SOLERA TOWNHOME SITE, BLOCKS C & D

FOR SALE

PRICE: BEST OFFER

Offers requested by May 6, 2021.

SOLERA

TOWNHOME SITE - FOR SALE

NE SUNSET BLVD, RENTON WA

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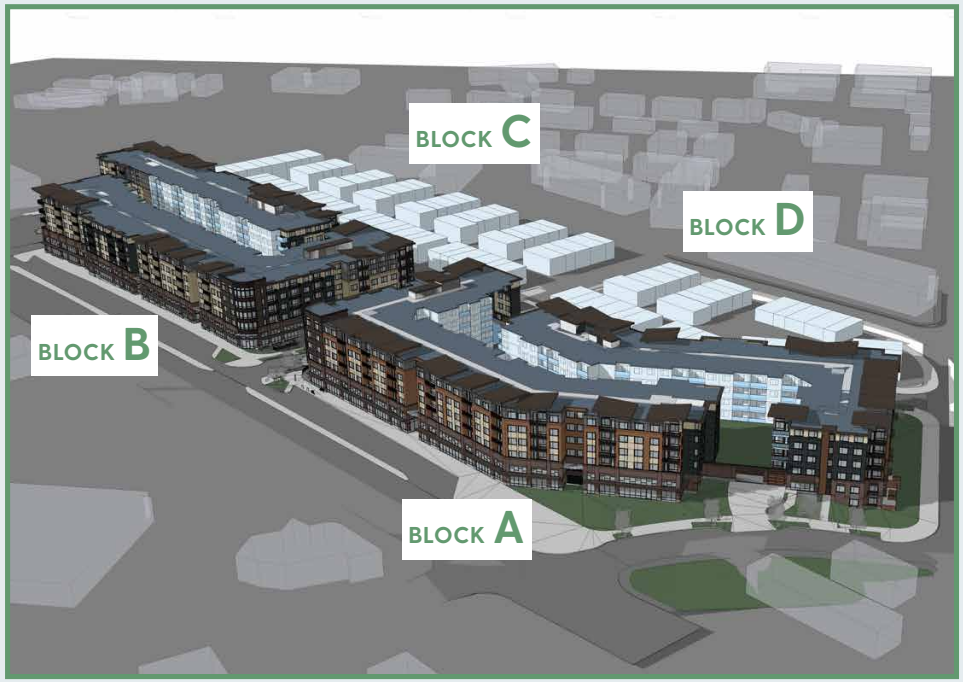
JSH | PROPERTIES, INC.

SOLERA

MASTER PLANNED COMMUNITY

- Blocks C & D consist of 96 entitled townhome lots.
- Located on NE Sunset Blvd. the main east west throughfare connecting the area to I-405
- Less than 1 mile to I-405
- Adjacent to the new Renton Highlands library and the newly completed Sunset Neighborhood Park
- Across the street from ample shopping including Safeway, Grocery Outlet and Viet-Way Asian Food Market and one block from Saars Super Saver Foods
- Easy walk to Meadow Crest Early Learning Center, Highlands Elementary School, and McKnight Middle School.
- Adjacent to transit lines on NE Sunset Blvd.



ZONING: CV (CENTER VILLAGE)

