



A contemporary, open-air urban village conveniently located in the heart of downtown Kent, offering the best in retail, shopping, dining and movie experiences

RETAIL FOR LEASE | 417 RAMSAY WAY N, KENT, WA 98032



DEVELOPED & MANAGED BY



REPRESENTED BY



More than just another shopping center, Kent Station is a community favorite gathering place to shop, dine, relax, learn and celebrate, and is also home to a branch of Green River College.



Kent is the 6th most populated city in WA with a population of 136,238 (2022)



Dynamic blend of shopping, dining, and entertainment



Family-oriented and diverse customer base



High traffic counts on surrounding streets and minutes to freeway and highway access



Directly adjacent to Sounder Commuter Rail & Bus Station



Over 2,000 stalls in surface parking lot



KENT STATION TRANSIT CENTER PEDESTRIAN SKYBRIDGE | DIRECTLY ADJACENT



KENT STATION SHARED OUTDOOR PLAZA



KENT STATION TRANSIT CENTER GARAGE | DIRECTLY ADJACENT

accesso ShowWare CENTER
7,000 seat venue hosts pro sports, concerts, trade shows, exhibitions, and live community events
115+ ANNUAL EVENTS

12,697 ADV

● AVAILABLE UNITS IN KENT STATION

KING COUNTY SUPERIOR COURT

KENT COMMONS COMMUNITY CENTER

dwell
AT KENT STATION

26,503 ADV

Green River COLLEGE

KENT STATION SURFACE LOT

FUTURE PARKING GARAGE - 415 STALLS

31,368 ADV

amc THEATRES

SOUNDTRANSIT
Kent Transit Station bus loop & Sounder service Seattle-Tacoma-Lakewood
143K ANNUAL SOUNDER COMMUTER BOARDINGS (2022)

SOUNDTRANSIT
PARKING GARAGE - 869 STALLS

PEDESTRIAN SKY BRIDGE

KENT TRANSIT STATION WEST

TOWN SQUARE PLAZA

KENT PUBLIC LIBRARY

Located in the heart of Downtown, Kent Station is an active, mixed use center offering excellent visibility & access via Kent's main thoroughfares

