



**4225 NE 4th Street
Renton, WA 98059**

PROPERTY HIGHLIGHTS

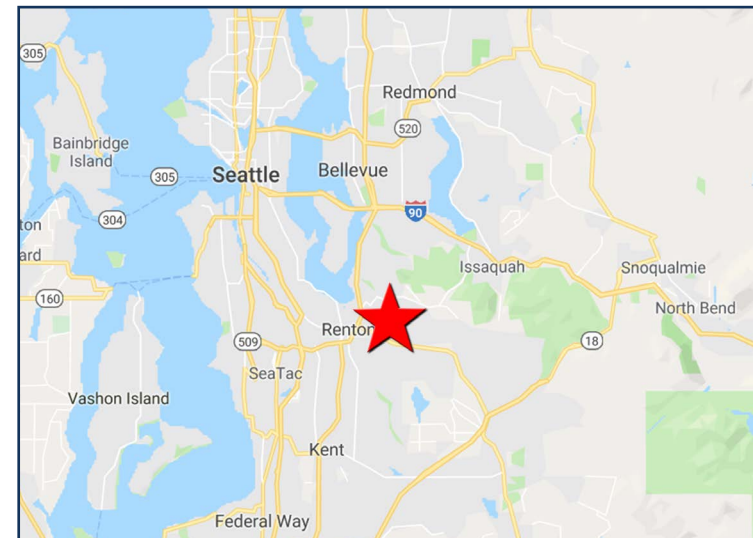
- Signalized Corner Parcel
- 31,865 Square feet
- Zoned – CA, Urban Design District
- 200'+ frontage on 4th Street
- Call for Pricing

DEMOGRAPHICS

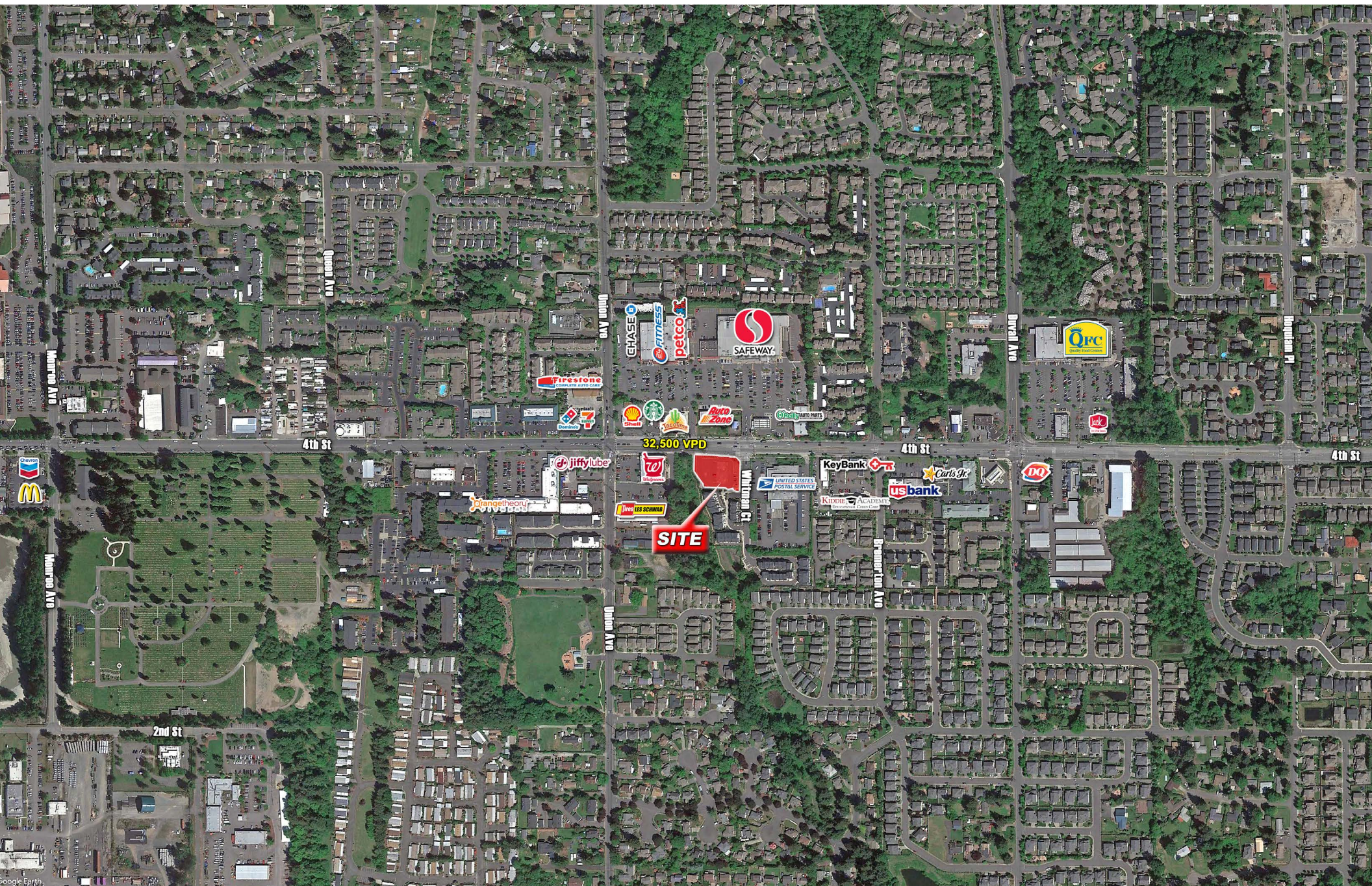
Radius	Total Population	Daytime Population	Average Household Income
1-mile	20,414	14,349	\$89,476
3-mile	104,761	97,197	\$98,848
5-mile	218,326	203,070	\$114,261

