

CONFIDENTIAL OFFERING MEMORANDUM

205 LOGAN

DOWNTOWN RENTON

Owner User

Strategic land value

Two contiguous downtown parcels located on a prime corner, offering operating income, flexible acquisition options and long-term mixed-use potential.

OFFERING PRICE

\$3.95M

COMBINED

SEPARATE PURCHASE OPTIONS

\$3.45M

205 LOGAN AVE S

\$650K

513 S 2ND

205 Logan Ave S + 513 S 2nd St
Renton, Washington 98057

ANCHOR AGENCY

Bayley Le
bayley@anchor.agency
206-992-8682

Executive summary

Anchor Agency is pleased to present a flexible acquisition opportunity at the southwest corner of Logan Avenue S and S 2nd Street in Downtown Renton.

The offering combines an operating 11,163 SF commercial building on 15,000 SF of land with an adjoining 7,658 SF vacant commercial parcel. Buyers may acquire the two-parcel assemblage or pursue either property separately, subject to seller approval and acceptable terms.

The property is positioned for an owner-user, local operator, land-hold investor, or developer seeking control of a prominent downtown corner near civic improvements, Renton High School, public parking, parks, transit connections, I-405 and SR-167.

CORE VALUE PROPOSITION

Existing utility today + flexible purchase structure + long-term redevelopment optionality

Three purchase paths create flexibility for buyers

BOTH PARCELS

\$3.95M

205 Logan Ave S
+ 513 S 2nd St

Preferred portfolio offering

205 LOGAN AVE S

\$3.45M

11,163 SF building
on 15,000 SF of land

Separate purchase option

513 S 2ND ST

\$650K

7,658 SF vacant
commercial parcel

Separate purchase option

\$150,000 PORTFOLIO DISCOUNT

The two separate asking prices total \$4.1M. Acquiring both together at \$3.95M preserves the assemblage and reflects a discount.

Separate sales are subject to acceptable terms, parcel-operating independence and seller approval.

Two parcels create a 0.52-acre corner site

22,658 SF

COMBINED LAND AREA

11,163 SF

EXISTING BUILDING

2

INCLUDED PARCELS

CD

REPORTED ZONING

205 LOGAN AVE S

Parcel 569600-0030
15,000 SF land
11,163 SF, two-story CMU building
5 suites: 1 leased, 4 owner-utilized
Year built: 1950

513 S 2ND ST

Parcel 784180-0025
7,658 SF land
Cleared, generally flat parcel
Parking, outdoor use or future expansion
Corner assemblage component

TO CONFIRM

Current zoning letter
Current tax data
Survey dimensions
Utility capacity
Title/legal descriptions

Investment highlights

Flexible acquisition structure

Acquire both included parcels at \$3.95M, or pursue 205 Logan at \$3.45M and 513 S 2nd at \$650K.

Corner assemblage control

Two contiguous parcels create 22,658 SF of combined land at a visible downtown intersection and preserve a larger-site strategy.

Civic-core adjacency

The site is positioned near Renton High School, downtown parks and gathering spaces, the City Center Parking Garage and public-realm investments.

Owner Operator profile

Owners occupy 4 of the 5 available suites; the fifth is tenant on a NNN lease and offers occupancy or market-rent upside.

Multiple value-creation paths

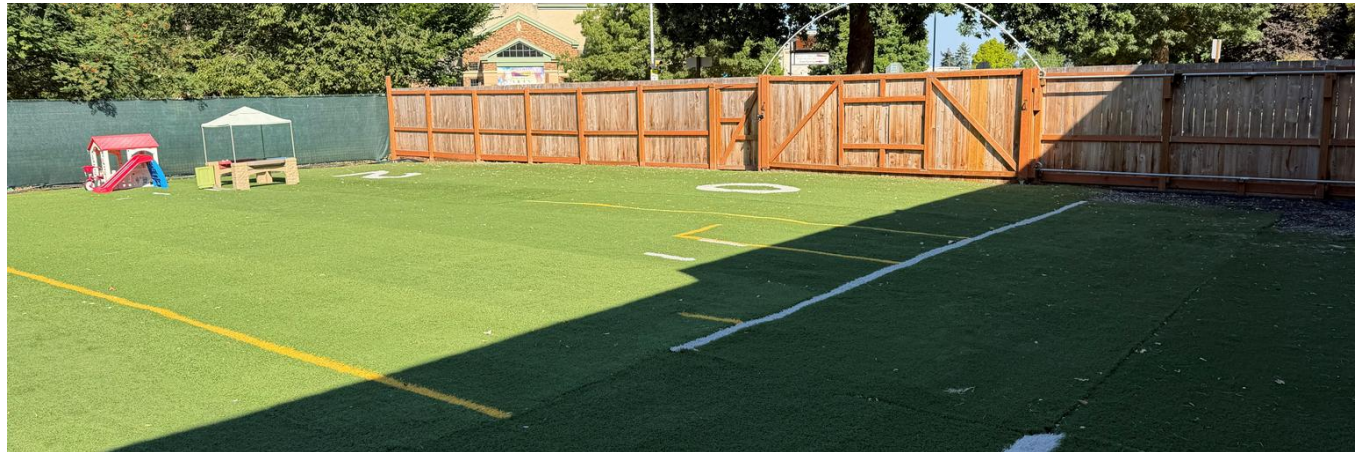
Operate, improve, re-tenant, hold, redevelop, or pursue a broader assemblage—each subject to buyer underwriting and approvals.