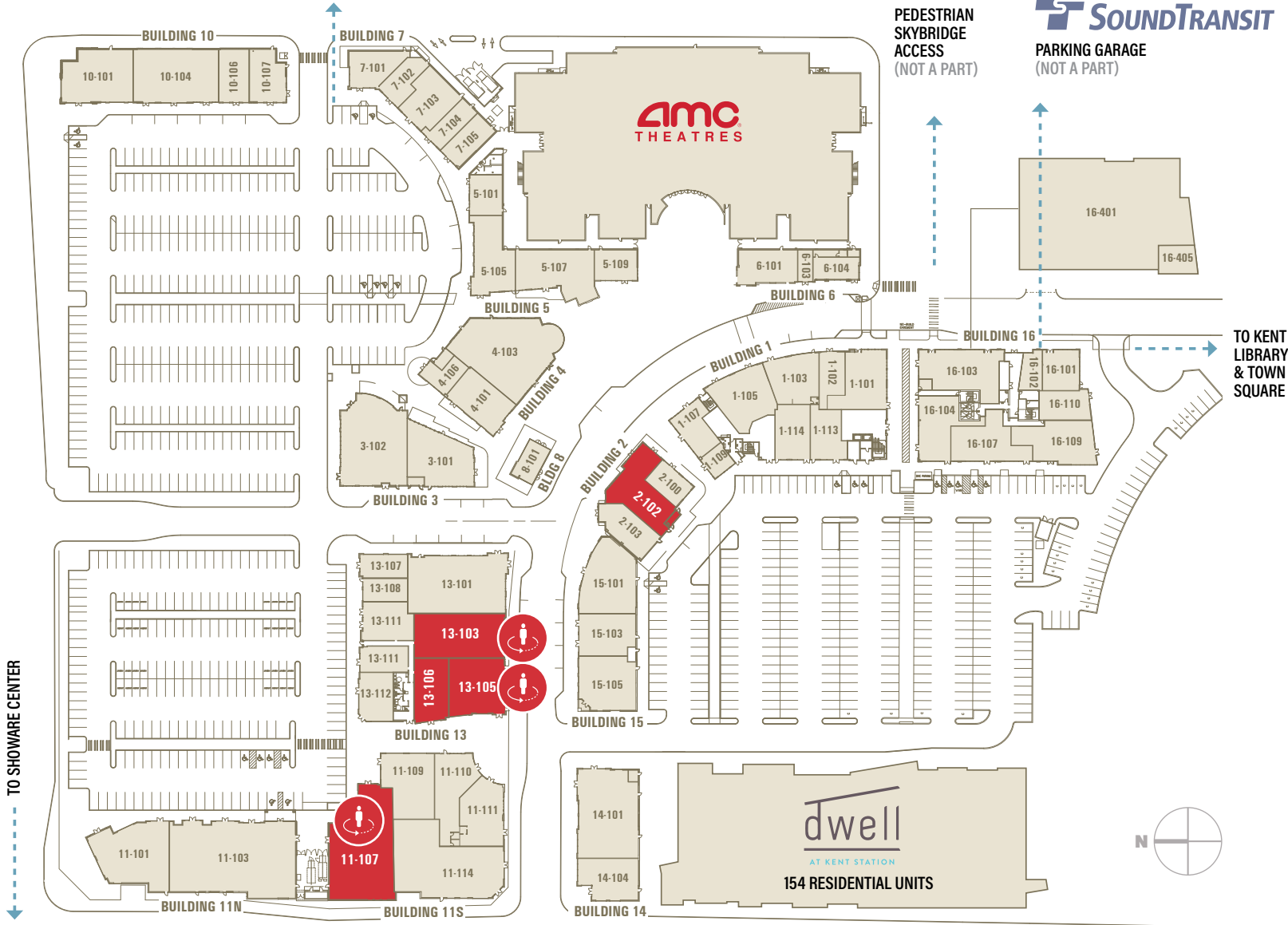
93
WALK SCORE

THE LOCATION

SOUNDTRANSIT SURFACE LOT (NOT A PART)

PEDESTRIAN SKYBRIDGE ACCESS (NOT A PART)

SOUNDTRANSIT PARKING GARAGE (NOT A PART)



TO SHOWARE CENTER

TO KENT LIBRARY & TOWN SQUARE

MATTERPORT VIRTUAL TOUR

AVAILABLE SPACE

PEDESTRIAN TRAFFIC FLOW

2,000+ SURFACE PARKING STALLS

BUILDING ONE

- 101 Honest Nails
- 102 Buds & Blooms
- 103 Zumiez
- 105 MOD Pizza
- 107 Just Poké
- 109 Games Workshop
- 112 GRC Lobby
- 113 KS Chiro & Massage
- 114 KS Dental Care

BUILDING TWO

- 100 Hat Stop
- 102 3,210 SF Available 
- 103 Shibu Ramen

BUILDING THREE

- 101 Mama Stortini's
- 102 Duke's

BUILDING FOUR

- 101 Chipotle
- 103 The Ram
- 106 Gyro Stop

BUILDING FIVE

- 101 H&R Block
- 105 Banyan Tree
- 107 Agave
- 109 Cold Stone Creamery

BUILDING SIX

- 101 Johnny Rocket's
- 103 Cow Chip Cookies
- 104 GameStop

BUILDING SEVEN

- 101 T-Mobile
- 102 Peridot
- 103 Seattle Sun Tan
- 104 Spring Kitchen
- 105 Armed Forces Recruiting

BUILDING EIGHT

- 101 Dilettante


BUILDING TEN

- 101 Harborstone Credit Union
- 104 Coldwell Banker Bain
- 106 First Financial NW Bank
- 107 FedEx Office

BUILDING ELEVEN N

- 101 Panera Bread
- 103 Valley Medical

BUILDING ELEVEN S

- 107 6,614 SF Available 
- 109 Gentle Dental
- 110 Hand & Stone
- 111 WFG Title Company
- 114 Road Runner Sports

BUILDING THIRTEEN

- 101 Daiso
- 103 4,180 SF Available 
- 105 3,336 SF Available 
- 106 2,268 SF Available 
- 107 See's Candies
- 108 GNC
- 109 Gentry's Footwear
- 111 Togo's
- 112 Verizon

BUILDING FOURTEEN

- 101 Ann Taylor Loft
- 104 School of Rock

BUILDING FIFTEEN

- 101 Chico's
- 103 Windermere Real Estate
- 105 J. Jill

BUILDING SIXTEEN

- 101 Wingstop
- 102 Ding Tea
- 103 Dough Zone (Coming Soon)
- 104 Indigo Multicare
- 107 Proliance Retina
- 109 BECU
- 110 Red's Wine Bar
- 200 Green River College
- 300 Green River College
- 401 Social Security Admin
- 405 AARP

