

# Latitude Center

## RETAIL FOR LEASE

20038 68th Avenue S  
Kent, WA 98032



## THE OPPORTUNITY

### FULLY BUILT OUT FORMER BANK FOR LEASE WITH DRIVE THRU

Conveniently located directly across the street from the Boeing Employees Tennis Club and nearby large employment facilities such as the Amazon fulfillment center with nearly 700 employees, Boeing, and Blue Origin, this center serves as a hub for nearby employees. Ample parking with strong street visibility. Available space on pylon sign available.



Avery Connell (206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

# WCCR

West Coast Commercial Realty

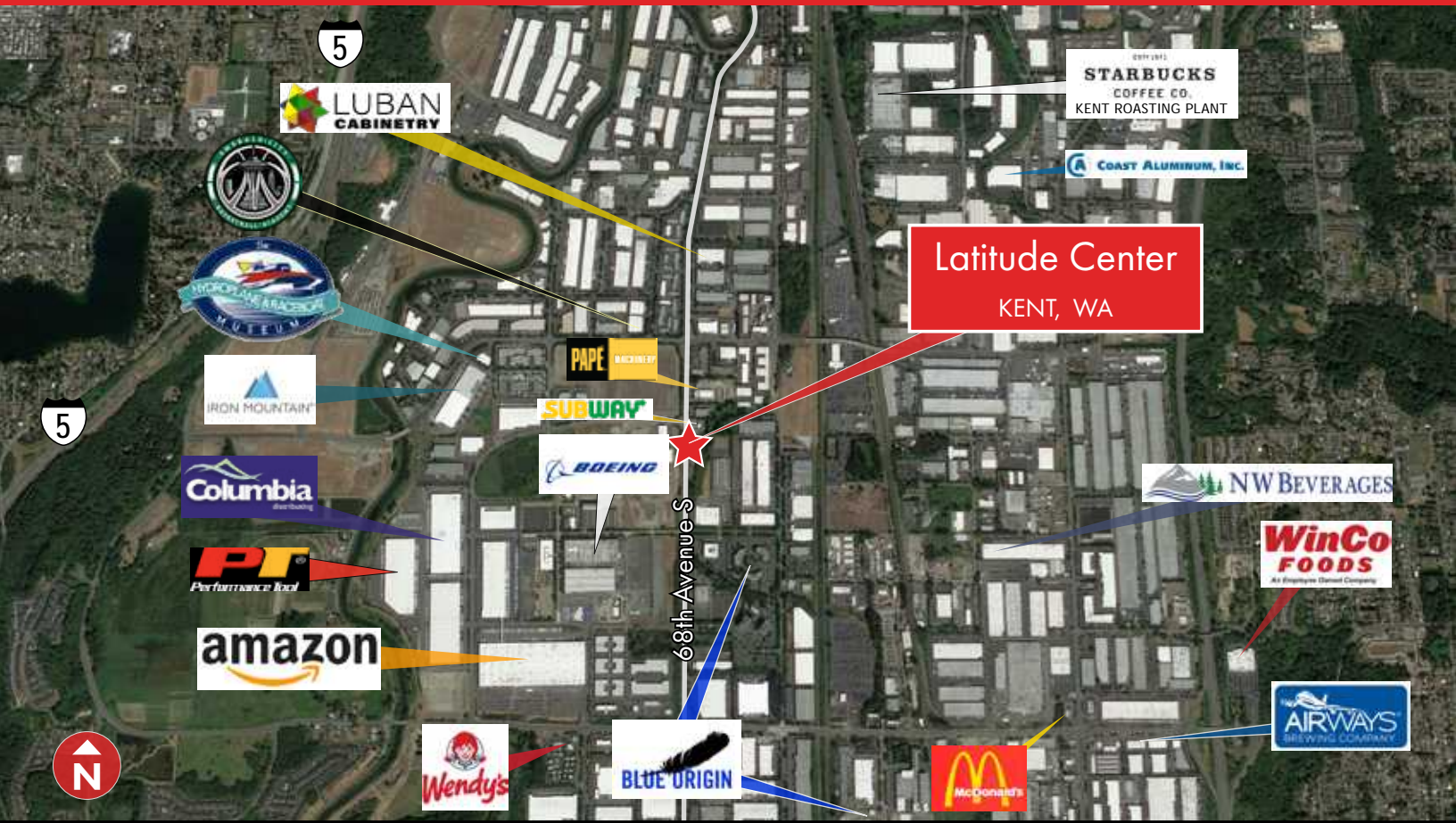
DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



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KENT, WA

## DEMOGRAPHICS

### TOTAL POPULATION

- 2-Mile: 10,792
- 3-Mile: 73,217
- 5-Mile: 245,644



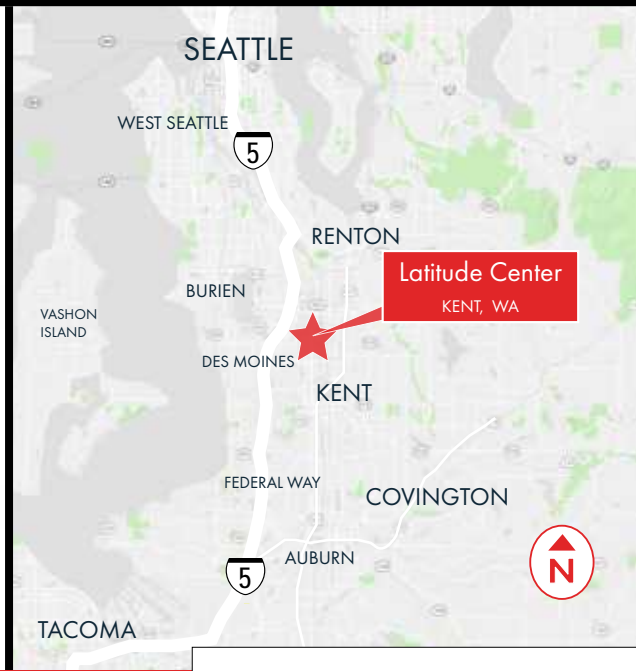
### AVERAGE HOUSEHOLD INCOME

- 2-Mile: \$112,399
- 3-Mile: \$90,920
- 5-Mile: \$94,407



### TOTAL EMPLOYEES

- 2-Mile: 43,543
- 3-Mile: 84,090
- 5-Mile: 139,887



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## SITE PLAN

Suite 102 -  
4,025 SF  
AVAILABLE  
DO NOT  
DISURB TENANT



Suite 102 -  
Currently built out for a bank with a pneumatic tube system drive thru.  
Targeting bank and credit union users.



Suite 104 -  
1,184 SF  
AVAILABLE



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## TRAFFIC COUNTS

13,356 Vehicles per Day at S 196th Street and 70th Avenue S  
12,251 Vehicles per Day at S 196th Street and 66th Avenue S  
30,344 Vehicles per Day at 68th Avenue S and S 190th Street



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