Mixed-use development potential

Reported CD zoning and conceptual studies indicate future mixed-use potential; density, parking and entitlement remain unverified.

A rare combination of current-use real estate and strategic downtown land—marketed without treating conceptual density as an entitlement.

Building Exterior



The existing building supports interim use and repositioning

Building Interior



Neighborhood Amenities



Public Parking Garage <0.1 miles



Legacy Plaza 0.1 miles

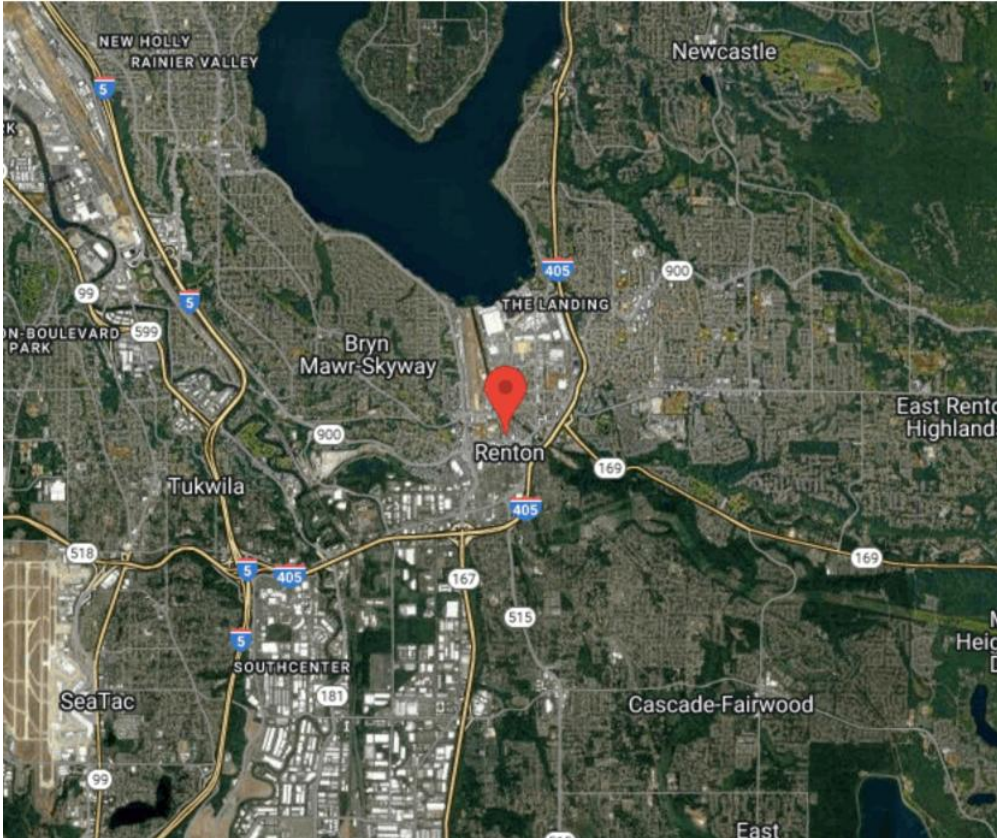


Legacy Plaza <0.1 miles



Renton Market in Piazza Park <0.1 miles

Public investment is activating the immediate downtown core



Renton High School rebuilding

The district is advancing a new Renton High School and site expansion in the downtown area.

Legacy Square + Piazza Park

New and renovated civic spaces at S 3rd Street and Logan Avenue are programmed for events and public gathering.

