

# FOR LEASE

18129 East Valley Hwy  
Kent, WA 98032



## ORILLIA STATION

Patric Grissom

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

18129 EAST VALLEY HWY:

1,450 SF      \$22.00 PSF      PLUS NNN

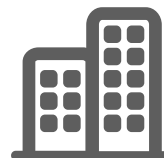
- NNN \$8.00 PSF
- Dual monument signage
- Easy access to Hwy 167
- Join Baja Fresh, Jack in the Box, Starbucks, Jersey Mike’s, and Planet Fitness
- Close proximity to Valley Medical Center, IKEA, and MOR Furniture
- Excellent visibility, access, and parking
- Signalized access directly into center



Population



Average HH Income

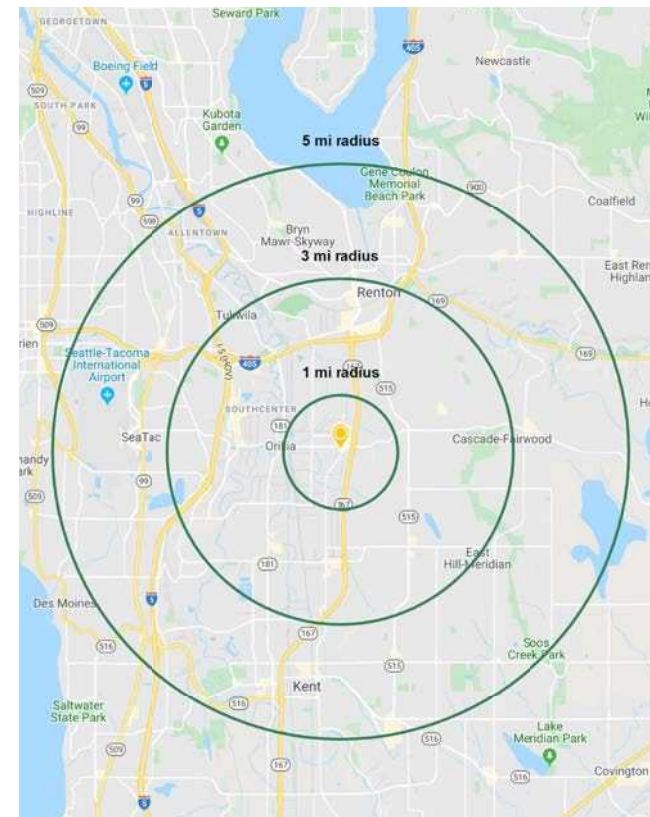


Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	4,412	\$82,084	14,720
Mile 3	83,397	\$95,824	101,191
Mile 5	287,786	\$98,103	177,917

TENANTS

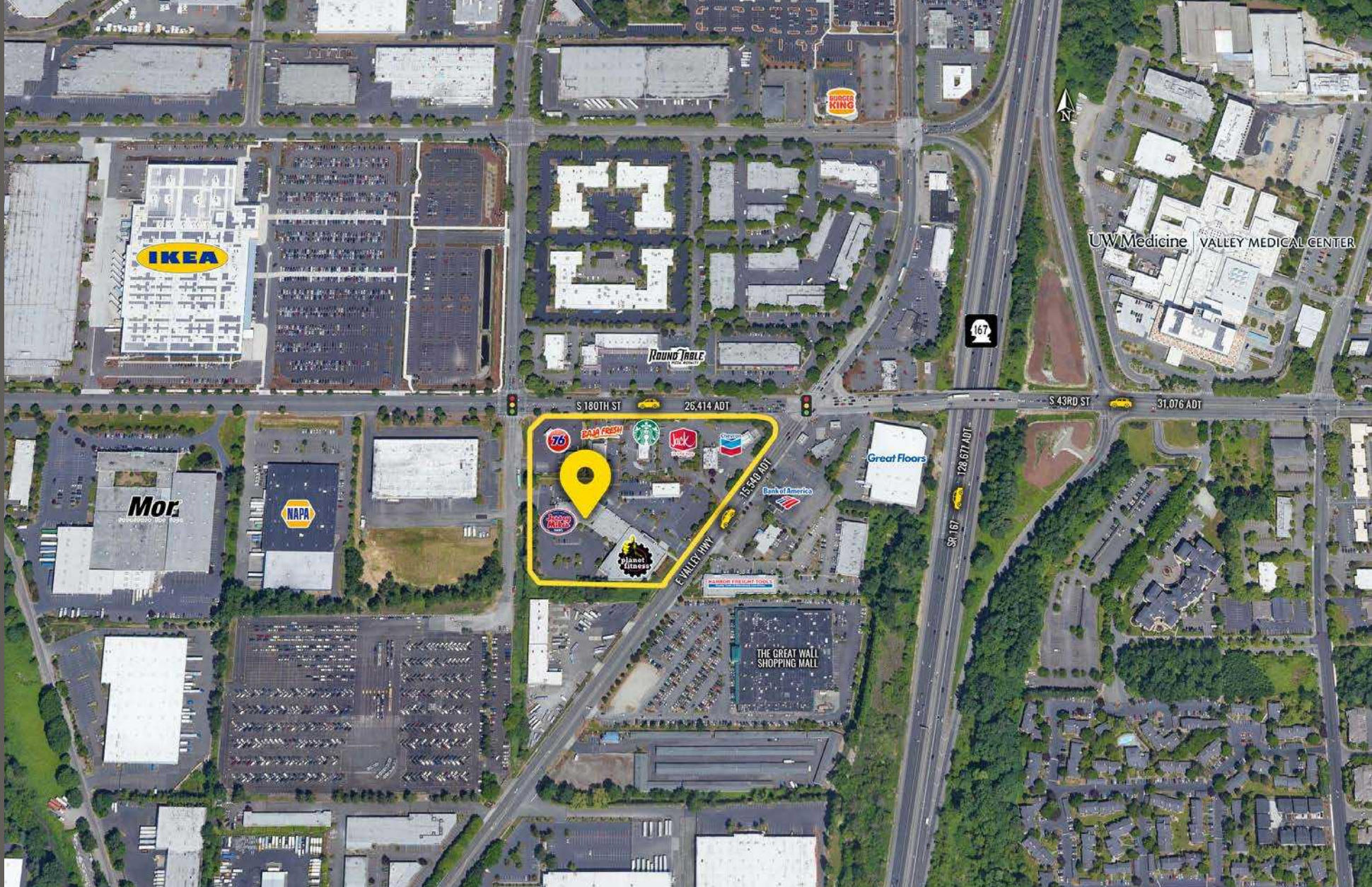


# SITE PLAN



Suite	Tenant	Sq. Ft.	Rate
C-105	Available	1,455	\$22 PSF + NNN

LOCATION AERIAL



Located Directly Off  
SR 167 - 120,818 CPD



15,540 ADT  
E Valley Hwy



26,414 ADT  
S 180th St

# LOCATION AERIAL



TACOMA | KIRKLAND | SEATTLE | PORTLAND

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**PATRIC GRISSOM**

253.284.3635

[pgrissom@firstwesternproperties.com](mailto:pgrissom@firstwesternproperties.com)



First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | [fwp-inc.com](http://fwp-inc.com)

© First Western Properties, Inc. 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. Properties are subject to change in price and/or availability without notice.