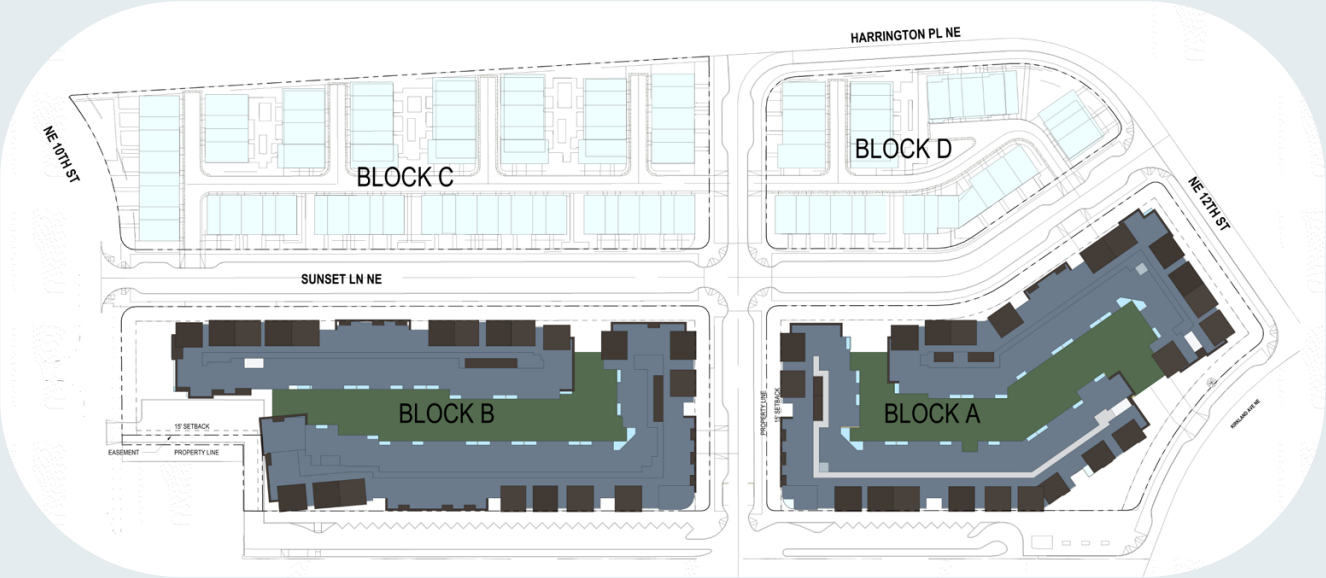
Commercial & Mixed Use (CMU) Comprehensive Plan

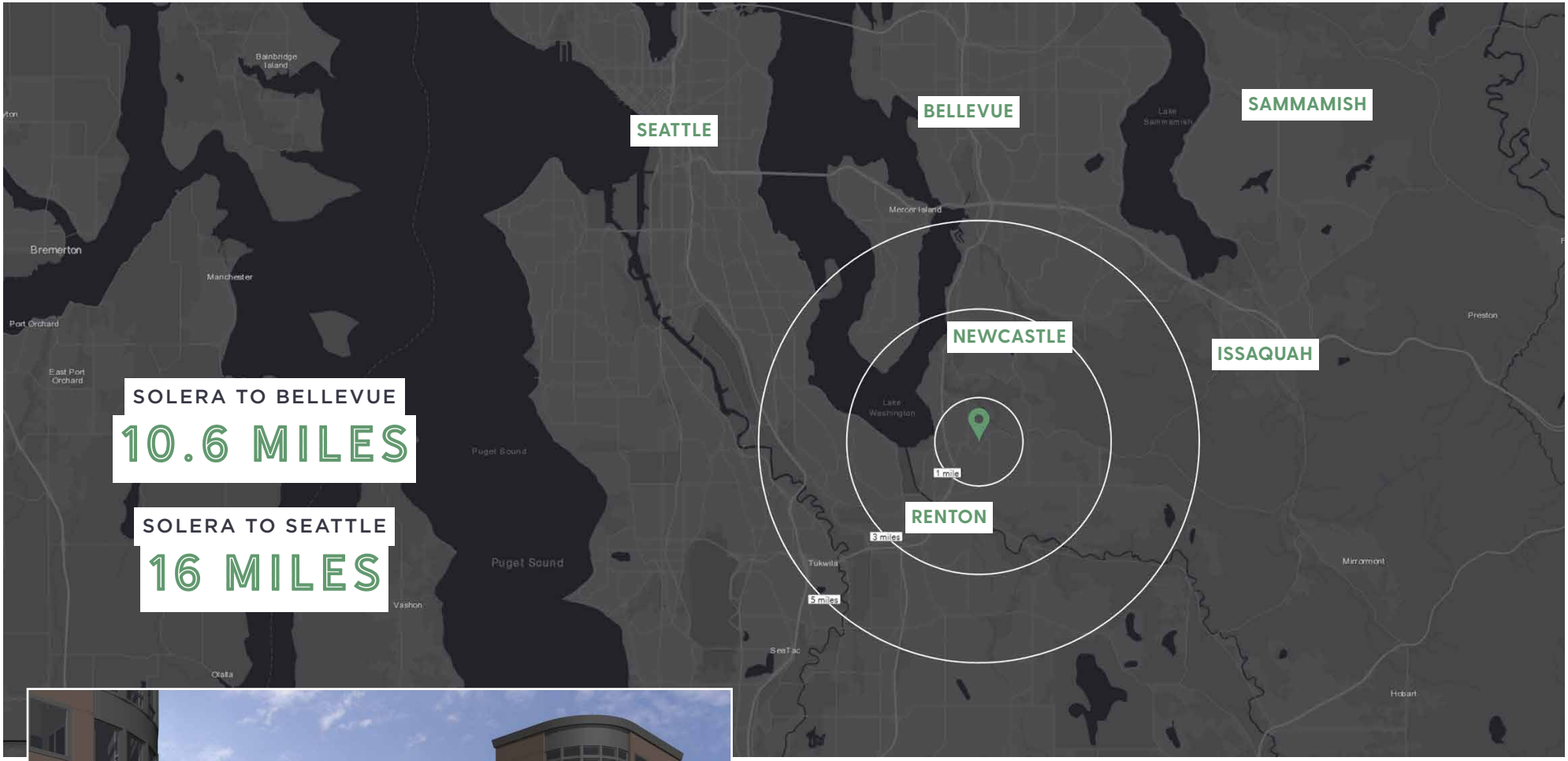
SOLERA SITE - BLOCKS C/D FOR SALE	Block C	Block D	Totals
Lot Area	112,447	55,841	168,288
Townhome lots	65	31	96
DU/Acre	25.18	24.18	