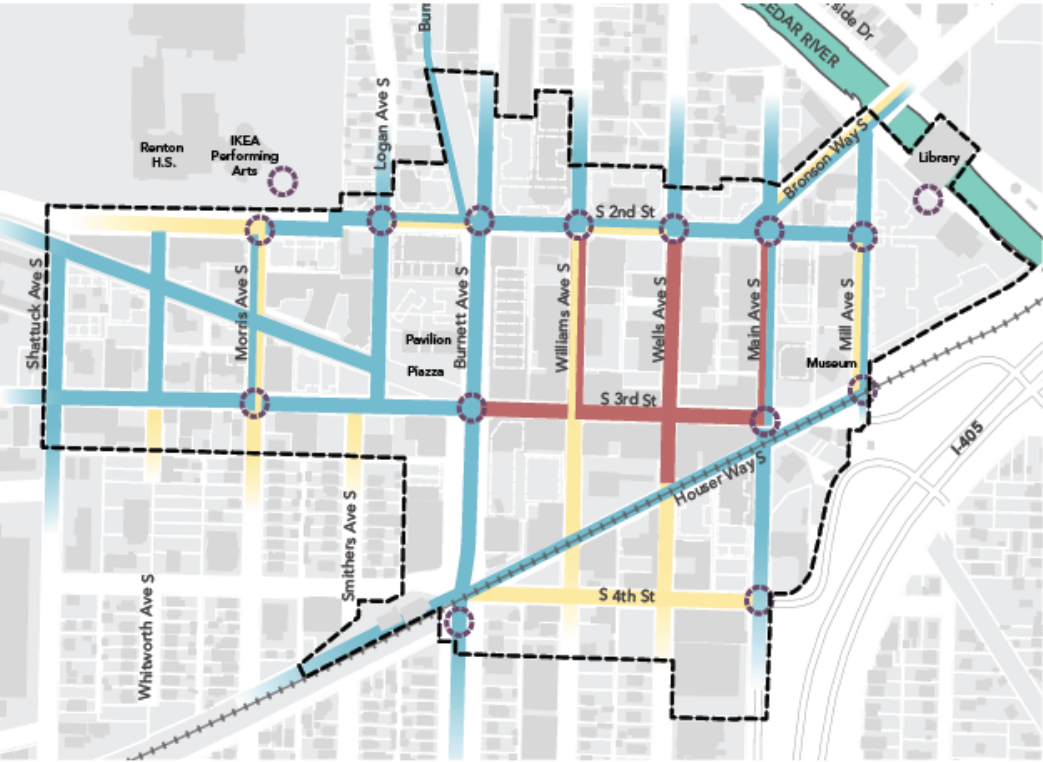
City Center Parking Garage

The City reports 411 public/non-commuter stalls across the street, at 655 S 2nd Street, plus Metro park-and-ride stalls.

Regional access

Downtown Renton is positioned near I-405, SR-167, transit service, Boeing, and The Landing.

Downtown plans coordinate streets, parks and civic investment



CIRCULATION + CIVIC CORE

The planning framework emphasizes S 2nd and S 3rd Streets, north-south connections, civic destinations and downtown access.

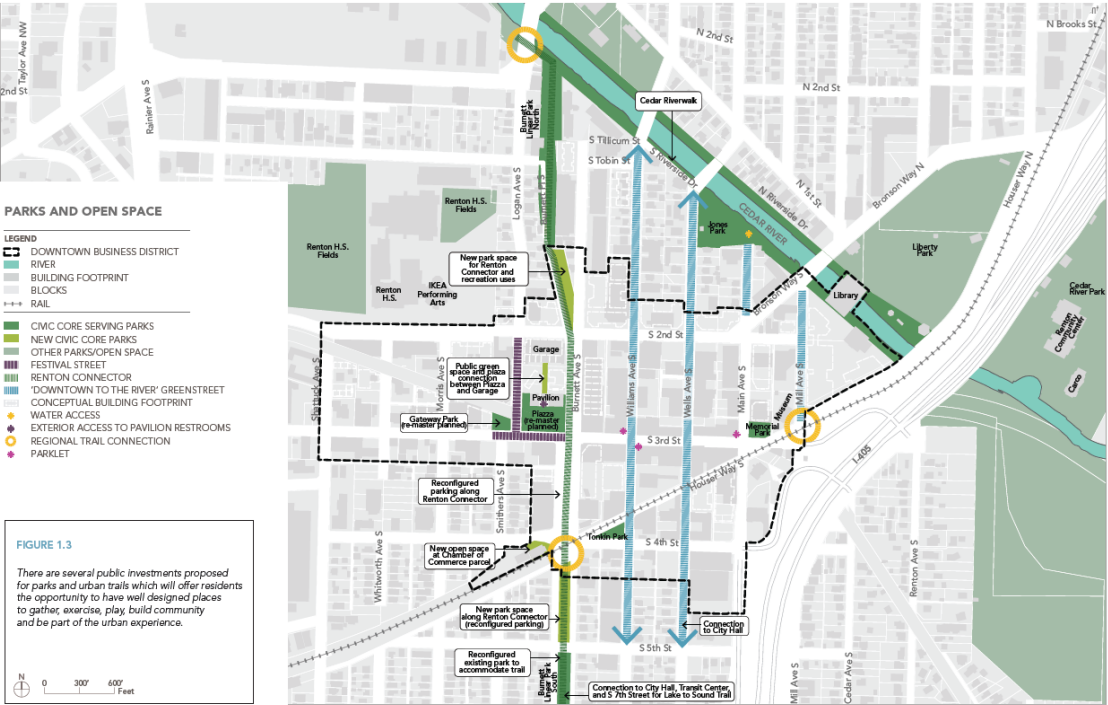


FIGURE 1.3
There are several public investments proposed for parks and urban trails which will offer residents the opportunity to have well designed places to gather, exercise, play, build community and be part of the urban experience.

