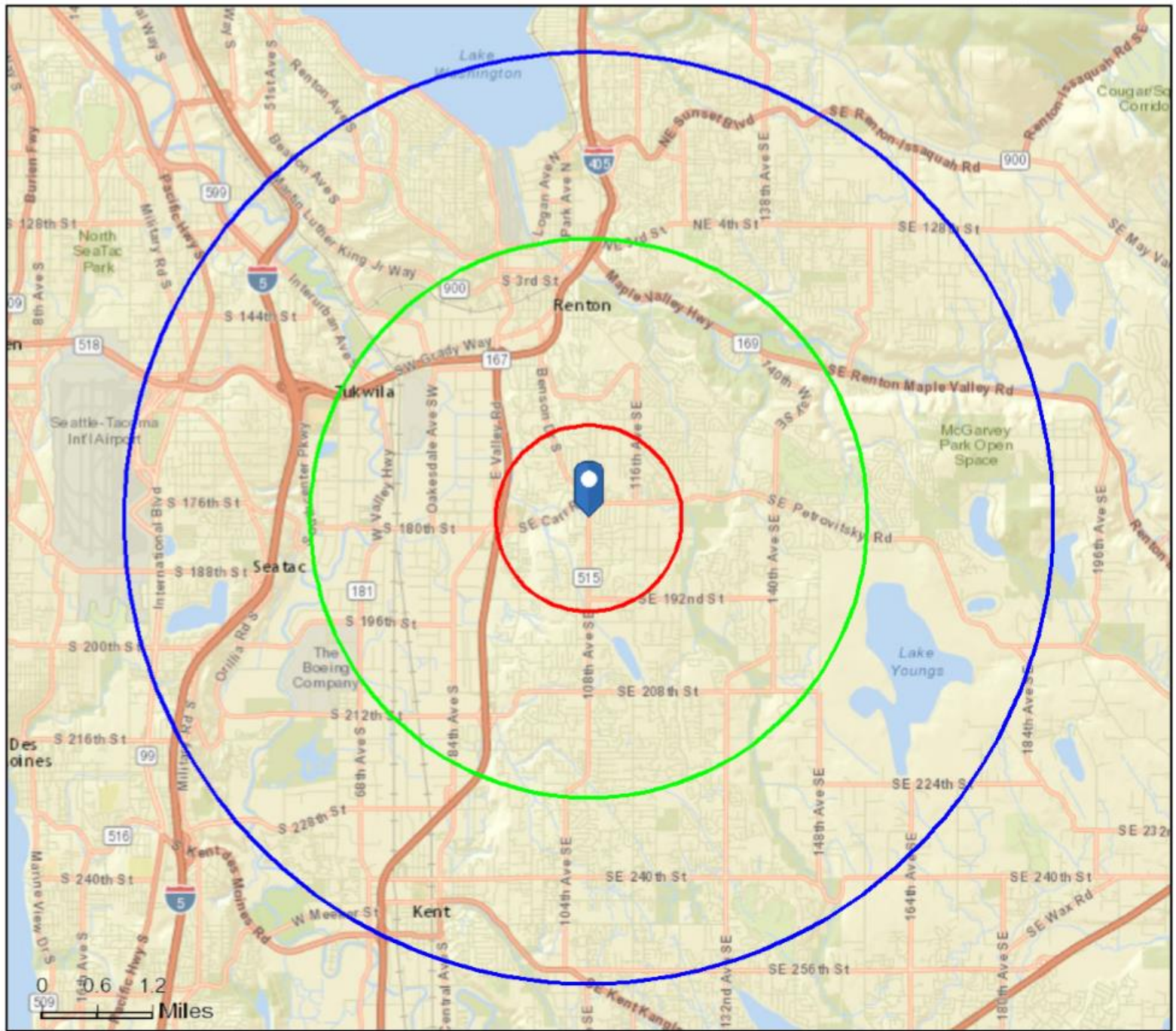
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2017 Demographics: 1, 3, 5 Mile Radius

	1 mile	3 mile	5 mile
Total Population	16,846	89,735	274,512
Average Household Income	\$68,401	\$73,127	\$64,922

