

FOR LEASE

17307 SE 272nd Street
Covington, WA 98042

PAD OPPORTUNITIES!

17307
AVAILABLE

**BIG 5 SPORTING
GOODS**

Serve Big.
Save Lots.
BIG LOTS!



COVINGTON CENTER

Josh Parnell | Carrie Walker | Jacob Fors

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

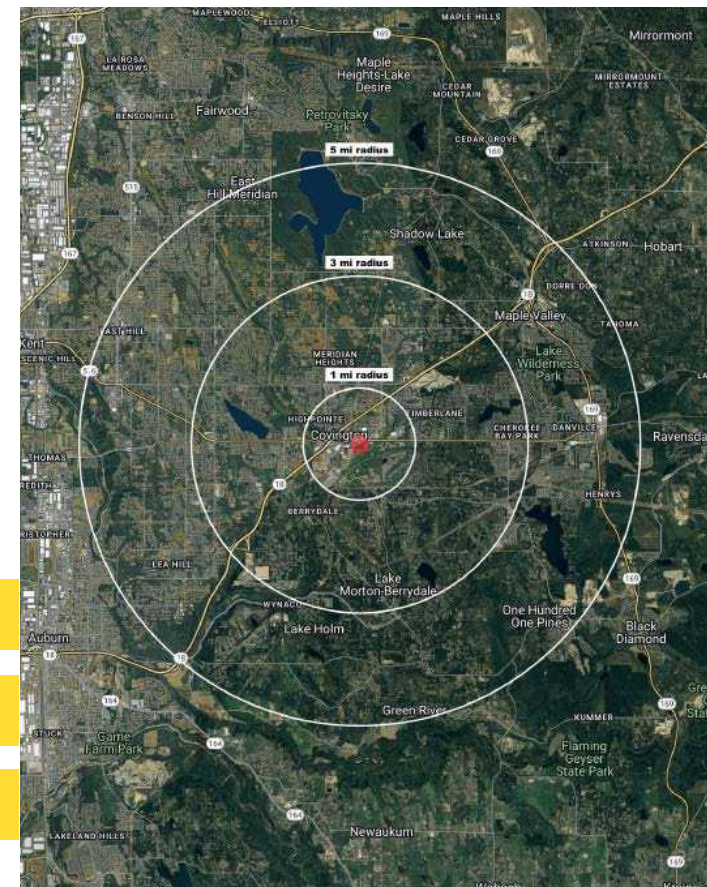
FOR LEASE - CALL FOR DETAILS

- » 28,935 SF - SUITE 112 - CALL FOR DETAILS
- » 2,126 SF - SUITE 114A - \$35.00 + NNN
- » 3,564 SF - CALL FOR DETAILS
- » 5,000 SF - PAD OPPORTUNITY
- » 9,000 SF - PAD OPPORTUNITY