PARKS + OPEN SPACE

Public-realm concepts link the Civic Core, Cedar River, parks, festival streets, trails and the downtown business district.

The two-parcel offering anchors a larger assemblage story



TWO PARCELS (RED OUTLINE) – 22,460 SF – 170' x 130'

170'

130'

FOUR PARCELS (FULL BLOCK) – 37,460 SF – 270' x 130'

270'

130'

TWO PARCEL DEVELOPMENT – 5–6 STORIES
| ~85K–120K SF

MODERN STYLE

PNW STYLE

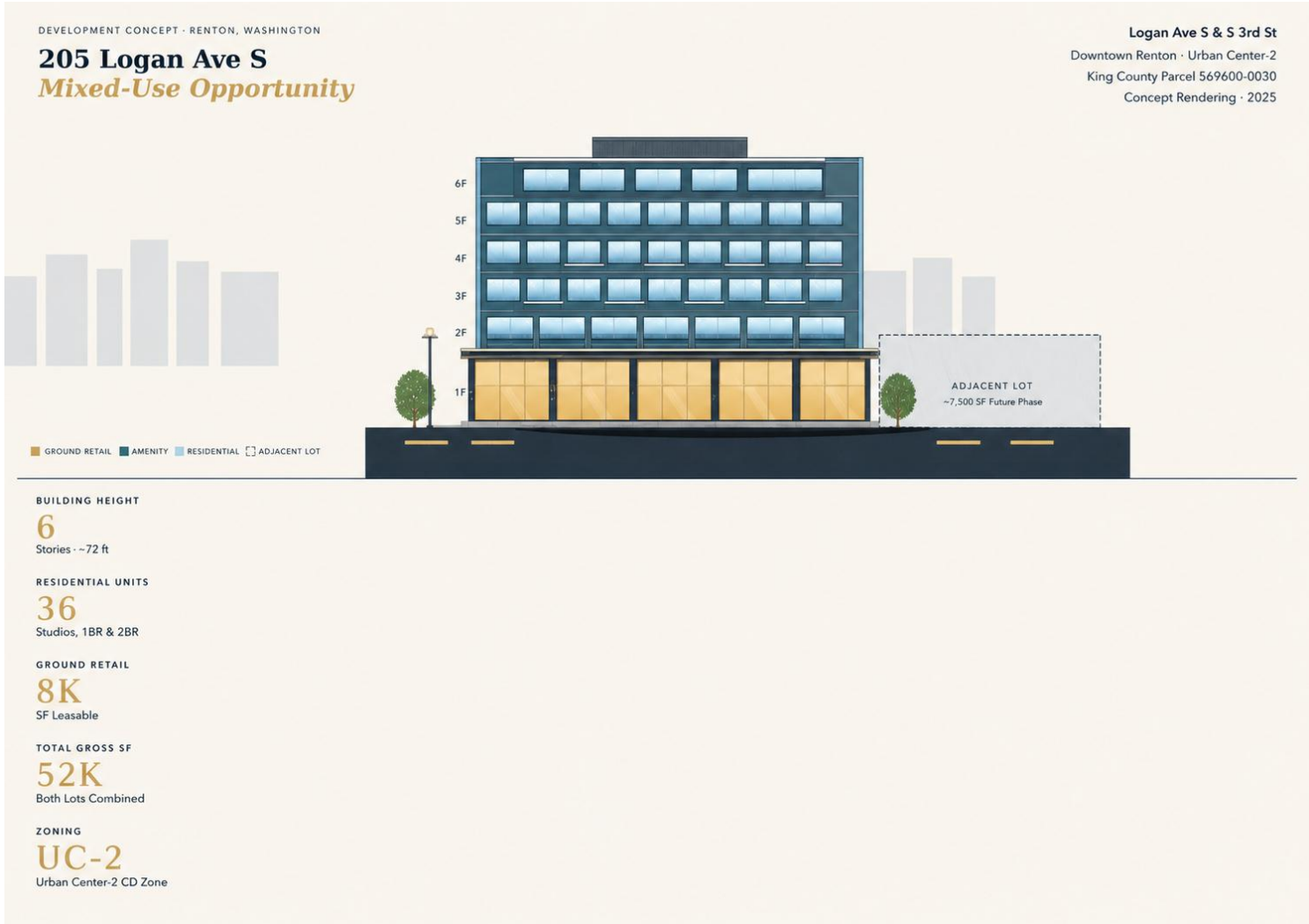
FOUR PARCEL DEVELOPMENT – 6–7 STORIES
| ~180K–220K SF

COURTYARD + RETAIL

MODERN PODIUM

Included offering: two parcels only. Four-parcel/full-block image illustrates potential assemblage; adjacent parcels are not included unless separately acquired.

