



# KENT STATION

SHOPPING CENTER

A contemporary, open-air urban village 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



CENTER HIGHLIGHTS



DIRECTLY ADJACENT TO KENT STATION TRANSIT CENTER PEDESTRIAN SKYBRIDGE



KENT STATION SHARED OUTDOOR PLAZA



DIRECTLY ADJACENT TO KENT STATION TRANSIT CENTER GARAGE





# THE LOCATION

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

**KENT COMMONS COMMUNITY CENTER**

**KING COUNTY SUPERIOR COURT**

**dwell AT KENT STATION**

**Green River COLLEGE**

**31,368 ADV**

**12,697 ADV**

**AVAILABLE UNITS IN KENT STATION**

**26,503 ADV**

**KENT STATION SURFACE LOT**

**FUTURE PARKING GARAGE - 415 STALLS**

**AMC THEATRES**

**PEDESTRIAN SKY BRIDGE**

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

**SOUNDTRANSIT PARKING GARAGE 869 STALLS**

**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**

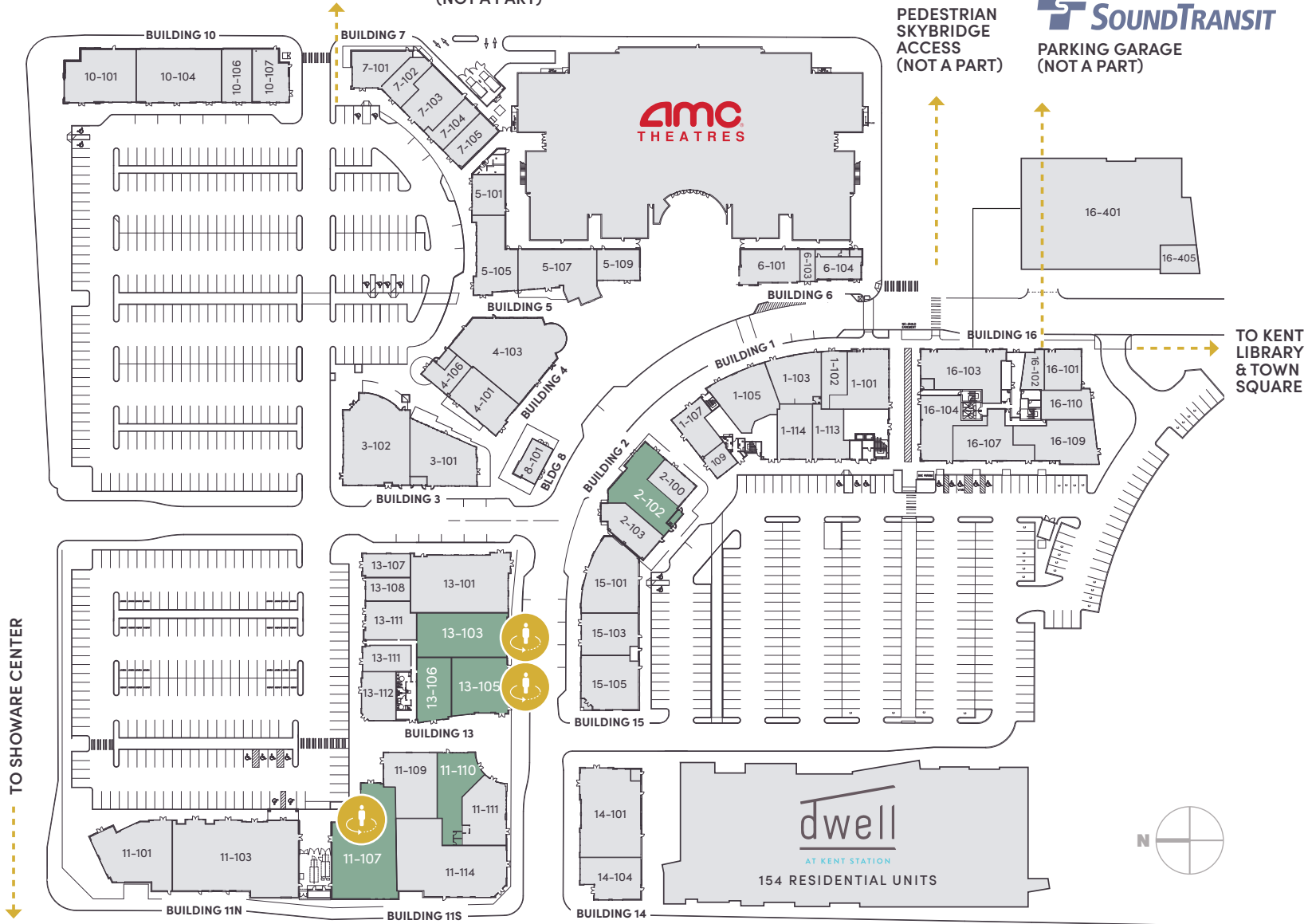


SURFACE LOT  
(NOT A PART)