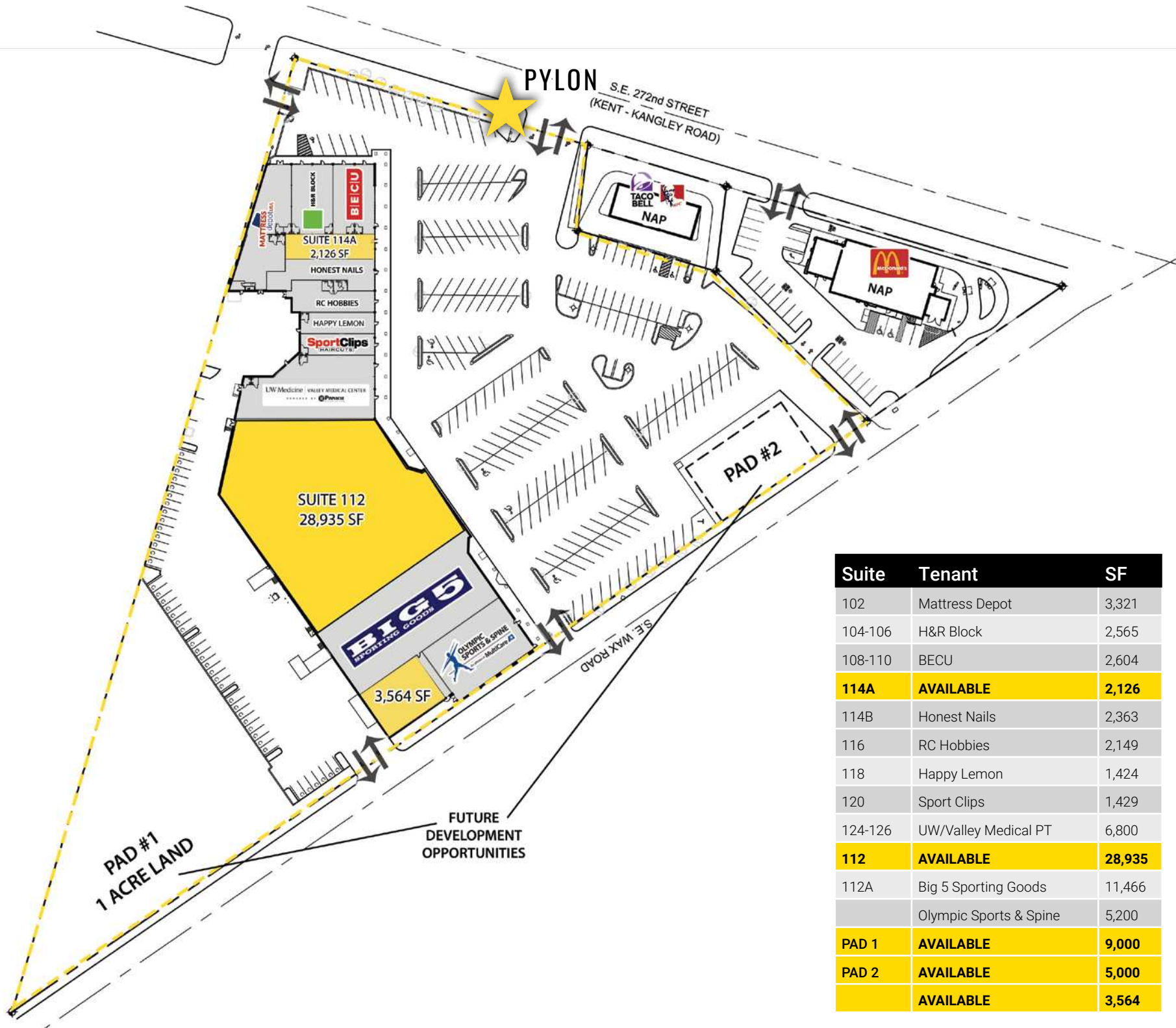
- 51,230 cars per day on corner of 272nd Street and Wax Road
- Covington is a high growth market with high-end average incomes
- Ample parking
- Big Lots and Big 5 Sporting Anchored Center
- BECU & Olympic Sports & Spine now open!

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

TENANTS



SITE PLAN



Suite	Tenant	SF
102	Mattress Depot	3,321
104-106	H&R Block	2,565
108-110	BECU	2,604
114A	AVAILABLE	2,126
114B	Honest Nails	2,363
116	RC Hobbies	2,149
118	Happy Lemon	1,424
120	Sport Clips	1,429
124-126	UW/Valley Medical PT	6,800
112	AVAILABLE	28,935
112A	Big 5 Sporting Goods	11,466
	Olympic Sports & Spine	5,200
PAD 1	AVAILABLE	9,000
PAD 2	AVAILABLE	5,000
	AVAILABLE	3,564

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



KENT
15 MINUTES



U-HAUL



SALLY BEAUTY
GameStop
jamba
Applebees

Walmart

JENKINS
CREEK
ELEMENTARY

petco
MultiCare

KOHL'S

Walgreens
MATRESS FIRM
ROCK

MultiCare
BetterConnected

35,924 ADT

SE-272ND ST

Fred Meyer

COSTCO
WHOLESALE

UW Medicine
VALLEY MEDICAL CENTER

Taco Time
LA FITNESS

BIG 5
SportClips
TACO BELL
MCDONALD'S
MATTRESS

O'Reilly
AUTO PARTS

Red Robin
ME
WORKWEAR
IHOP
verizon

HomeGoods
Marshall's
ULTA
PartyCity



9,712 ADT

MAPLE VALLEY
13 MINUTES



LOCATION DETAILS



ADDED 74,000 SF &
58 BED HOSPITAL
IN 2017



12,000 CPD

SE 272ND ST - 35,924 CPD



15,000 CPD

PAD #2

WAX ROAD

PYLON SIGN



Tires LES SCHWAB

LA FITNESS

BIG 5
SPORTING GOODS

PAD #2
5,000 SF
20,000 SF - LAND

PAD #1
9,000 SF
1 ACRE - LAND

WAX ROAD

PAD OPPORTUNITIES

Anchor approved building pads of 9,000 SF (Pad #1) and 5,000 SF (Pad #2).

Excellent locations on Wax Road, which is slated for expansion and connection to the new Town Center entrance.

Wax Road is on the City of Covington's six-year improvement plan to be widened and improved on east side of road.

No off-sites required.

Town Center Zoning encourages density, medical and other commercial uses.

Build-to-suit or ground lease available.

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

\$122K
AVERAGE HH
INCOME

33%
BACHELOR DEGREE
OR HIGHER



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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