Conceptual mixed-use design shows one possible future



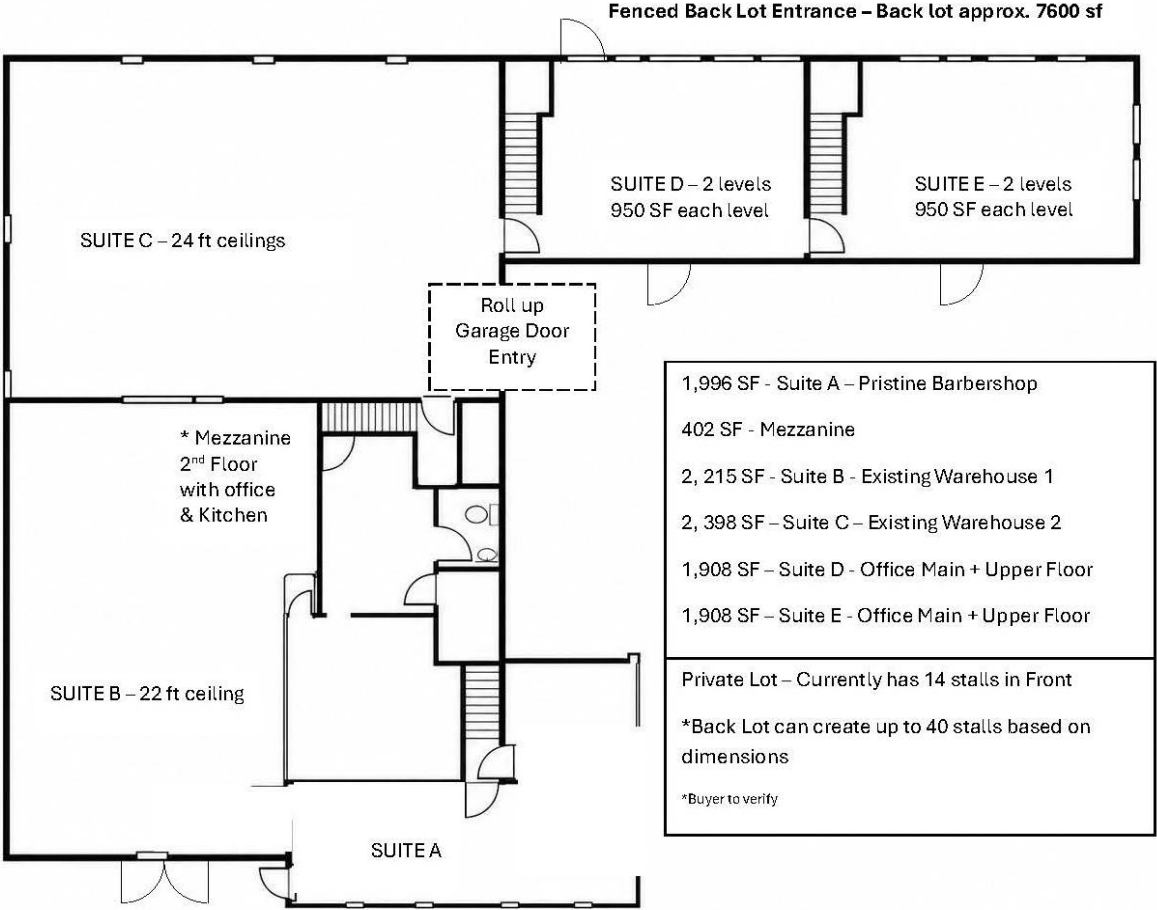
ILLUSTRATIVE PROGRAM

6 stories
36 residential units
~8,000 SF ground retail
~52,000 gross SF

Illustrative only and not a permitted or approved plan. Site area, access, zoning and program assumptions require independent verification.

FEASIBILITY REQUIRED

Aerial + Floorplan



- 1,996 SF - Suite A - Pristine Barbershop
- 402 SF - Mezzanine
- 2, 215 SF - Suite B - Existing Warehouse 1
- 2, 398 SF - Suite C - Existing Warehouse 2
- 1,908 SF - Suite D - Office Main + Upper Floor
- 1,908 SF - Suite E - Office Main + Upper Floor
- Private Lot - Currently has 14 stalls in Front
- *Back Lot can create up to 40 stalls based on dimensions
- *Buyer to verify

Owner user opportunity with Tenant Options

1 of 5

SUITES REPORTED LEASED NNN

4

OWNER-UTILIZED SUITES

~\$206K

MARKET RATE NOI

SUITE / OCCUPANT	REPORTED USE	STATUS
A — Pristine Barbershop	Retail Service	NNN lease
B — LBRE	Retail / Office Space	Owner-utilized
C — Dochi	Storage Warehouse	Owner-utilized
D — Anchor Agency	Office	Owner-utilized
E — Anchor Agency	Office/Storage	Owner-utilized

Redevelopment potential requires disciplined underwriting

Reported CD zoning

Source records identify Center Downtown zoning intended for intensive mixed-use development. Obtain a current zoning confirmation.