PEDESTRIAN  
SKYBRIDGE  
ACCESS  
(NOT A PART)



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

# SITE PLAN





### 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 **2,900 SF Available** 

---

- 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



AMC THEATRE WITH KENT TRANSIT CENTER VISIBLE IN THE BACKGROUND



DAISO - BLDG 13



CURRENT TENANTS

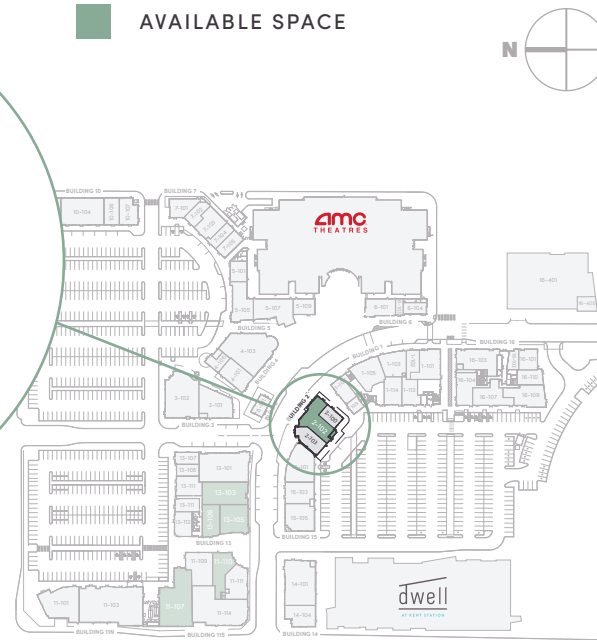
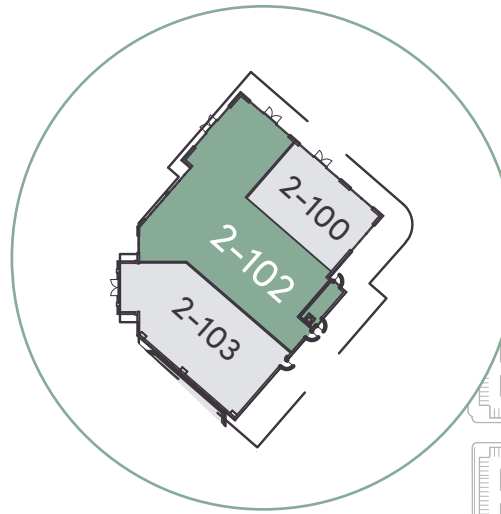


