

**FOR LEASE**  
 16263 SE 272nd Street  
 Covington, WA 98042



**COVINGTON PAD OPPORTUNITY**  
 Josh Parnell | Carrie Walker

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

AVAILABLE

LOT SIZE: 31,697 SF BUILDING SIZE: 2,400 SF  
 BASE RENT - \$150,000 PER YEAR

- NNN – Tenant to self-maintain and self-insure, 2024 Property Taxes - \$14,354.84
- Property currently serviced by septic system
- Located at lighted intersection at the entrance of Covington’s retail core
- Excellent ingress and egress off of 272nd (two access points)
- Trade area services over 250,000 people
- Significant residential growth in Covington, Maple Valley, and Black Diamond Communities
- Excellent Highway 18 visibility and access
- Near new Caliber Collision location and 76 Service Station



Population



Average HH Income

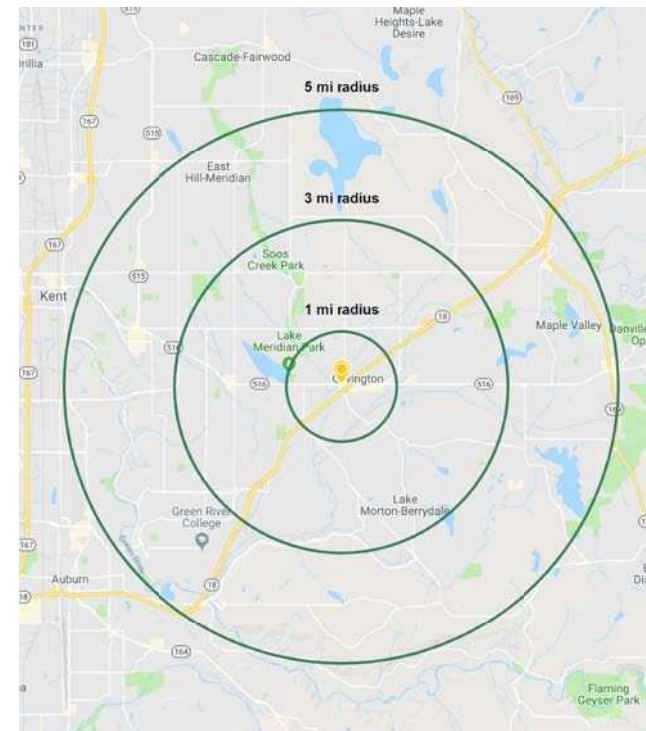


Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	9,530	\$160,466	5,772
Mile 3	60,967	\$177,600	26,582
Mile 5	178,017	\$160,218	80,643

NEARBY TENANTS



LOCATION DETAILS



Located nextdoor to Caliber Collision



Located in the Covington Retail Core



39,000 CPD SE 272nd Street



Great access to and from HWY 18

# LOCATION AERIAL



petco  
indigo  
covington  
at&t

planet fitness  
COLD STONE  
Applebee's  
jamba

Walgreens  
STARBUCKS  
Panera Bread

Walmart

MultiCare

Marshalls  
Party City  
HomeGoods  
ULTA

COSTCO  
WHOLESALE

Fred Meyer

LA FITNESS

KFC  
McDonald's

SAFEWAY  
KeyBank  
CHASE  
DOLLAR TREE  
CHIPOTLE  
MUDBAY  
Jack in the box  
AutoZone  
crumbl  
cookies



# COVINGTON, WA | GROWING TOWARD GREATNESS

Covington, WA is a youthful city that plays home to successful retail business in a family-friendly environment. Major thoroughfares transport commuters to the adventure in the mountains and fun on the Puget Sound, all while holding onto small town character. There has been rapid population growth fueling the retail industry as well as the growth in the medical sector. Bringing residents to not only shop but work in Covington.

**154K**  
TRADE AREA  
POPULATION

**\$160K**  
AVERAGE HH  
I N C O M E


**36%**  
BACHELOR DEGREE  
OR HIGHER



TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


JOSH PARNELL

 253.284.3630

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

CARRIE WALKER

 253.284.3644

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



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