Parking and design matter

Structured parking, access, setbacks, airport-related height limits, utilities, and urban design standards can materially reduce yield.

MFTE may be available

City guidance describes 8-, 12-, and 20-year programs for qualifying projects in designated target areas. Eligibility is conditional.

Density is not guaranteed

Unit count, floor area, height, and use mix require architect, civil, traffic, utility, and City review.

THREE PRACTICAL PATHS

Phase the vacant lot • Redevelop both parcels • Operate while pursuing entitlements

Each path requires independent zoning, parking, utility, access and financial feasibility review.

Downtown plans coordinate streets, parks and civic investment

Current & Upcoming Corridor Projects

Project	Status / Date	Relevance
Sound Transit Stride S1 + Renton Transit Center relocation (Rainier/Grady, ~1.3 mi)	Groundbreaking Feb 2026. Service launch 2028.	City has designated this corridor for transit-oriented redevelopment — signals sustained public investment in downtown density.
RapidRide I Line	Under construction; service expected 2027	17 miles of new BRT connecting Renton to Kent, Auburn, and regional transit — supports MFTE and TOD underwriting.
Alaska Airlines Global Training Center (Longacres, ~1.9 mi)	Opened Feb 2026	\$200M investment, ~550 direct jobs. Part of a broader Longacres redevelopment plan (retail, housing, hotel) — <i>planned, not yet under construction — confirm before citing as a near-term comp.</i>
Renton Market • Piazza Park • Legacy Square ("HEART Block")	Grand opening June 2026	1 block away — signals sustained city capital investment in the downtown core, supporting ground-floor retail absorption.
Renton High School Replacement & Site Expansion	Demolition/site prep underway through summer 2026; phased construction to follow; projected opening 2030.	~2 blocks away — largest single capital project in downtown Renton, ~\$400M+ 2023 bond-funded (confirm exact figure, sources conflict). Expands campus to 33.3 AC. <i>Note: multi-year construction window and documented community opposition over street vacations/ eminent domain.</i>