 AVAILABLE SPACE



DUKE'S CHOWDER HOUSE - BLDG 3



CHIPOTLE - BLDG 4



MAMA STORTINI'S - BLDG 3



COLDSTONE & AGAVE COCINA - BLDG 5



GREEN RIVER COMMUNITY COLLEGE - BLDG 16



DAISO - BLDG 13



AMC THEATRE WITH KENT TRANSIT CENTER VISIBLE IN THE BACKGROUND



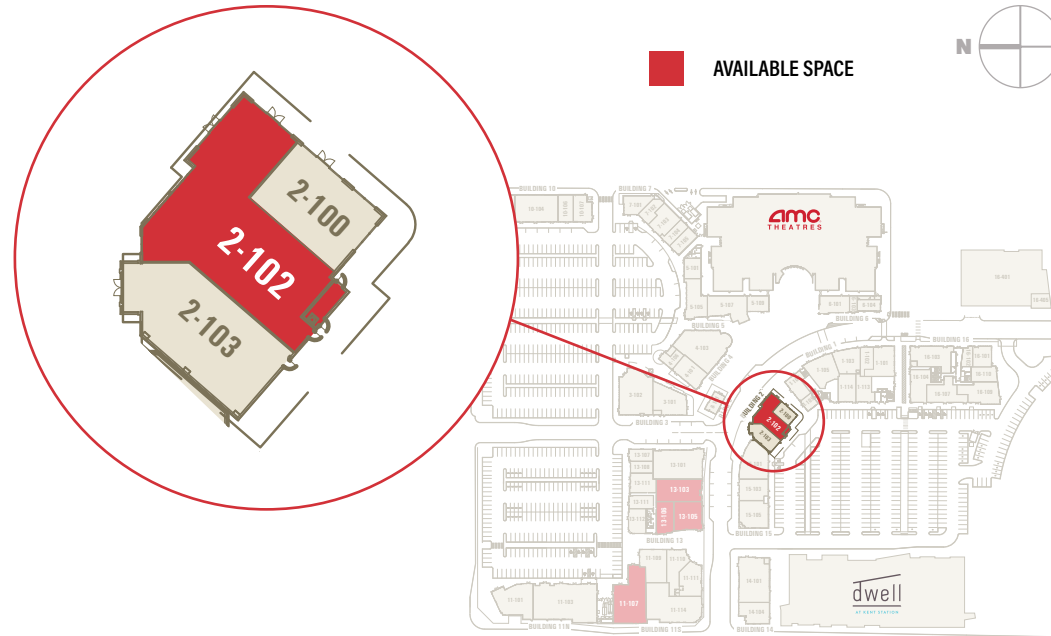
CURRENT TENANTS

BUILDING 2

102 3,210 SF [VIEW FLOOR PLAN](#)

Ideal street positioning near entrance to AMC Theaters, with plaza access to main parking lot. Hat Stop moving in next door.

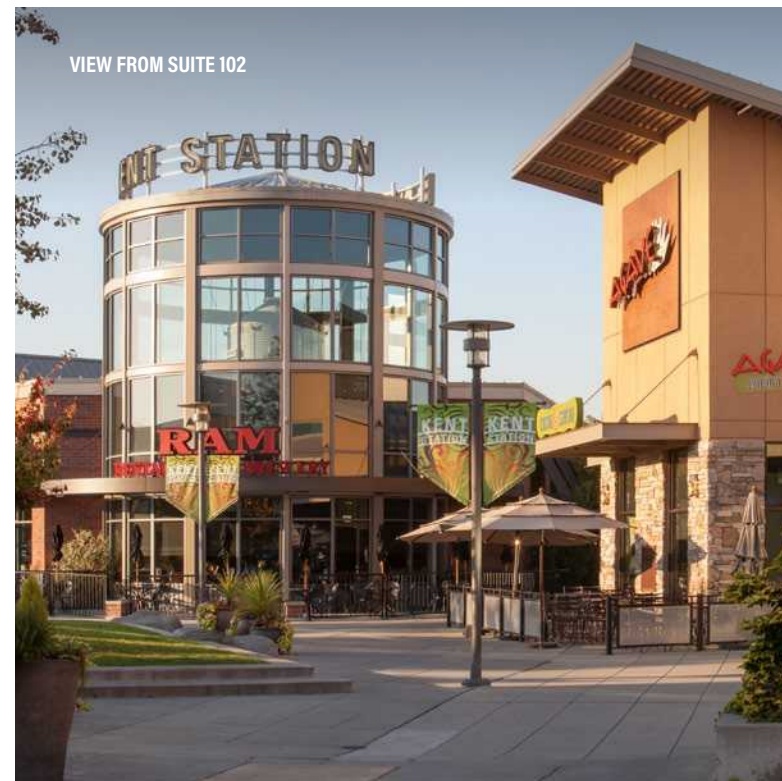
2nd generation retail space boasts excellent visibility along the main pedestrian walk, directly across from the RAM, AMC Theatres, Agave Cocina, Dilletante Espresso, and Chipotle.