	Not a part	Not a part	
Adjacent Multi-Family Developments	**Block A**	**Block B**	**Totals**
Lot Area	113,490	119,782	233,272
Multi-family units	275	313	588
DU/Acre	105.55	113.83	
Ground floor retail *	12,746	25,033	

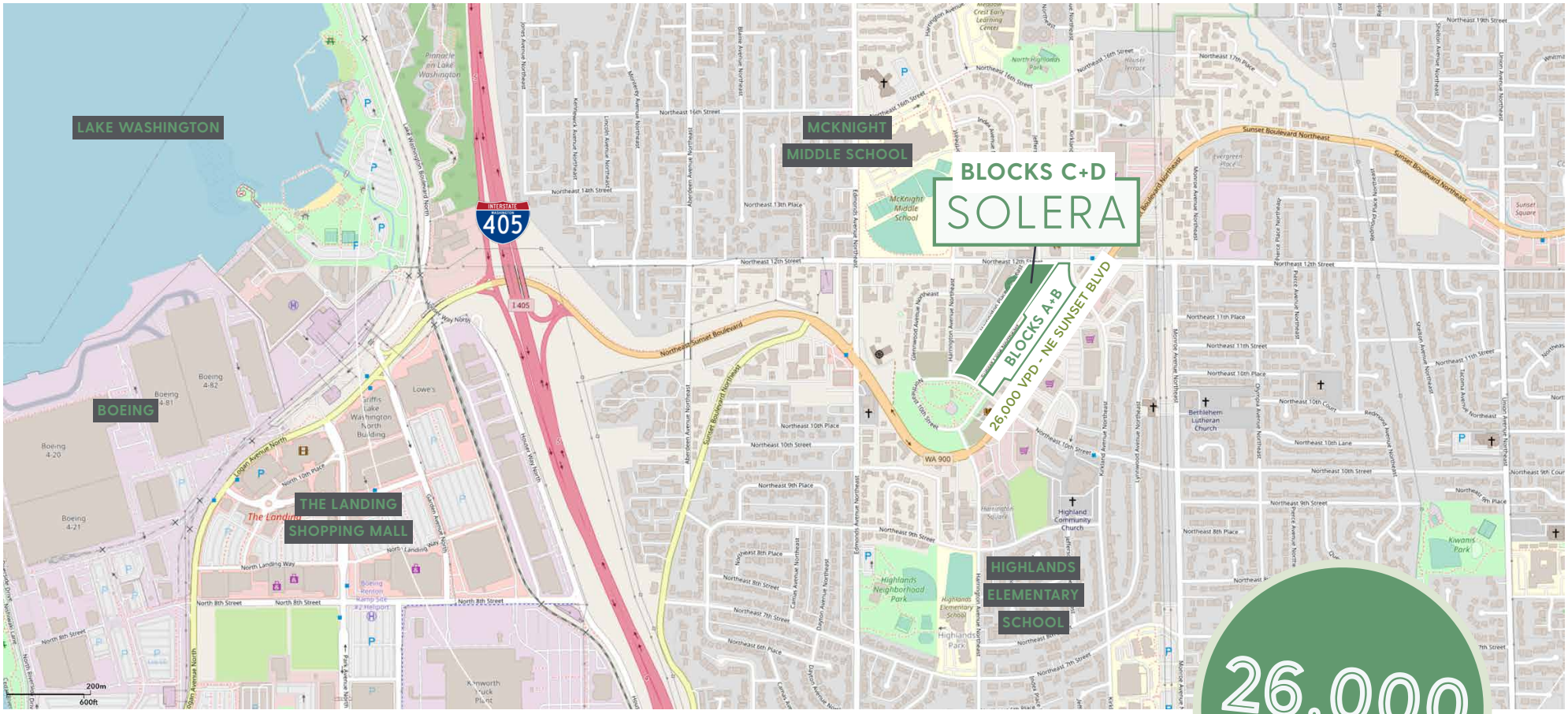
** includes planned 11,662 sf daycare.*

Offers requested by April 30, 2021.





2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	22,937	106,824	245,006
DAYTIME POPULATION	18,664	103,319	239,203
HOUSEHOLDS	8,642	41,274	90,820
AVG. HH INCOME	$103,547	$124,117	$133,755



26,000
VEHICLES PER DAY
NE SUNSET BLVD.

② SUNSET LANE ELEVATION AT 11th
1/32" = 1'-0"

BLOCKS C+D
SOLERA
BLOCKS A+B
26,000 VPD - NE SUNSET BLVD
SUNSET NEIGHBORHOOD PARK
RENTON HIGHLANDS LIBRARY
McKnight Middle School
Walgreens
VIET-WAH
JOANN fabric and craft stores
GROCERY OUTLET bargain market
SAFEWAY
Super Saver Foods
Saar's Market Place
Northeast 12th Street
Sunset Boulevard Northeast
WA 900
Harrington Avenue Northeast
Glennwood Avenue Northeast
Edmonds Avenue Northeast
Monroe Avenue Northeast
Kirkland Avenue North
Lynnwood Avenue Northeast
Northeast 11th Place
Northeast 10th Place
Northeast 9th Place
Hwazan Buddhist Foundation
Sunset Community Church
Renton Seventh-day Adventist Church
Bethlehem Lutheran Church
American Legion
Fire & Emergency Services Station
Highland House
Olympic View Apartments
The Golden Pines Apartments
Newport Court Northeast