TRAFFIC COUNTS

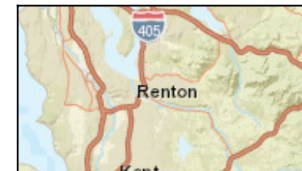
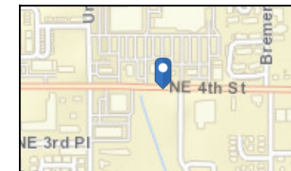
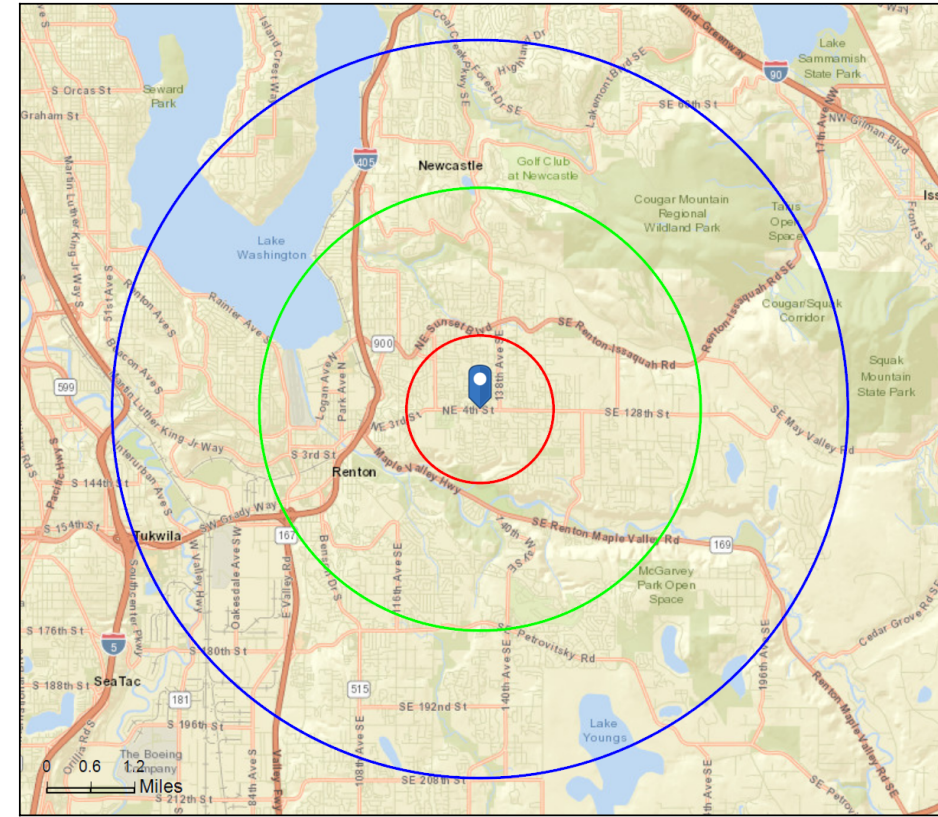
**NE 4th St
32,500 VPD**