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Demographic Summary

17815 108th Ave SE, Renton, Washington, 98055
Rings: 1, 3, 5 mile radii

Prepared by JLL Research

Latitude: 47.44270

Longitude: -122.19697

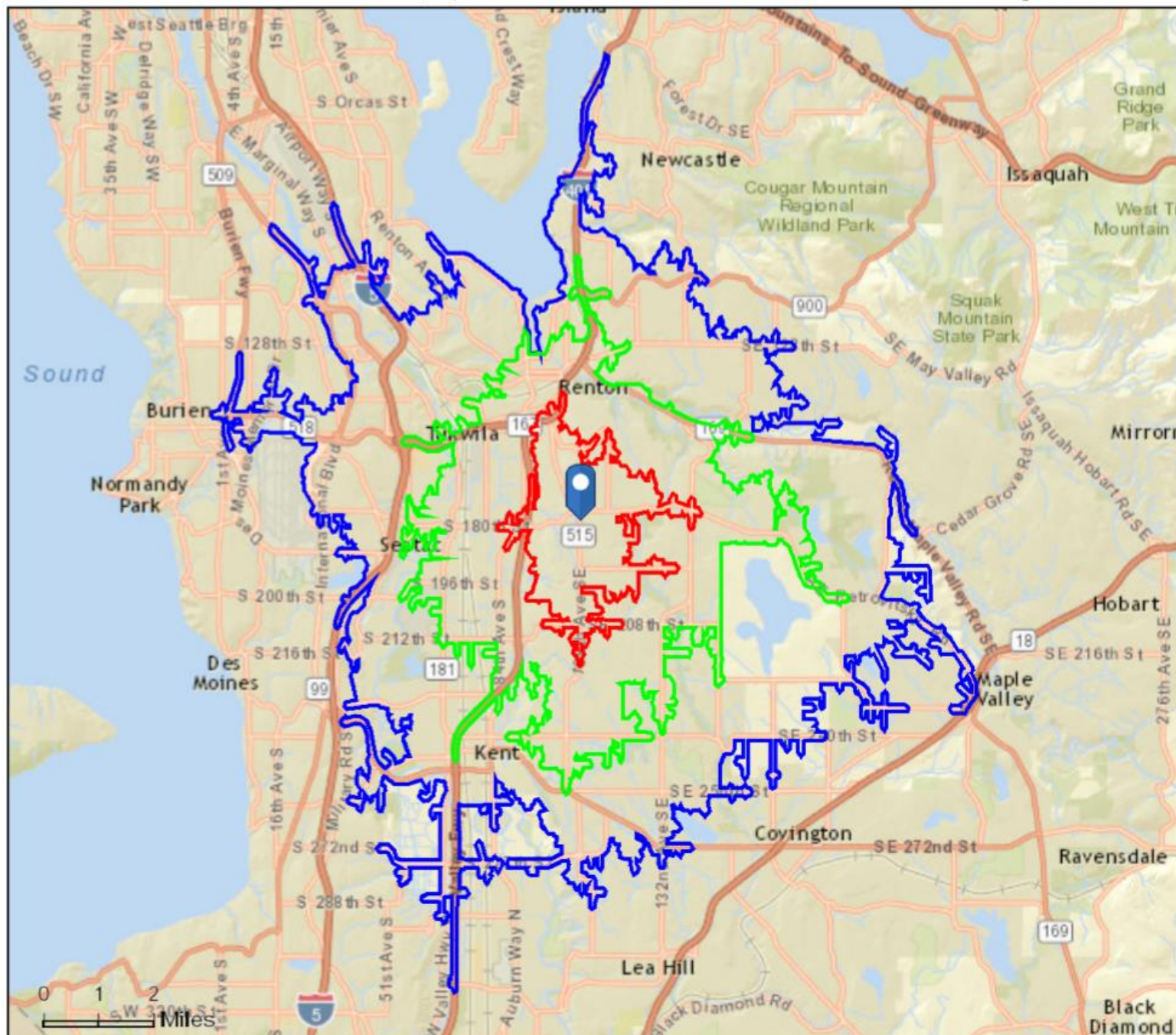
	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,652	73,223	210,669
2010 Total Population	14,935	81,371	246,846
2016 Total Population	16,846	89,735	274,512
2016 Daytime Population	14,117	115,074	279,156
2021 Total Population	18,167	95,714	293,503
2016-2021 Annual Rate	1.52%	1.30%	1.35%
Median Household Income			
2016	\$68,401	\$73,127	\$64,922
2021	\$77,856	\$80,110	\$74,359
Median Age			
2010	34.9	36.2	35.3
2016	36.2	37.7	36.6
2021	36.9	38.4	37.2
Household Summary			
2000 Households	4,699	28,165	83,736
2000 Average Household Size	2.45	2.59	2.50
2010 Households	5,685	30,813	93,562
2010 Average Household Size	2.59	2.62	2.61
2016 Households	6,295	33,462	102,025
2016 Average Household Size	2.65	2.66	2.67
2021 Households	6,743	35,508	108,311
2021 Average Household Size	2.67	2.68	2.69
2016-2021 Annual Rate	1.38%	1.19%	1.20%
2016 Population 25+ by Educational Attainment			
Total	11,430	61,873	185,929
Less than 9th Grade	4.0%	4.1%	5.8%
9th - 12th Grade, No Diploma	5.9%	5.5%	5.8%
High School Graduate	20.2%	19.7%	20.8%
GED/Alternative Credential	5.3%	3.8%	3.8%
Some College, No Degree	21.7%	22.5%	22.4%
Associate Degree	10.0%	10.3%	9.5%
Bachelor's Degree	22.8%	23.8%	22.5%
Graduate/Professional Degree	10.0%	10.2%	9.3%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	95.6%	95.3%	95.0%
Civilian Unemployed	4.3%	4.7%	5.0%
2016 Population by Race/Ethnicity			
Total	16,846	89,733	274,512
White Alone	42.3%	50.3%	48.0%
Black Alone	15.0%	12.0%	13.3%
American Indian Alone	0.6%	0.6%	0.8%
Asian Alone	29.9%	24.7%	22.7%
Pacific Islander Alone	1.1%	1.2%	1.6%
Some Other Race Alone	4.7%	4.6%	7.0%
Two or More Races	6.4%	6.5%	6.6%
Hispanic Origin	10.6%	10.3%	14.0%
Diversity Index	76.4	73.2	77.3
Top 3 Tapestry Segments			
1.	City Lights (8A)	Pleasantville (2B)	Metro Fusion (11C)
2.	Bright Young Professionals	Home Improvement (4B)	Pleasantville (2B)
3.	Enterprising Professionals (2D)	Enterprising Professionals (2D)	Enterprising Professionals (2D)