VIEW FROM AMC KENT STATION



VIEW FROM SUITE 102



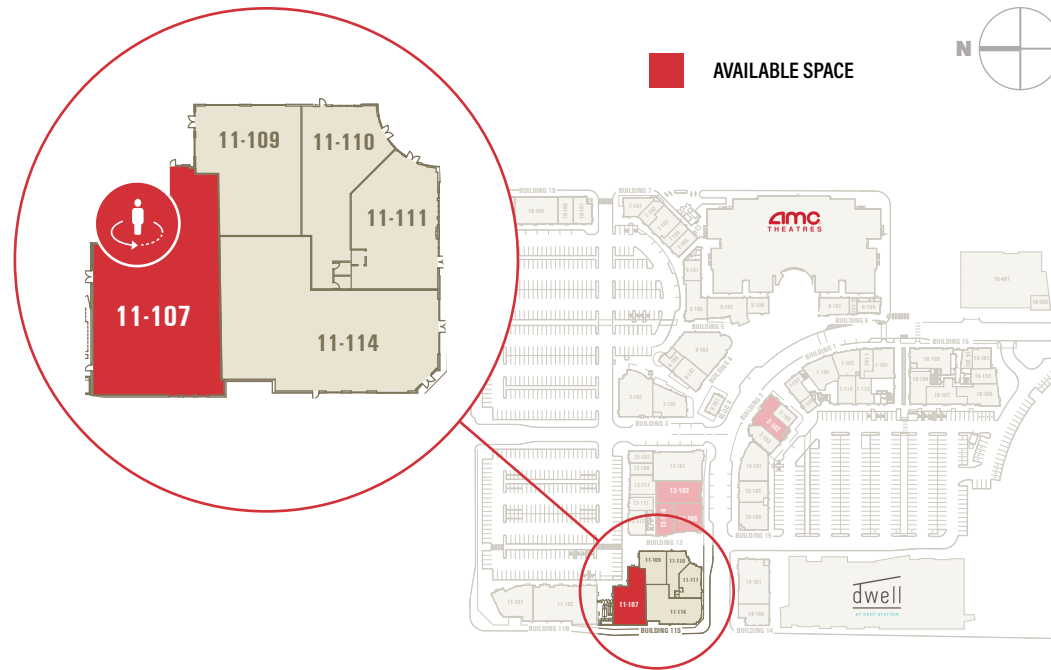
AVAILABILITIES

BUILDING 11S

107 6,614 SF

 VIEW FLOOR PLAN

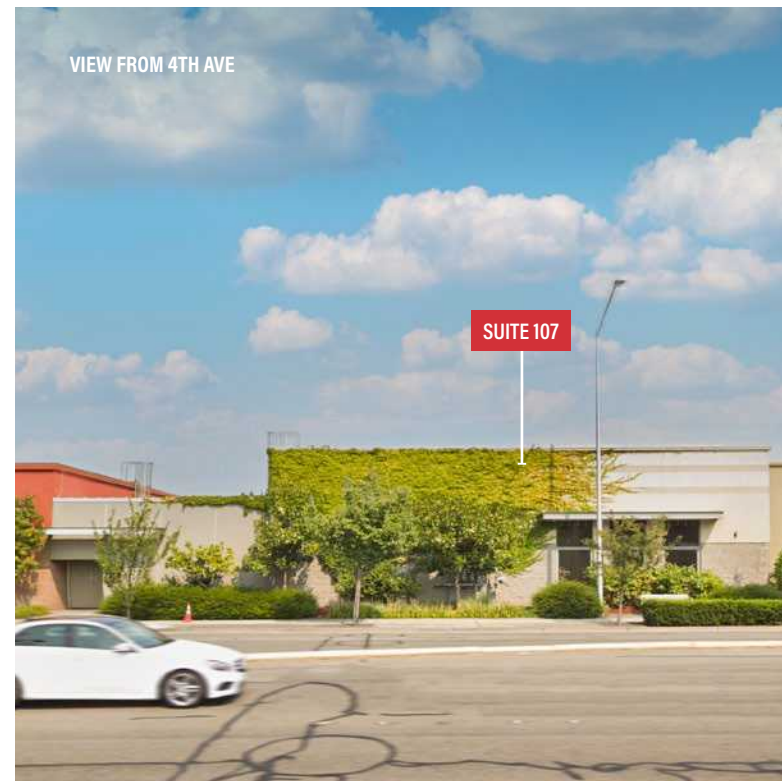
Prominent storefront corner suite with tower signage that can be seen easily from across the parking lot. Diverse neighboring co-tenants such as See's Candies, Verizon, Hand & Stone, Gentle Dental, Kent Station Clinic, and Panera Bread.