Current & Upcoming Corridor Projects

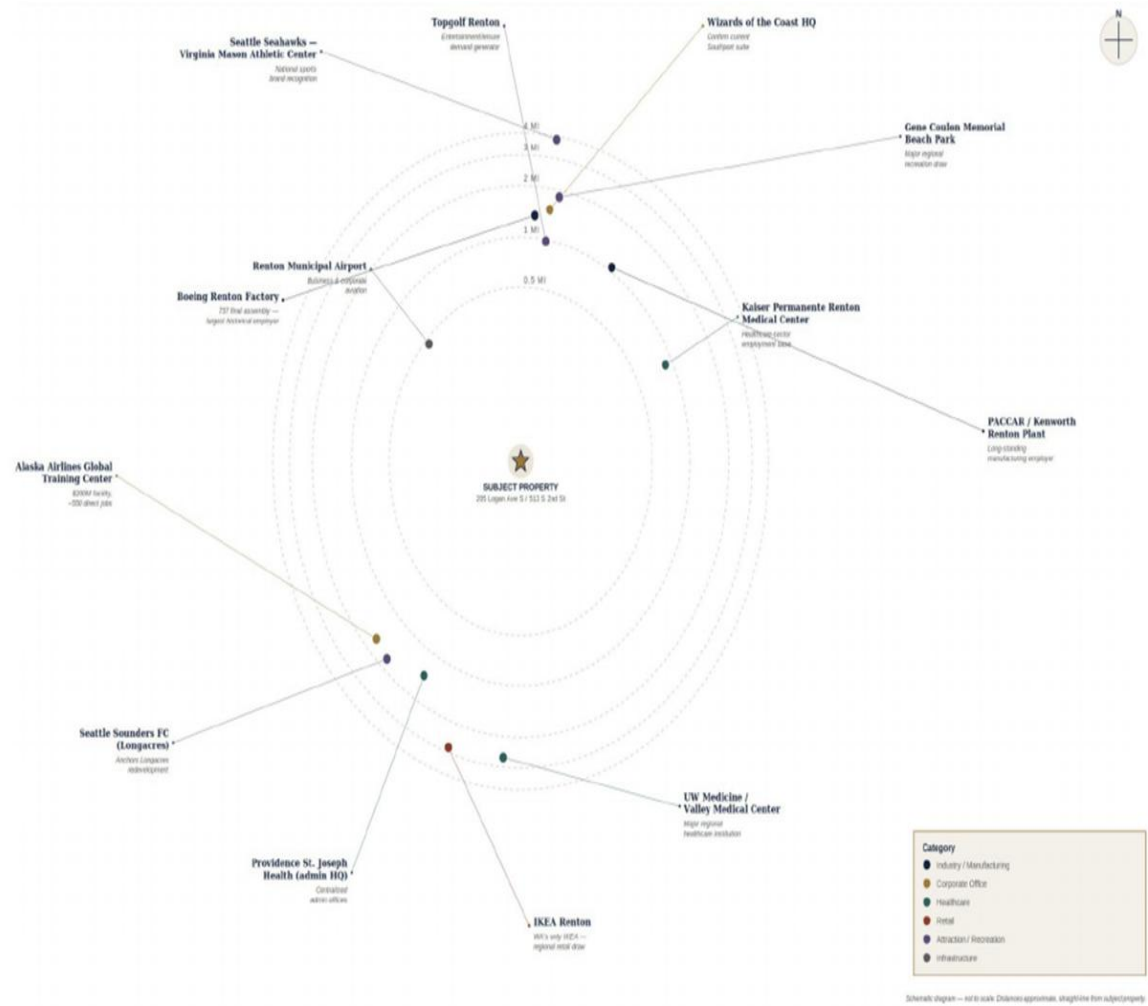
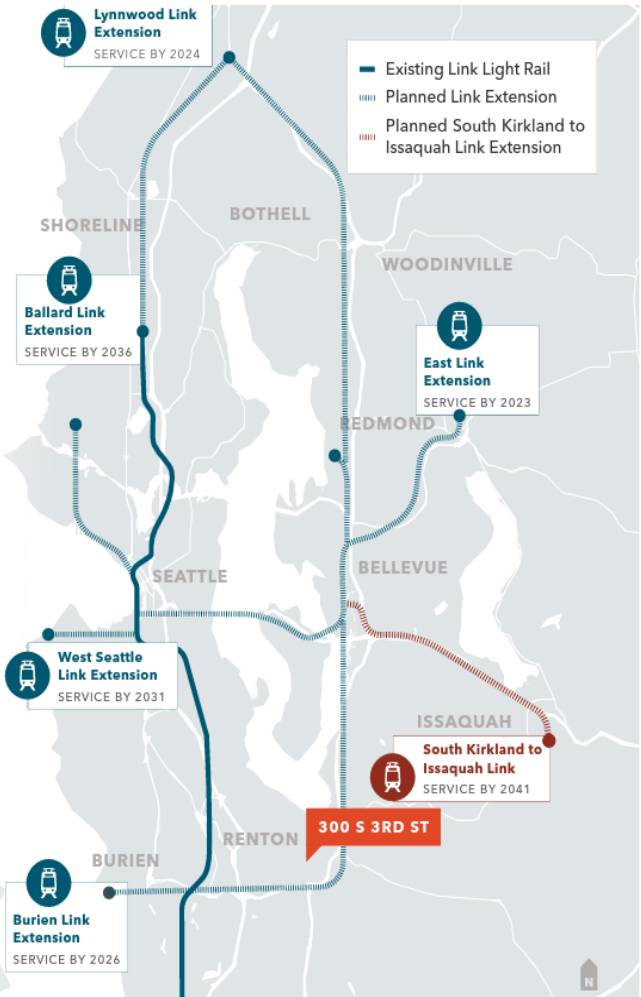
Project	Status / Date	Relevance
Renton Market · Piazza Park · Legacy Square ("HEART Block")	Piazza Park & Legacy Square grand opening: June 2026. Indoor market buildout ongoing under a 10-yr anchor lease (Apr 2026–Mar 2036).	1 block away — permanent, city-backed events and vendor destination; the single strongest foot-traffic driver in this list.
Renton High School Replacement & Site Expansion	Active construction — demolition/site prep underway through summer 2026; phased construction follows; projected opening 2030.	~2 blocks away — ~\$400M+ 2023 bond-funded rebuild (confirm exact figure, sources conflict); near-term construction/traffic disruption, but a permanent anchor institution and family-serving amenity long-term.
Wells/Williams Ave two-way conversion & streetscape	Core conversion complete (~2022). Public art component was in design as of Oct 2023 — confirm current status.	1 block east — walkable, landscaped two-way streets support retail and service tenant visibility.
Downtown Utility Improvement Project (DUIP)	<i>Substantially complete per City</i>	Adjacent block — new underground infrastructure reduces future capex/assessment risk for a buyer.
South 7th St Corridor Improvements	Completed end of 2025	Multi-use path improves bike/ped access from south Renton into the district.

Downtown Renton – Corporate Anchors & Attractions + Link Rail Accessibility

CENTER OF CONNECTIVITY

As the region continues to grow, no amenity is more valuable than connectivity. Downtown Renton Land Development is situated for biking, driving, or walking anywhere one needs to go within minutes.

