

FOR LEASE

18017 W Valley Highway
Kent, WA 98032

AVAILABLE



FREESTONE PLAZA
Jameson Sullivan

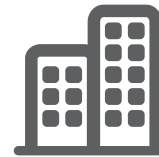
First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

18017 W VALLEY HWY

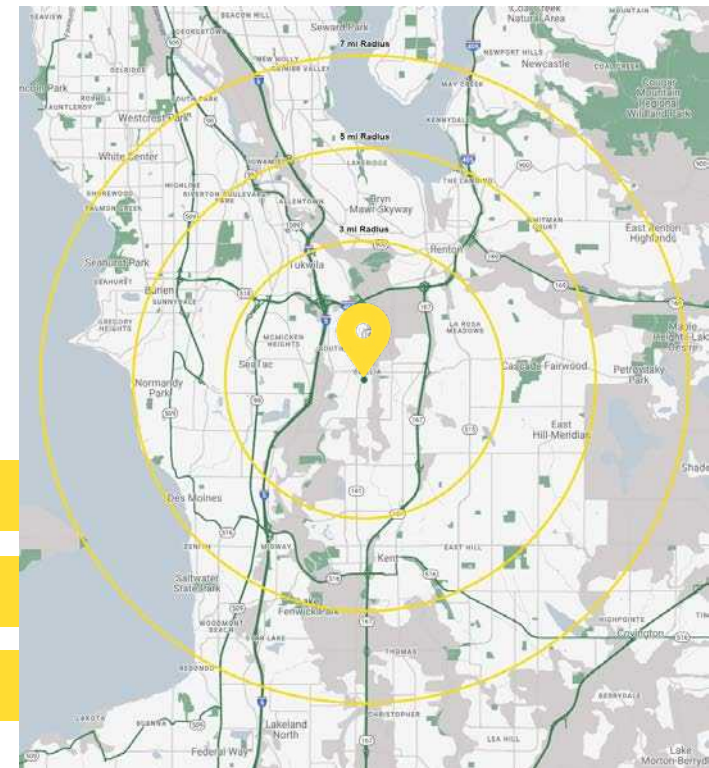
DETAILS

- ▶ 1,300 SF \$30.00 PSF PLUS NNN
- ▶ 1,501 SF \$32.00 PSF PLUS NNN
(2ND GENERATION RESTAURANT)

- Pylon Signage Available
- Strategically Located in the Kent Valley with Great Visibility to over 50,000 Cars Daily
- Easy Access to Interstate 5 & SR 167
- Direct Access to Southcenter Parkway from S 180th Street
- Located Near IKEA
- Join: 7-Eleven, Shake & Go Gourmet Burgers & Wraps, Starbucks, Taco Time, Jiffy Lube, and Les Schwab Tires!