SIGNAGE TOWER



VIEW FROM 4TH AVE



AVAILABILITIES

BUILDING 13

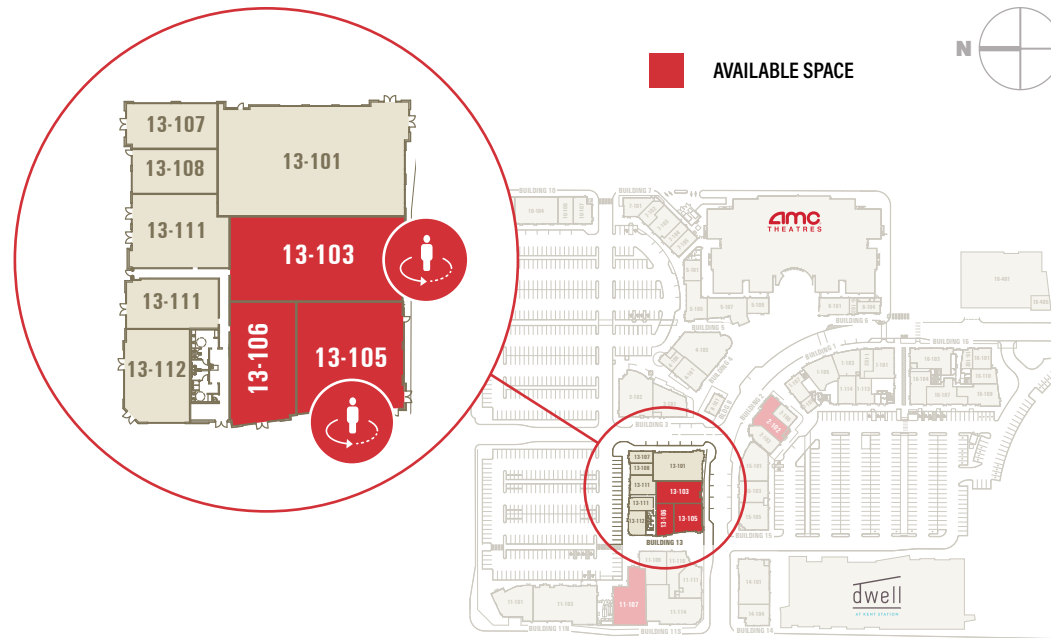
103 4,180 SF [VIEW FLOOR PLAN](#)

105 3,336 SF [VIEW FLOOR PLAN](#)

106 2,268 SF [VIEW FLOOR PLAN](#)

Second generation salon and retail spaces can be combined for a maximum of 9,784 SF.

Located directly across from Loft, J.Jill, and Hand and Stone, in the same building as Daiso & See's Candies, with ample signage visibility from AMC.



