

FOR LEASE

17307 SE 272nd Street
Covington, WA 98042

17307
AVAILABLE

BIG 5 SPORTING
GOODS

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



COVINGTON CENTER ANCHOR OPPORTUNITY

Josh Parnell | Carrie Walker | Jacob Fors

FOR LEASE

28,935 SF - CALL FOR DETAILS!

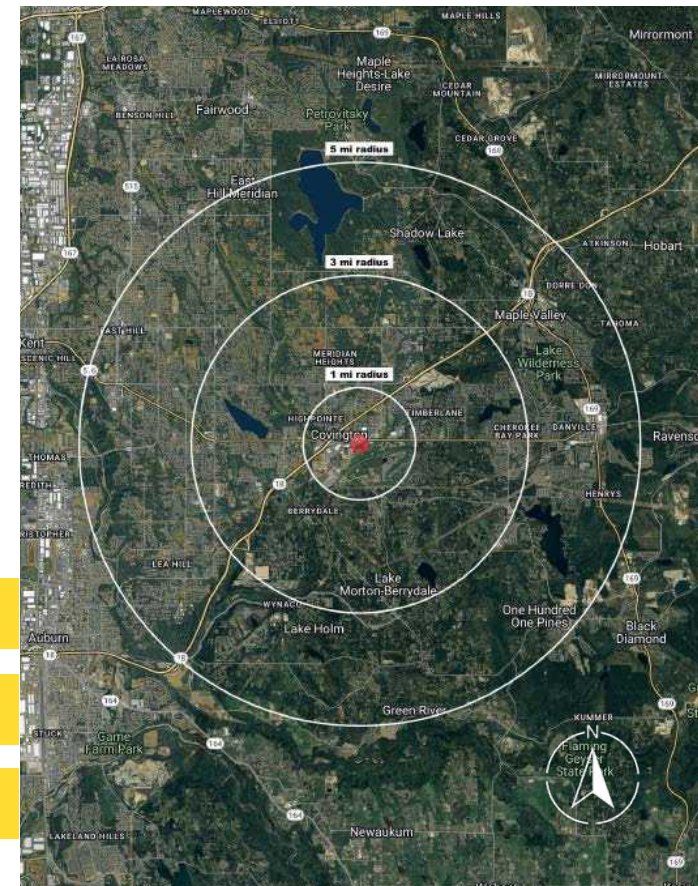
- 125' frontage
- 90 tons of HVAC
- Large pylon along 272nd Street
- 51,230 cars per day on corner of 272nd Street and Wax Road
- Covington is a high growth market with high-end average incomes
- Ample parking



TENANTS



UW Medicine
VALLEY
MEDICAL CENTER



SUMMARY

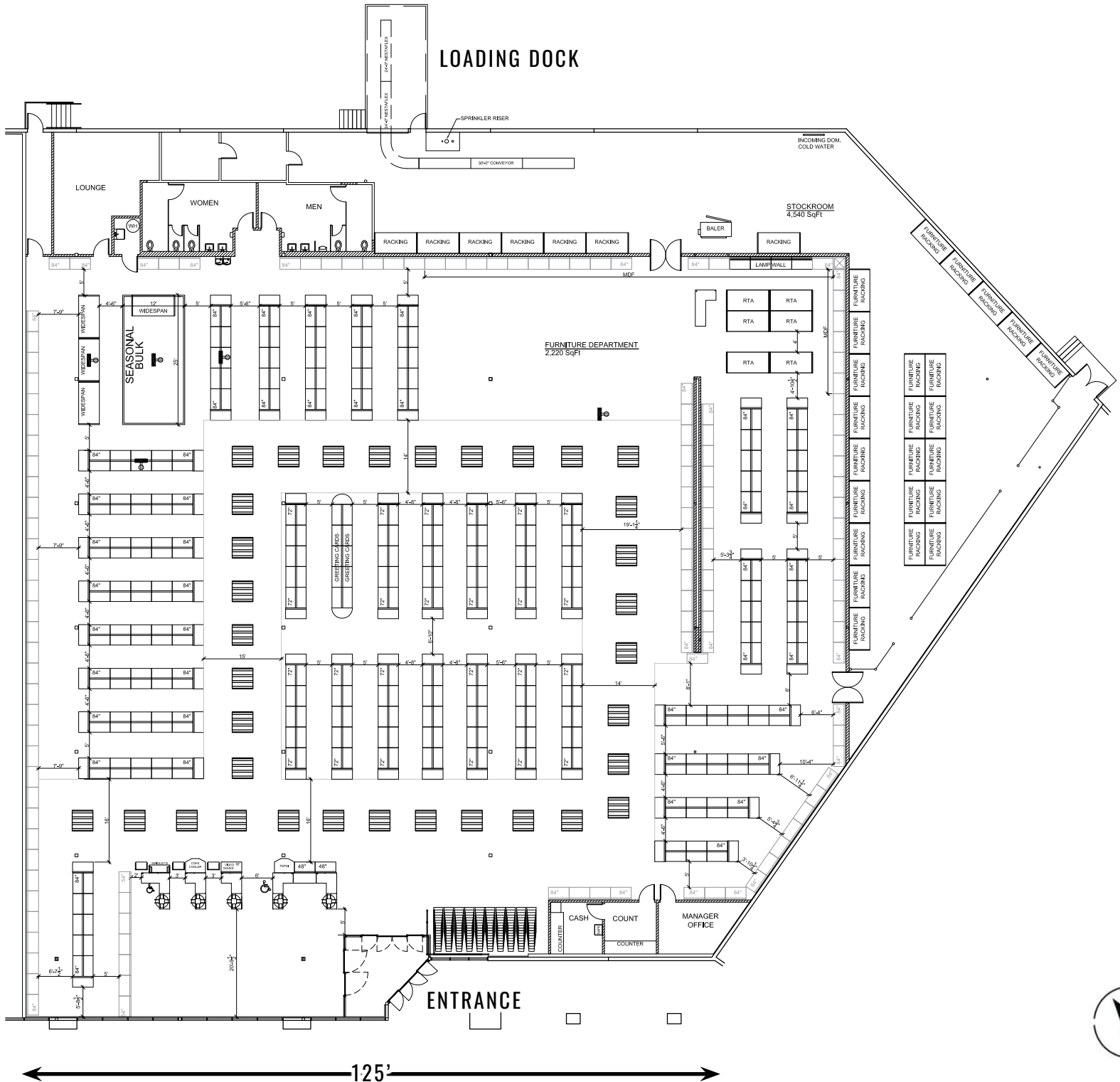
Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	8,678	\$158,500	5,078
Mile 3	57,448	\$170,161	22,140
Mile 5	161,965	\$160,748	62,963



