

**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

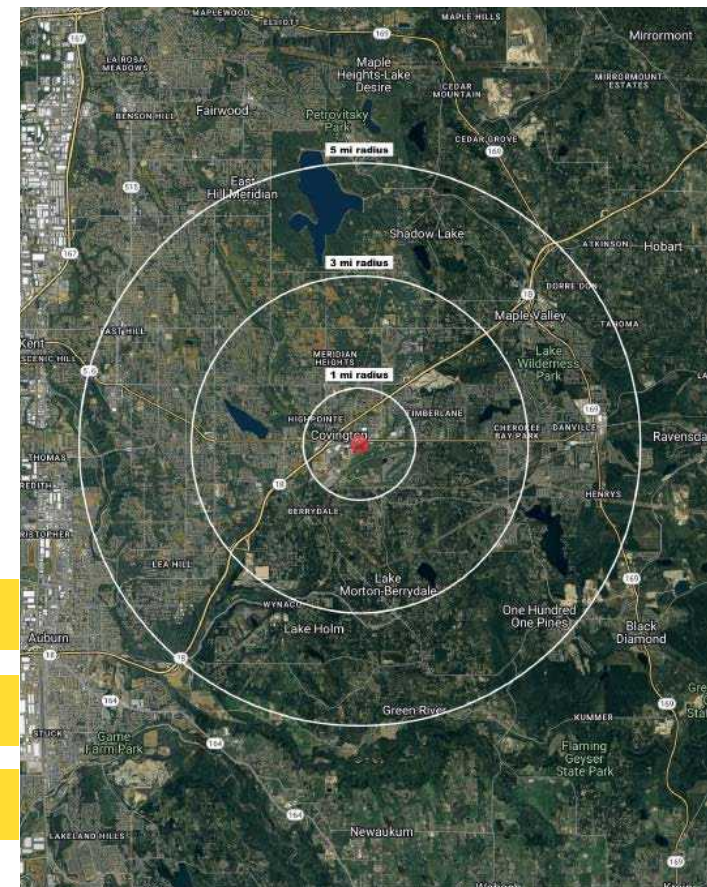
FOR LEASE - CALL FOR DETAILS

- » 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!