Kent Station is home to numerous annual events, hosted year-round at the center



Spring Egg Hunt

1000+
ANNUAL VISITORS



Summer Concerts & Event series

700+
WEEKLY VISITORS



Autumn Classic Car Show & Fundraiser

1000+
ANNUAL VISITORS



Fall Trick or Treating

1500+
ANNUAL VISITORS



Winter Santa Photos

1500+
ANNUAL VISITORS



ANNUAL EVENTS



KENT SHOWARE CENTER - 2 MIN WALK



KENT TOWN SQUARE PLAZA - 1 MIN WALK



KENT STATION SIGNAGE



LOCAL AMENITIES

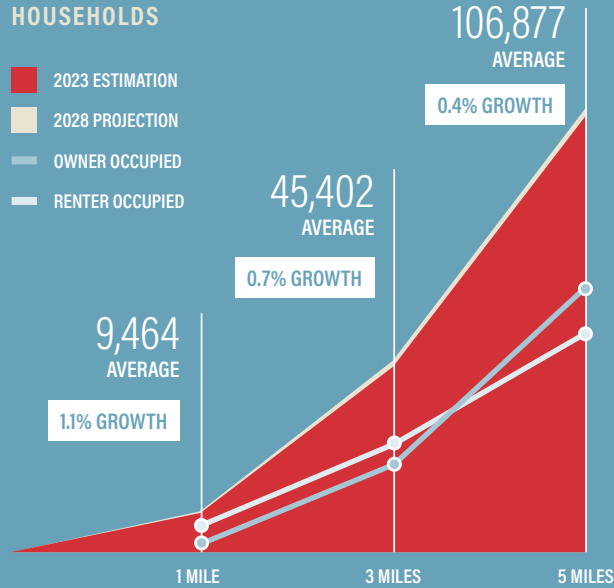
POPULATION

■ 2023 ESTIMATION
■ 2028 PROJECTION

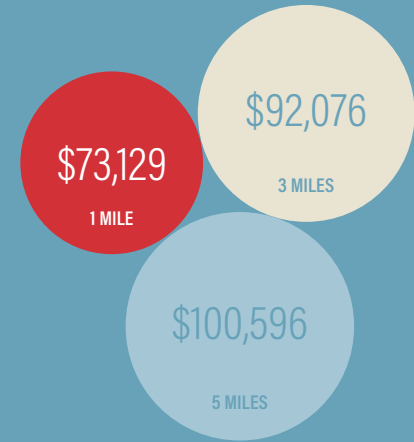


HOUSEHOLDS

■ 2023 ESTIMATION
■ 2028 PROJECTION
— OWNER OCCUPIED
— RENTER OCCUPIED

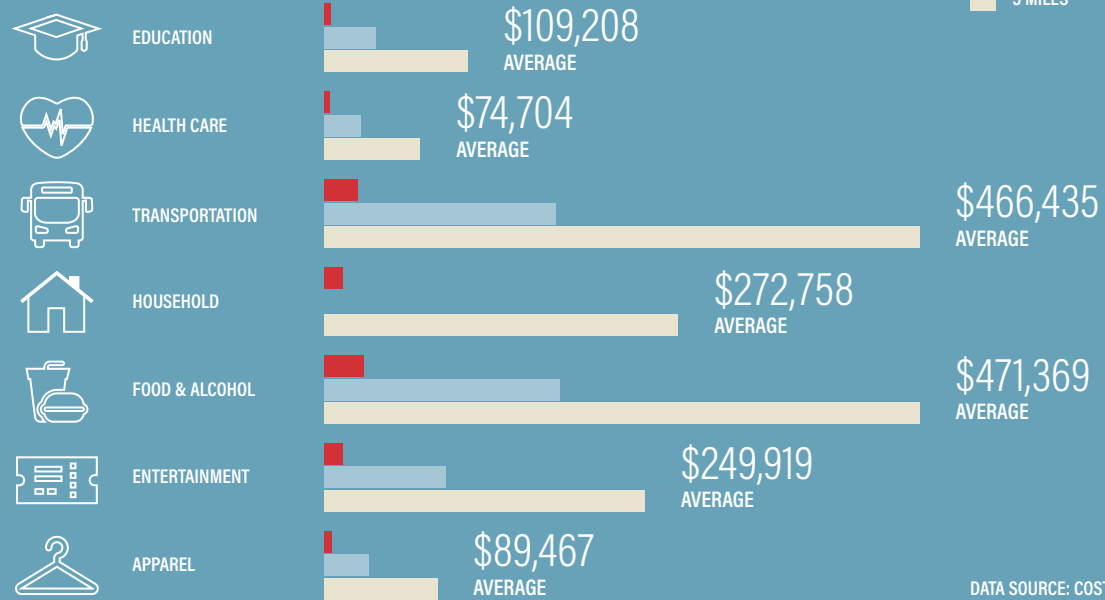


ANNUAL HOUSEHOLD INCOME



CONSUMER SPENDING

■ 1 MILE
■ 3 MILES
■ 5 MILES



DATA SOURCE: COSTAR



**KENT
STATION®**

DEVELOPED & MANAGED BY



FOR LEASING RATES & INFORMATION

Eric Bissell
425.450.1121
eric.bissell@kidder.com

Brad Bissell
425.450.1182
brad.bissell@kidder.com



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.