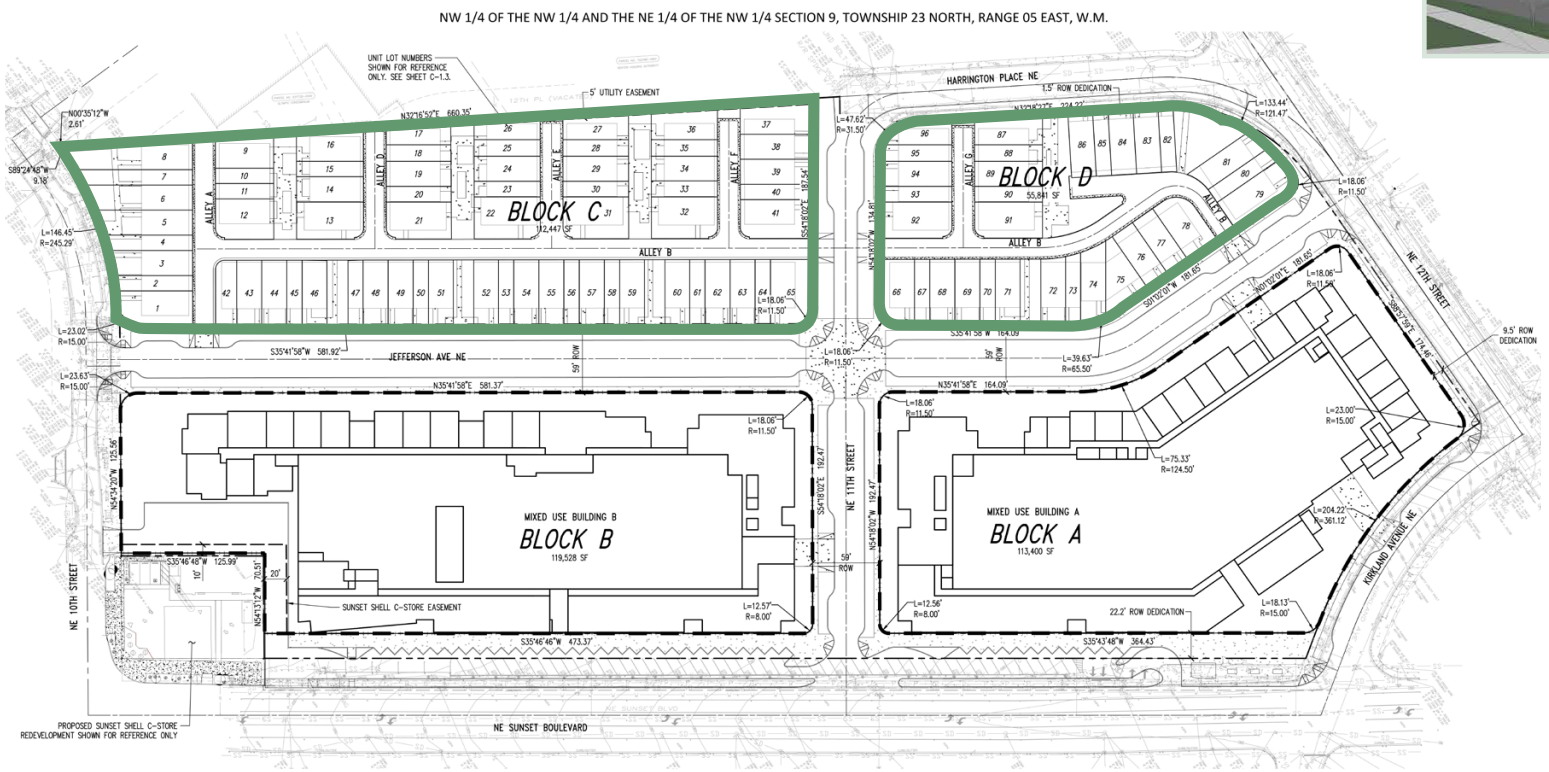
SUNSET NEIGHBORHOOD PARK

SELLER DELIVERY

PRIOR TO RECORDING THEIR SITE PLAN AND CLOSING THE SALE OF BLOCKS C AND D SELLER WILL:

1. Complete the spine roads; Jefferson Ave. NE and NE 11th Street
2. Stub utilities to lots C & D
3. Per the master plan, preliminary plat approval Seller shall pay for the building permits for the multi-family buildings on blocks A and B
4. Buyer responsible for completing and recording the final plat maps for blocks C and D.

Per the master plan, preliminary plat approval the City shall not grant certificates of occupancy for the townhomes prior to the podium and framing for the two multi-family buildings passing inspection by the City. Seller and buyer of blocks C and D will address this as part of any purchase and sales agreement.

EXPECTED TIMING

Seller demolition: Complete by 5/1/2021
Seller to begin construction of spine roads and other off sites by 6/1/2021
Seller to begin construction of the multi-family buildings by 8/1/2021
Expected completion date of spine roads and other off site work 3/1/2022
Expected completion date of multi-family framing 12/31/2022