

GROUND LEASE OR BUILD TO SUIT

27006 132nd Ave SE,
Kent, WA 98042



KENT LAND - GROUND LEASE OR BUILD TO SUIT

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First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

AVAILABLE

36,900 SF CALL FOR DETAILS

- Shadow anchored by Trader Joe’s and LA Fitness
- Cross access with Walgreens
- Combined traffic counts over 54,000 CPD at 132nd Ave and Kent-Kangly Road
- Options for ground lease, retail BTS or two-level medical office BTS

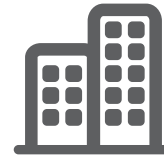


Regis - 2022

Population



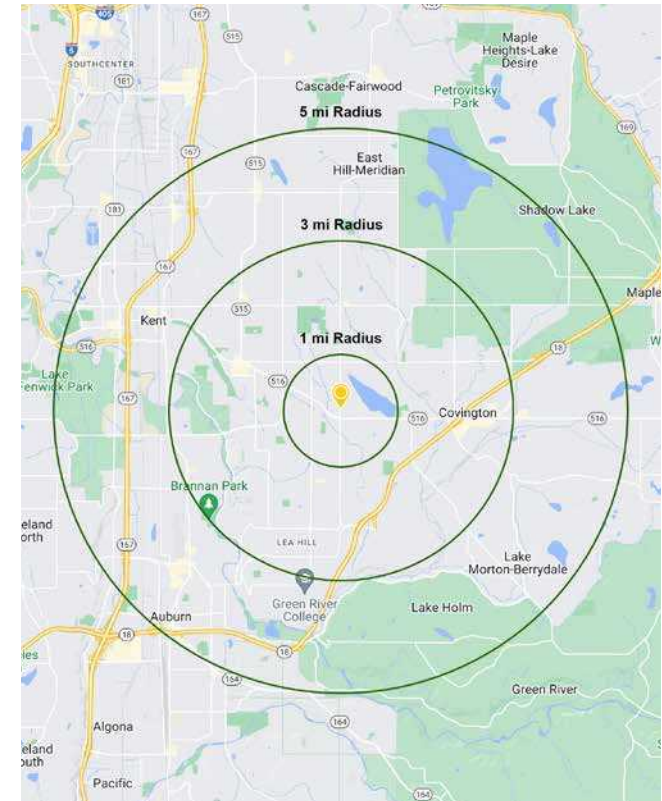
Average HH Income



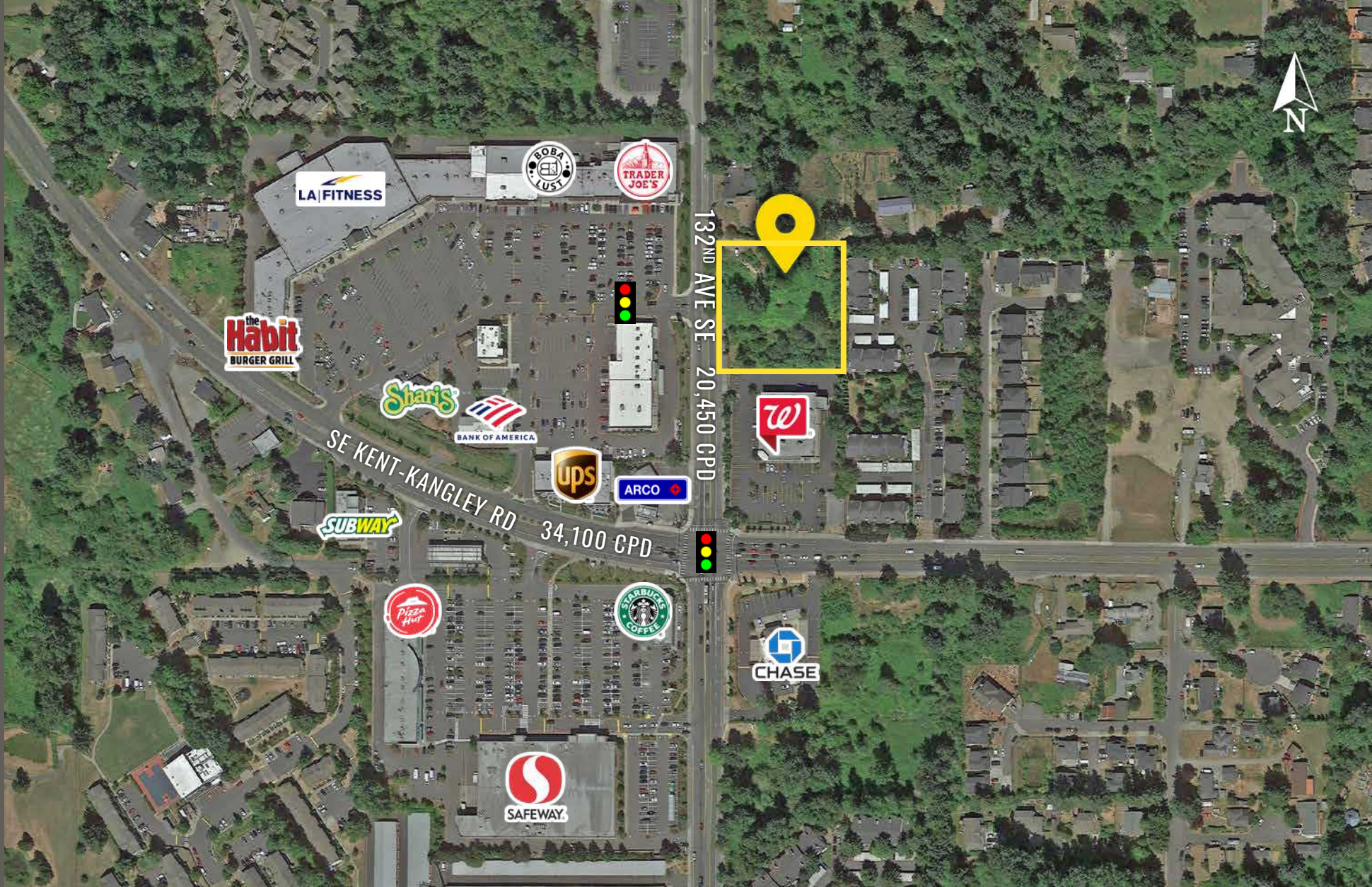
Daytime Population

	Population	Average HH Income	Daytime Population
Mile 1	14,154	\$105,437	5,734
Mile 3	99,594	\$107,312	45,555
Mile 5	201,867	\$104,642	130,723