	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	12,079	75,286	166,828
2010 Total Population	17,343	92,697	195,363
2018 Total Population	20,414	104,761	218,326
2018 Group Quarters	131	508	1,104
2023 Total Population	22,024	112,083	233,503
2018-2023 Annual Rate	1.53%	1.36%	1.35%
2018 Total Daytime Population	14,349	97,197	203,070
Workers	4,291	45,939	96,551
Residents	10,058	51,258	106,519
Household Summary			
2000 Households	5,020	30,882	65,254
2000 Average Household Size	2.40	2.43	2.55
2010 Households	6,429	36,366	74,566
2010 Average Household Size	2.68	2.54	2.60
2018 Households	7,194	40,030	81,472
2018 Average Household Size	2.82	2.60	2.67
2023 Households	7,645	42,401	86,407
2023 Average Household Size	2.86	2.63	2.69
2018-2023 Annual Rate	1.22%	1.16%	1.18%
2010 Families	4,195	23,036	50,011
2010 Average Family Size	3.27	3.14	3.14
2018 Families	4,787	25,553	55,033
2018 Average Family Size	3.42	3.23	3.22
2023 Families	5,130	27,220	58,597
2023 Average Family Size	3.47	3.26	3.25
2018-2023 Annual Rate	1.39%	1.27%	1.26%
Housing Unit Summary			
2000 Housing Units	5,139	31,980	67,652
Owner Occupied Housing Units	54.8%	59.4%	65.3%
Renter Occupied Housing Units	42.9%	37.1%	31.1%
Vacant Housing Units	2.3%	3.4%	3.5%
2010 Housing Units	6,792	39,125	79,513
Owner Occupied Housing Units	56.5%	55.8%	61.5%
Renter Occupied Housing Units	38.1%	37.2%	32.3%
Vacant Housing Units	5.3%	7.1%	6.2%
2018 Housing Units	7,485	42,627	85,985
Owner Occupied Housing Units	58.2%	55.2%	60.9%
Renter Occupied Housing Units	37.9%	38.7%	33.8%
Vacant Housing Units	3.9%	6.1%	5.2%
2023 Housing Units	7,949	44,967	90,928
Owner Occupied Housing Units	60.3%	56.7%	62.0%
Renter Occupied Housing Units	35.9%	37.6%	33.1%
Vacant Housing Units	3.8%	5.7%	5.0%
Median Household Income			
2018	\$76,583	\$78,792	\$84,822
2023	\$84,870	\$87,671	\$95,077
Median Home Value			
2018	\$359,708	\$375,973	\$418,311
2023	\$432,658	\$461,328	\$524,324
Per Capita Income			
2018	\$32,385	\$37,975	\$42,809
2023	\$36,699	\$42,948	\$47,889
Median Age			
2010	34.6	36.4	37.7
2018	35.9	37.8	39.1
2023	36.0	38.4	39.7



	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	7,194	40,030	81,472
<\$15,000	6.1%	6.3%	5.7%
\$15,000 - \$24,999	7.1%	5.3%	4.8%
\$25,000 - \$34,999	8.0%	6.7%	6.0%
\$35,000 - \$49,999	12.3%	11.4%	10.1%
\$50,000 - \$74,999	15.0%	17.0%	16.3%
\$75,000 - \$99,999	17.0%	16.0%	15.4%
\$100,000 - \$149,999	20.9%	20.4%	19.8%
\$150,000 - \$199,999	8.3%	8.3%	9.3%
\$200,000+	5.3%	8.5%	12.7%
Average Household Income	\$89,476	\$98,848	\$114,261