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2017 Demographics: 5, 10, 15 Minute Drive Time

	5 minute	10 minute	15 minute
Total Population	33,421	112,746	284,384
Average Household Income	\$67,166	\$70,772	\$65,933

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AMK Summary

17815 108th Ave SE, Renton, Washington, 98055
Drive Time: 5, 10, 15 minute radii

Prepared by JLL Research

Latitude: 47.44270

Longitude: -122.19697

	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	25,252	91,723	219,909
2010 Total Population	29,985	102,945	256,510
2016 Total Population	33,421	112,746	284,384
2016 Daytime Population	26,094	123,038	287,666
2021 Total Population	35,849	120,039	303,615
2016-2021 Annual Rate	1.41%	1.26%	1.32%
Median Household Income			
2016	\$67,166	\$70,772	\$65,933
2021	\$76,391	\$78,512	\$75,494
Median Age			
2010	35.1	35.8	35.3
2016	36.5	37.2	36.5
2021	37.2	38.0	37.2
Household Summary			
2000 Households	10,031	34,868	86,735
2000 Average Household Size	2.50	2.62	2.52
2010 Households	11,508	38,447	96,782
2010 Average Household Size	2.58	2.66	2.63
2016 Households	12,601	41,454	105,355
2016 Average Household Size	2.63	2.70	2.68
2021 Households	13,432	43,884	111,730
2021 Average Household Size	2.65	2.72	2.70
2016-2021 Annual Rate	1.29%	1.15%	1.18%
2016 Population 25+ by Educational Attainment			
Total	22,861	77,094	192,399
Less than 9th Grade	3.9%	4.3%	5.7%
9th - 12th Grade, No Diploma	6.7%	5.7%	5.9%
High School Graduate	19.9%	20.0%	20.6%
GED/Alternative Credential	4.6%	4.0%	3.9%
Some College, No Degree	22.2%	22.9%	22.5%
Associate Degree	9.5%	10.1%	9.7%
Bachelor's Degree	24.1%	23.3%	22.5%
Graduate/Professional Degree	9.1%	9.8%	9.2%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	95.8%	95.3%	95.0%
Civilian Unemployed	4.2%	4.7%	5.0%
2016 Population by Race/Ethnicity			
Total	33,422	112,745	284,384
White Alone	45.3%	49.9%	49.0%
Black Alone	13.9%	12.1%	12.9%
American Indian Alone	0.6%	0.6%	0.8%
Asian Alone	27.3%	24.3%	22.3%
Pacific Islander Alone	1.3%	1.2%	1.5%
Some Other Race Alone	5.0%	5.2%	6.8%
Two or More Races	6.6%	6.7%	6.7%
Hispanic Origin	10.8%	11.2%	13.9%
Diversity Index	75.8	74.2	76.7
Top 3 Tapestry Segments			
1.	City Lights (8A)	Pleasantville (2B)	Metro Fusion (11C)
2.	Enterprising Professionals	Soccer Moms (4A)	Pleasantville (2B)
3.	Pleasantville (2B)	Home Improvement (4B)	Enterprising Professionals (2D)

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Thank you!

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