NEARBY RETAIL



LOCATION DETAILS



Located in the
Kent Retail Core



Located moments
from WA-18

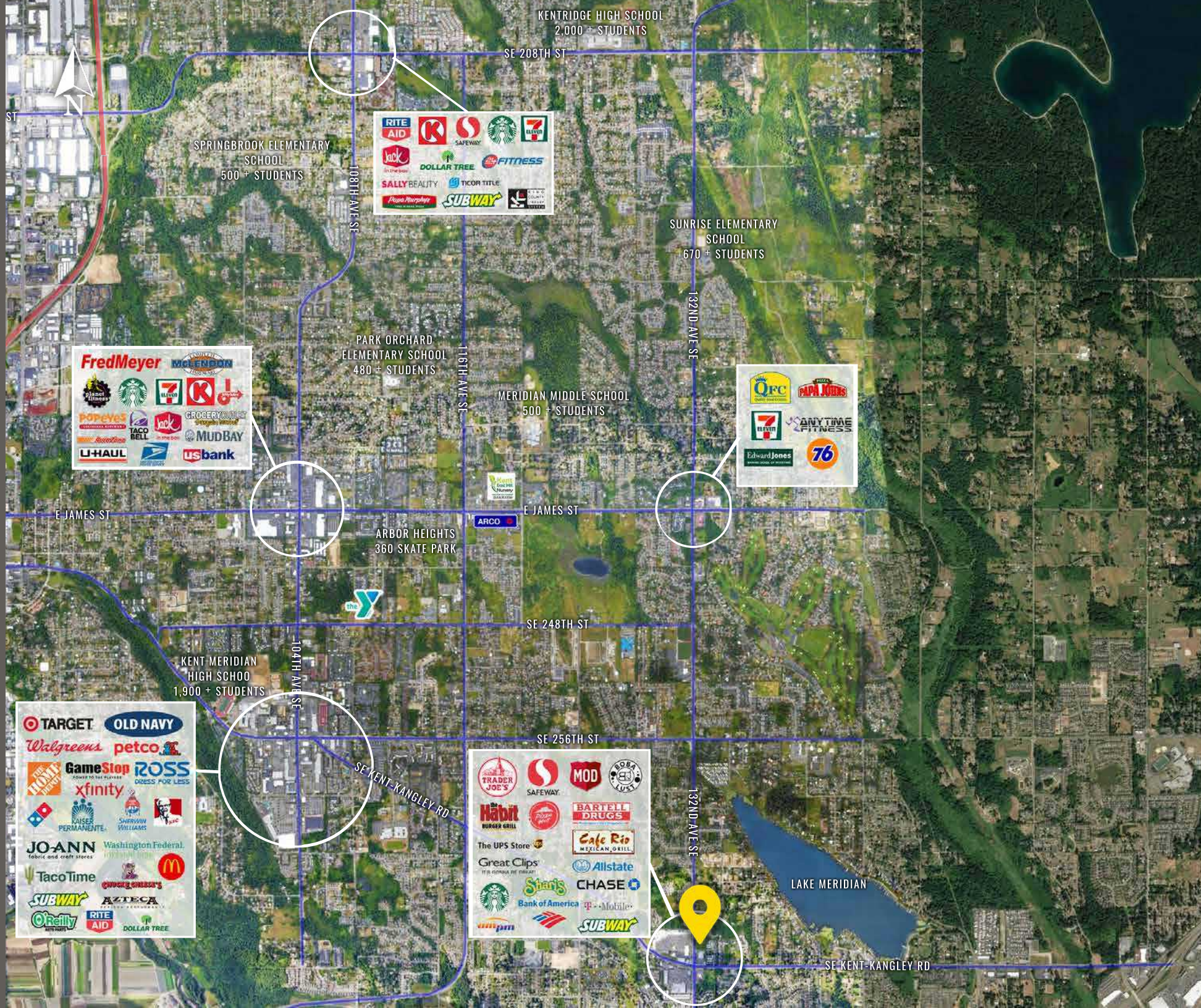


34,100 CPD
SE Kent-Kangley Rd



20,450 CPD
132nd Ave SE

LOCATION AERIAL



KENTRIDGE HIGH SCHOOL
2,000 + STUDENTS

SE 208TH ST

SPRINGBROOK ELEMENTARY
SCHOOL
500 + STUDENTS

108TH AVE SE

RITE AID	K	SAFEWAY	STARBUCKS	7 ELEVEN
Jack in the box	DOLLAR TREE	FITNESS		
SALLY BEAUTY	TICOR TITLE			
Playa Miraflores	SUBWAY			

SUNRISE ELEMENTARY
SCHOOL
670 + STUDENTS

132ND AVE SE

PARK ORCHARD
ELEMENTARY SCHOOL
480 + STUDENTS

116TH AVE SE

Fred Meyer	McLENDON
Planet Fitness	Starbucks
7 ELEVEN	K
POPEYES	GROGORYVILLE
TACO BELL	JACK IN THE BOX
U-HAUL	MUD BAY
us bank	

MERIDIAN MIDDLE SCHOOL
500 + STUDENTS

QFC	PAPA JOHN'S
7 ELEVEN	ANY TIME FITNESS
Edward Jones	76

E JAMES ST

ARBOR HEIGHTS
360 SKATE PARK

ARCO

SE 248TH ST

KENT MERIDIAN
HIGH SCHOOL
1,900 + STUDENTS

104TH AVE SE

TARGET	OLD NAVY
Walgreens	petco
GameStop	ROSS
xfinity	
WALSH PERMANENTE	WILLIAMS SONOMA
JO-ANN	Washington Federal
Taco Time	McDonald's
SUBWAY	AZTECA
O'Reilly	RITE AID
	DOLLAR TREE

SE 256TH ST

TRADER JOE'S	SAFEWAY	MOD	BOBA BUST
Habit Burger Grill	Starbucks	BARTER DRUGS	
The UPS Store	Cafe Rio		
Great Clips	Allstate		
Starbucks	CHASE		
Bank of America	Mobile		
Walmart	SUBWAY		

132ND AVE SE

LAKE MERIDIAN

SE KENT-KANGLEY RD



KENT, WA is a prime location providing attractive and efficient access for product distribution as well as a highly skilled and centrally located labor force. With over 8,000 firms, 78,000 jobs and a diverse economic base, Kent has had very steady and strong increases over the past decade in gross business income, taxable sales, total employment and population. Totalling over \$8 billion, Kent has the highest gross business income among its peer cities in King County, exceeding second-ranked Renton by more than \$2.5 billion. Kent is home to the fourth largest manufacturing and distribution area in the United States ~ City of Kent

TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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