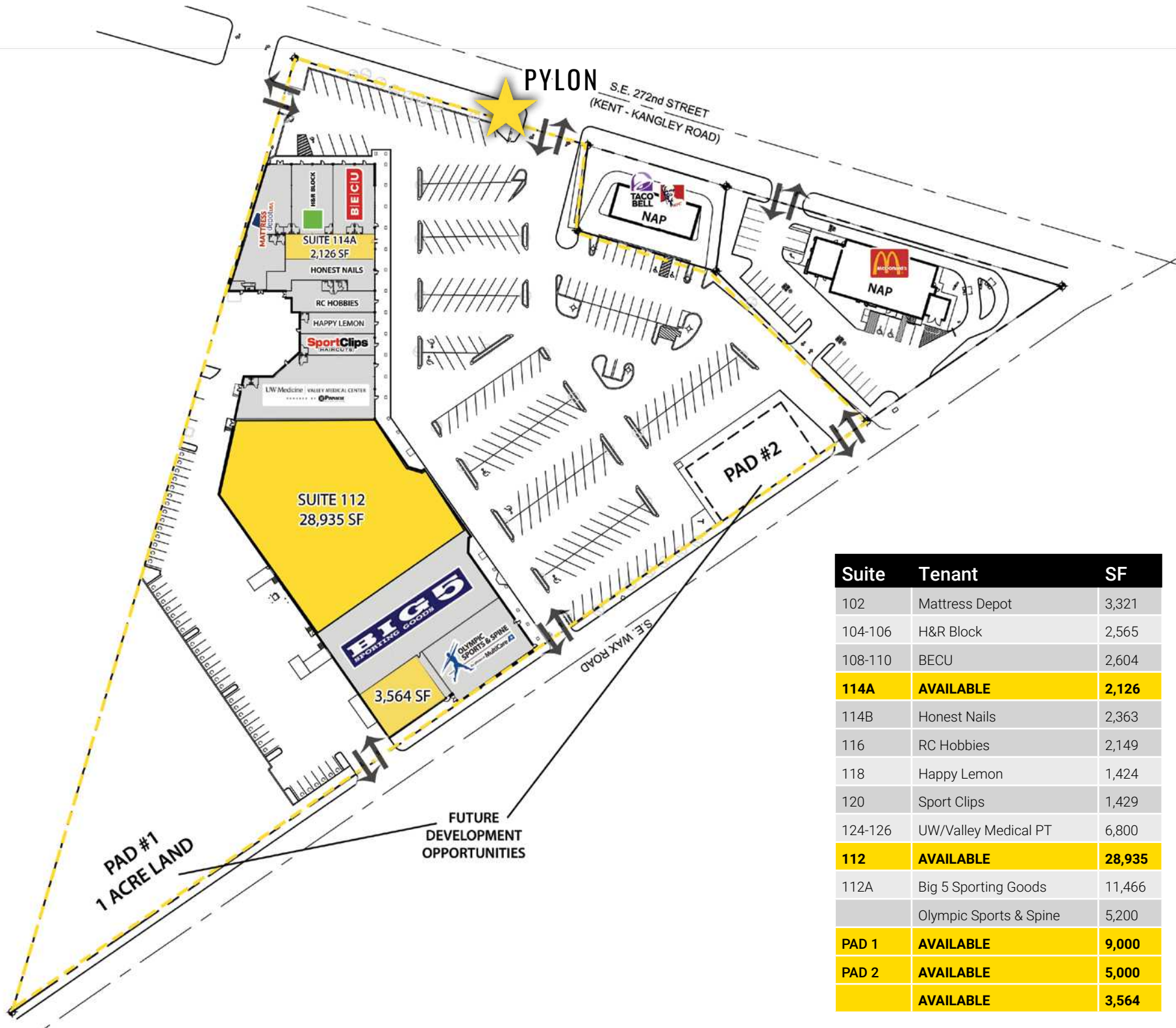
Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	8,678	\$158,500	5,078
Mile 3	57,448	\$170,161	22,140
Mile 5	161,965	\$160,748	62,963

TENANTS





# SITE PLAN



Suite	Tenant	SF
102	Mattress Depot	3,321
104-106	H&R Block	2,565
108-110	BECU	2,604
<b>114A</b>	<b>AVAILABLE</b>	<b>2,126</b>
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
<b>112</b>	<b>AVAILABLE</b>	<b>28,935</b>
112A	Big 5 Sporting Goods	11,466
	Olympic Sports & Spine	5,200
<b>PAD 1</b>	<b>AVAILABLE</b>	<b>9,000</b>
<b>PAD 2</b>	<b>AVAILABLE</b>	<b>5,000</b>
	<b>AVAILABLE</b>	<b>3,564</b>



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



31,087 ADT

35,924 ADT

SE-272ND ST

9,712 ADT

MAPLE VALLEY  
13 MINUTES



SALLY BEAUTY  
GameStop  
jamba  
Applebees

Walmart

JENKINS  
CREEK  
ELEMENTARY

KOHL'S

Walgreens  
MATRESS FIRM  
ROCK

MultiCare  
BetterConnected

petco

Wendys

Fred Meyer

Taco Time  
LA FITNESS

BIG 5  
SportClips  
TACO BELL  
MCDONALD'S  
MATTRESS

Red Robin  
ME  
WORKWEAR  
IHOP  
verizon

COSTCO  
WHOLESALE

UW Medicine  
VALLEY MEDICAL CENTER

DOLLAR TREE  
AutoZone  
Carls Jr.

HomeGoods  
Marshall's  
ULTA  
Party City



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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