



## RAINIER SQUARE PLAZA

Rainier Ave S at S Charlestown St, Seattle, WA

**WEINGARTEN  
REALTY®**

Rainier Square Plaza is a premier shopping center in Rainier Valley facing Rainier Ave S with more than 35,000 vehicles passing per day. Safeway and Ross are the anchors of this 100,000+ SF center with low vacancy and high-performing tenants.

**PROPERTY SIZE** 111,735 SQ. FT.

**LAT/LONG** 47.56893 N, -122.28886 W

**TRAFFIC COUNTS** RAINIER AVE S & S CHARLESTON ST - 35,255

### CONTACT

#### **Andy Armstrong**

Leasing Agent  
p 916.727.2102  
armstrong@weingarten.com

#### **Barbara Hall**

Property Manager  
p 916.727.2101  
bhall@weingarten.com



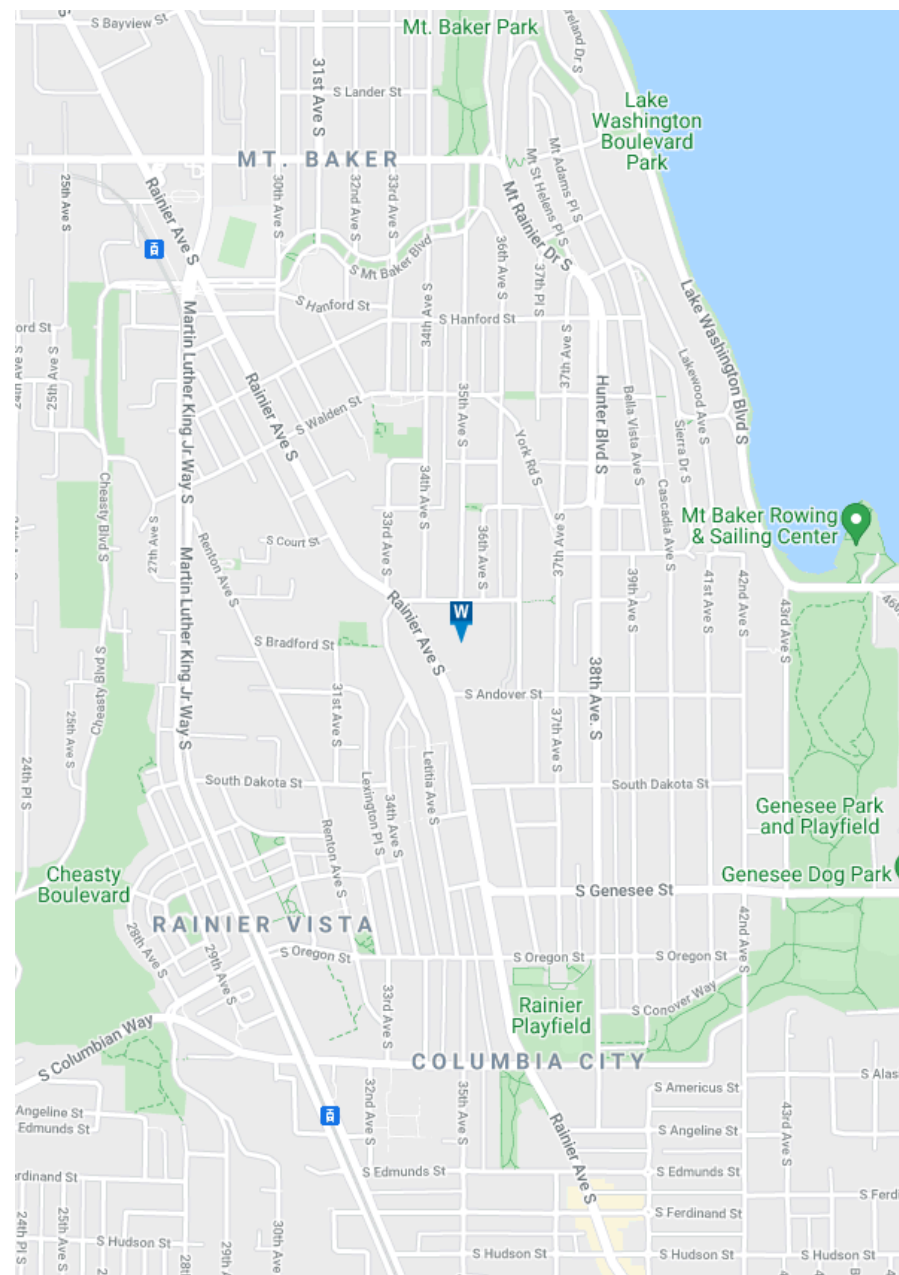
### TENANTS LIST

A0A	Safeway Supermarket	64,186 SF
A0H	Ross Dress for Less	25,692 SF
B0A	Puget Sound License Services	1,405 SF
B0B	Available	1,198 SF
B0C	Magic Dragon	1,098 SF
B0D	Available	2,091 SF
B0F	Polar Cleaners	2,996 SF
C0A	T-Mobile	2,056 SF
C0E	Indigo Urgent MultiCare Health System	4,576 SF
R0A	MOD Pizza	2,125 SF
R0C	Safeway Fuel Station	0 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.



Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	22,318	67,628	131,735	401,797
Average Household Income	\$120,303	\$112,597	\$118,010	\$127,921
<b>Population Trends</b>				
2000 Population	16,401	54,125	102,407	292,808
2010 Population	16,918	56,418	108,225	316,729
2020 Population	22,318	67,628	131,735	401,797
2025 Population	24,095	71,137	140,219	438,280
Absolute Growth 2010 to 2020'	31.92%	19.87%	21.72%	26.86%
Projected Growth 2020 to 2025'	7.96%	5.19%	6.44%	9.08%
<b>Race &amp; Ethnicity</b>				
% White	39.98%	35.68%	39.49%	54.94%
% Black	21.96%	18.46%	17.93%	11.61%
% Asian	24.52%	30.94%	27.77%	18.86%
% Other	6.46%	6.35%	6.74%	6.45%
% Hispanic	7.07%	8.57%	8.08%	8.14%
<b>Income &amp; Education</b>				
Median Household Income	85,276	80,043	80,159	90,174
Average Household Income	\$120,303	\$112,597	\$118,010	\$127,921
% College Graduates	59.09%	55.36%	55.71%	63.78%
<b>Age</b>				
Median Age	42.9	42.1	41.2	40.7
% Age < 18	23.35%	22.74%	21.65%	21.84%
% Age 65 +	18.34%	17.19%	17.01%	15.52%
<b>Households &amp; Housing</b>				
Households	8,853	25,908	53,340	192,955
Average Household Size	2.5	2.57	2.37	2.02
Median Housing Value	\$754,129	\$713,553	\$721,618	\$716,169
% Owner Occupied Housing	54.74%	54.86%	48.71%	44.8%
% Renter Occupied Housing	39.51%	39.12%	44.11%	46.53%
% Vacant Housing	5.75%	6.02%	7.18%	8.66%
<b>Workplace &amp; Workers</b>				
Number of Businesses	361	1,380	5,074	17,527
% White Collar	71.14%	67.19%	69.9%	76.23%
% Blue Collar	28.86%	32.81%	30.1%	23.77%



Andy Armstrong  
www.weingarten.com

aarmstrong@weingarten.com  
916.727.2102