# BUILDING 2

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

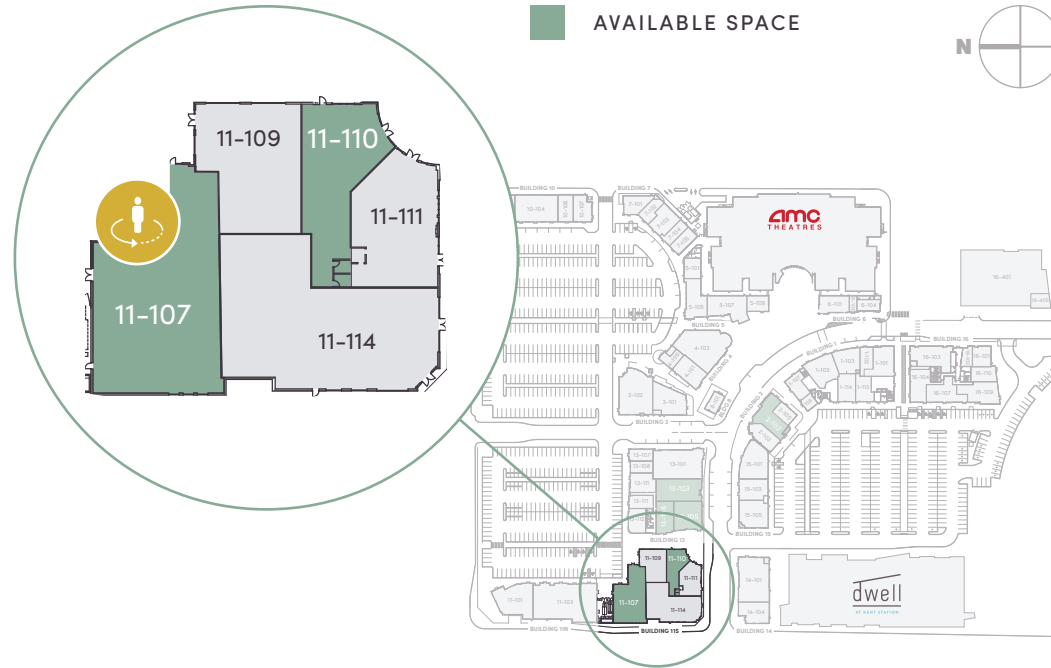
# BUILDING 11S

**107** 6,614 SF  [View Floor Plan](#)

**110** 2,900 SF  [View Floor Plan](#)

Do not disturb Suite 110 tenant

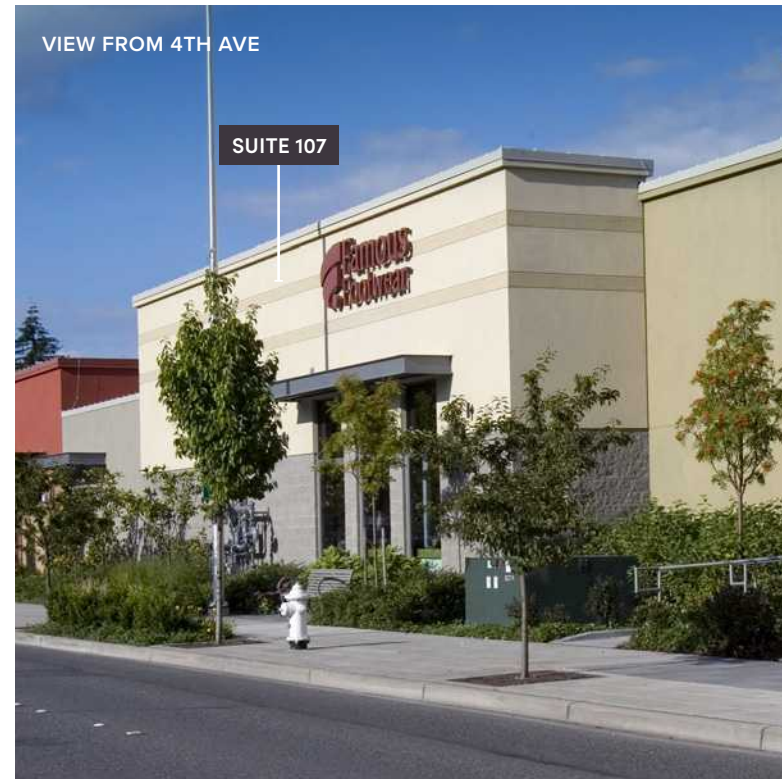
Prominent storefront corner suite with tower signage that can be seen easily from across the parking lot. Diverse neighboring co-tenants such as See's Candies, Verizon, Hand & Stone, Gentle Dental, Kent Station Clinic, and Panera Bread.



SIGNAGE TOWER



VIEW FROM 4TH AVE



AVAILABILITIES



# BUILDING 13

- 103 4,180 SF [View Floor Plan](#)