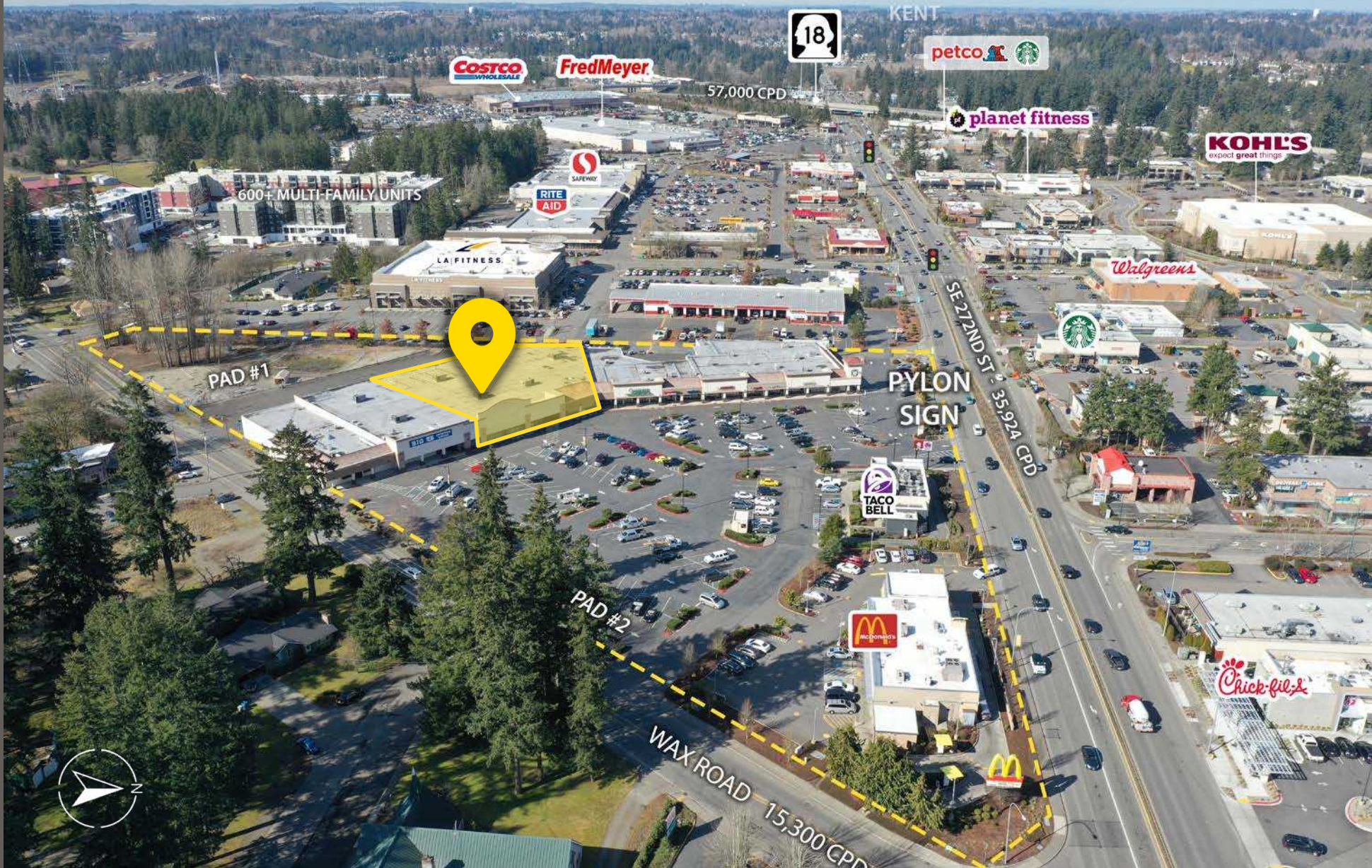
SITE PLAN



FLOOR PLAN



LOCATION DETAILS



Located adjacent to LA Fitness & Chick-fil-A



Located in the Covington Retail Core



35,924 CPD SE 272nd Street



Great access to and from HWY 18

LOCATION DETAILS



Walmart

KinderCare
LEARNING CENTERS

MATRESS
FIRM

Chick-fil-A

Firestone

MultiCare

ADDED 74,000 SF &
58 BED HOSPITAL
IN 2017



SE 272ND ST - 35,924 CPD

McDonald's

TACO
BELL

PYLON
SIGN

12,000 CPD

15,000 CPD

PAD #2

WAX ROAD



LOADING DOCK

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	\$122K	33%
TRADE AREA POPULATION	AVERAGE HH I N C O M E	BACHELOR DEGREE OR HIGHER




RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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