- DOWNTOWN RENTON** WORK/SHOPPING/ENTERTAINMENT
- SEATTLE** WORK/SHOPPING/ENTERTAINMENT
- SEATAC AIRPORT** CONNECTIVITY
- BELLEVUE** WORK/SHOPPING/ENTERTAINMENT
- CEDAR RIVER PARK** SPORTS/SWIMMING/ENTERTAINMENT
- MAJOR FREEWAYS** CONNECTIVITY
- THE LANDING** SHOPPING/DINING/ENTERTAINMENT
- RENTON TRANSIT CENTER** CONNECTIVITY
- VALLEY MEDICAL CENTER** HEALTHCARE
- SOUTHCENTER** SHOPPING/FOOD
- BOEING RENTON** EMPLOYMENT



Renton connects the Eastside, Seattle and South King County



The Civic Core and Downtown (in red, above), provide many opportunities. Renton is exceptionally well-located in the southern Seattle Metropolitan area. Close proximity to SeaTac Airport, major transportation corridors, employment, and recreation opportunities makes it an attractive place to live and work. The area's housing is also more affordable than other locations in the area, which benefits families and young professionals.

REGIONAL POSITION

Downtown Renton sits at the convergence of I-405 and SR-167, with regional connections toward Seattle, Bellevue, Sea-Tac Airport and the Eastside.

The location benefits from multiple demand drivers, including convenient access to major employment centers, regional transit connections, civic institutions, downtown retail and services, and comparatively attainable housing options. Together, these factors support a diverse base of residents, employees, customers and businesses, strengthening the property’s long-term appeal for owner-users, tenants and future mixed-use development.

REFERENCE ANCHOR	APPROX. DISTANCE
PACCAR / Kenworth	~1.1 mi
Boeing Renton Factory	~1.4 mi
Providence administration	~1.8 mi
Kaiser Permanente	~1.3 mi
Topgolf Renton	~1.0 mi
Gene Coulon Park	~1.9 mi

Distances are approximate and presented as general location context, not surveyed measurements.

Downtown Renton draws from a substantial regional trade area

NEARBY TRADE-AREA REFERENCE

2026 Sites USA demographics centered in Downtown Renton

	1 MILE	3 MILES	5 MILES
Population	14,997	114,060	267,354
Average household income	\$117,243	\$142,720	\$163,643
Employment	8,522	62,726	143,650
Median age	36.3	36.7	37.3
Average household size	2.1	2.5	2.6
2025-2030 population growth	-0.7%	-0.9%	-0.5%

Directional neighborhood context only: radii are centered on a nearby listing, not 205 Logan. Confirm site-centered demographics before publication.

Regional demand supports Downtown Renton

\$745M

TOTAL CONSUMER SPENDING — 1 MILE

\$5.47B

TOTAL CONSUMER SPENDING — 3 MILES

\$12.92B

TOTAL CONSUMER SPENDING — 5 MILES

SPENDING DETAIL

RADIUS	RETAIL	NON-RETAIL	TOTAL
1 mile	\$350.06M	\$395.13M	\$745.19M
3 miles	\$2.59B	\$2.88B	\$5.47B
5 miles	\$6.11B	\$6.81B	\$12.92B

The same nearby reference reports 143,650 jobs within five miles. Together, the figures support a broad customer, workforce and service-area narrative for Downtown Renton.

Calculated totals may differ slightly from source rounding.

Active listings support context, not a valuation conclusion

ACTIVE OFFERING	BUILDING SF	ASKING PRICE	\$/SF
3205 NE 4th St	11,381	\$3,300,000	\$290
351 Park Ave N	2,630	\$1,200,000	\$456
321 Burnett Ave S	3,881	\$995,000	\$256
720 Rainier Ave S	10,068	\$3,850,000	\$382
124 Williams Ave S	5,000	\$1,700,000	\$340

These are heterogeneous active offerings—not closed sales. Property type, condition, tenancy, site area, and redevelopment utility differ materially.

Four buyer profiles can recognize different sources of value

Local investor

Values current income, hands-on operations, and a longer-term land hold.

Owner-user

May justify a premium through occupancy control, branding, parking, and future expansion.

Developer

Underwrites the site as residual land value after demolition, parking, entitlement, and construction costs.

Assemblage buyer

May assign strategic value to controlling the corner or completing a larger block.

Illustrative Development Scenarios

The site supports multiple configurations. No single program is prescribed — the scenarios below illustrate the range enabled by the site's zoning, size, and cleared adjacent pad. Developers should conduct independent due diligence on each..

205 LOGAN

DOWNTOWN RENTON

Offering contact

Bayley Le
Anchor Agency
206-992-8682
bayley@anchor.agency

CONFIDENTIAL OFFERING MEMORANDUM

All information is from sources believed reliable but is not guaranteed. Prospective buyers must independently verify income, expenses, leases, property condition, zoning, development capacity, parking, utilities, MFTE eligibility, environmental matters, title, and all other material facts. Renderings are conceptual only and are not permitted or approved plans. Adjacent parcels shown in assemblage concepts are not included unless expressly stated.

\$3.95M COMBINED

\$3.45M 205 LOGAN

\$650K 513 S 2ND ST

205 Logan Ave S + 513 S 2nd St, Renton, WA 98057