---

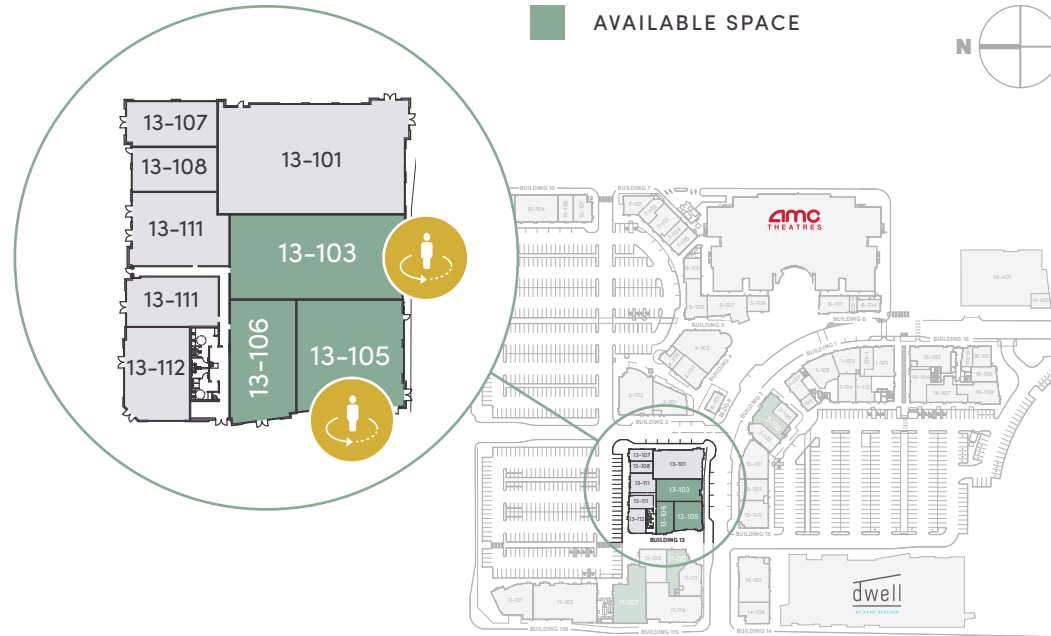
- 105 3,336 SF [View Floor Plan](#)

---

- 106 2,268 SF [View Floor Plan](#)

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

Located on the center drive, in the same building as Daiso, See's Candies, & Verizon with ample signage visibility from AMC.



AVAILABILITIES



SUITE 105 - PLAZA & SIGNAGE



SUITES CAN BE COMBINED OR RECONFIGURED

SUITE 106

SUITE 105

SUITE 103



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







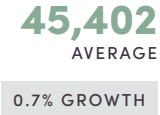
### POPULATION

2023 ESTIMATION  
2028 PROJECTION



### HOUSEHOLDS

2023 ESTIMATION  
2028 PROJECTION  
OWNED  
RENTED



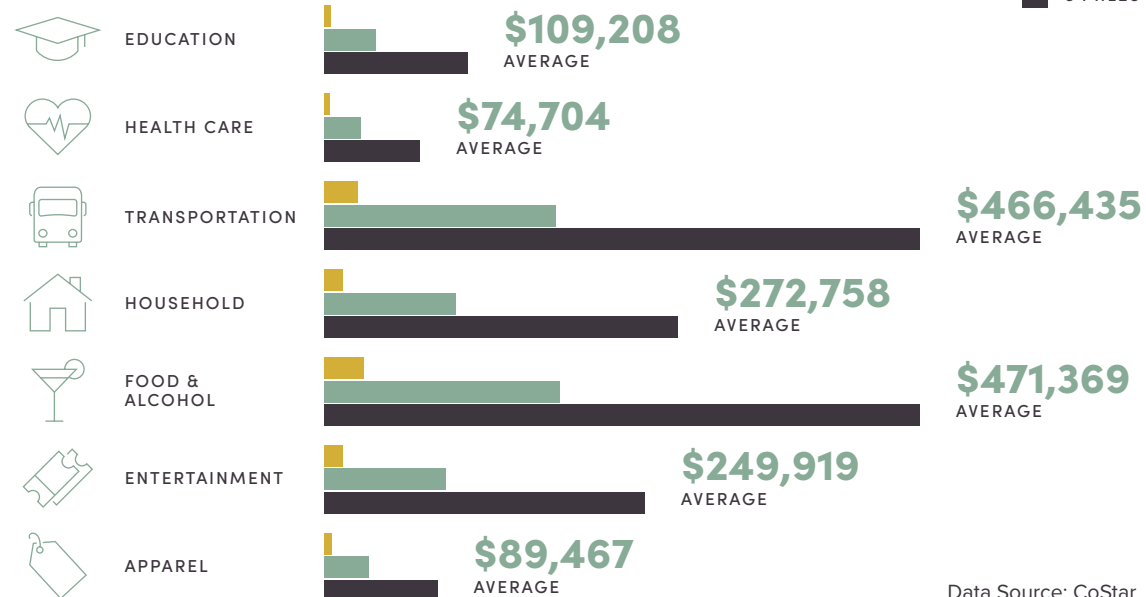
1 MILE 3 MILES 5 MILES

### ANNUAL HOUSEHOLD INCOME



### CONSUMER SPENDING

1 MILE  
3 MILES  
5 MILES



Data Source: CoStar





# KENT STATION

## SHOPPING CENTER

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.