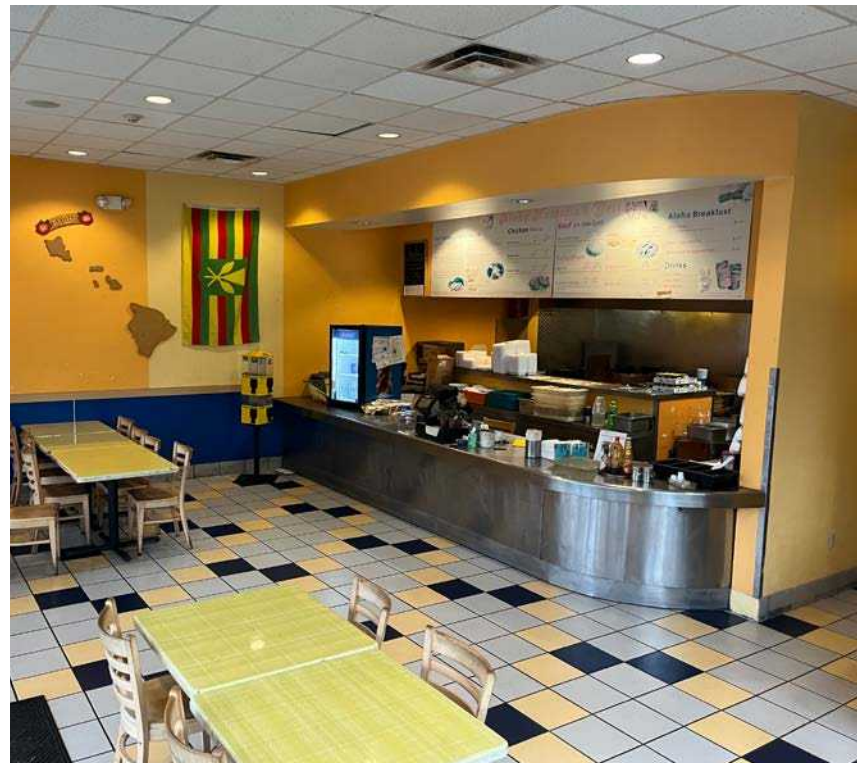
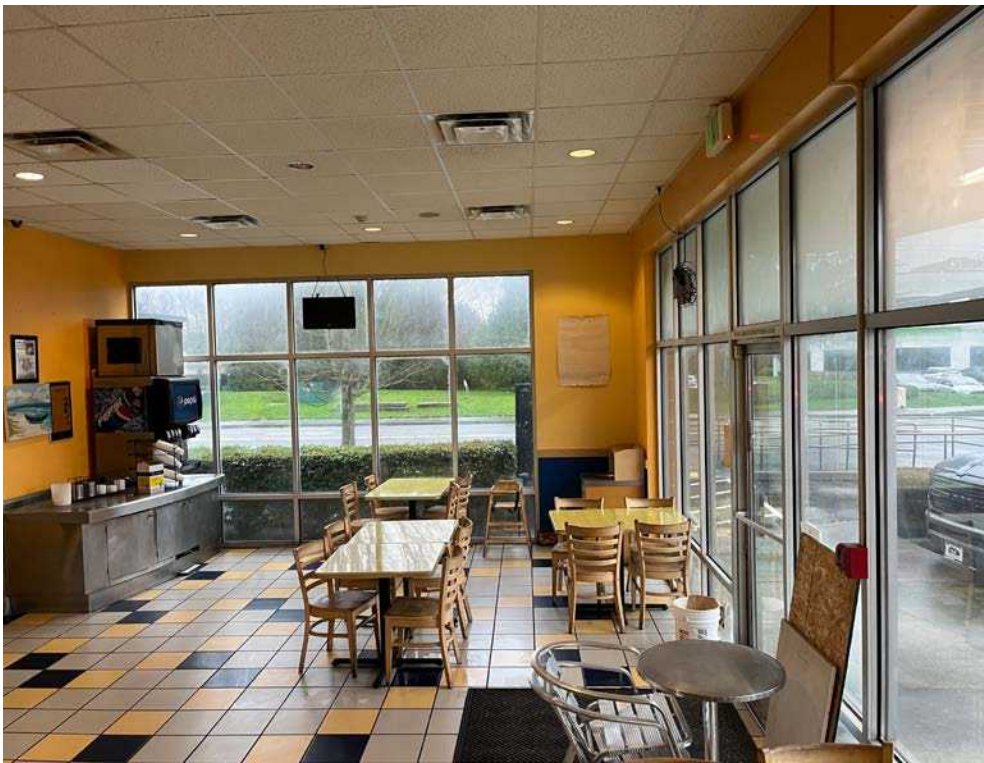


| Regis - 2024 | Population | Average HH Income | Daytime Population |
|--------------|------------|-------------------|--------------------|
| Mile 3 | 75,502 | \$123,556 | 126,829 |
| Mile 5 | 290,256 | \$128,500 | 247,573 |
| Mile 7 | 496,388 | \$141,278 | 340,475 |



SUMMARY

PHOTOS



LOCATION DETAILS



Strategic Location
in Kent Valley



Minutes from
I-5 & SR 167



27,246 ADT
Market Place



24,230 ADT
180th Street




KENT, WA boasts a prime location with efficient access for distribution and a skilled labor force. With over 8,000 firms and 78,000 jobs, its economy has seen consistent growth in various sectors over the past decade. Kent leads its peers in King County with the highest gross business income, exceeding second-ranked Renton by over \$2.5 billion, totaling over \$8 billion. Additionally, it houses the fourth largest manufacturing and distribution hub in the United States.



RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

JAMESON SULLIVAN

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