

FOR LEASE

KENT FRED MEYER RETAIL

706 SF Retail Space For Lease

25248 PACIFIC HIGHWAY SOUTH, KENT, WA 98032

SUBJECT
PROPERTY





PROPERTY HIGHLIGHTS

706 SF available

Prime retail space in busy Fred Meyer Center adjacent to Fuel Center

Great visibility on Pacific Highway S with over 27,000 cars per day

Join Fred Meyer, Petco, Wendy's, Buffalo Wild Wings 'GO', Cutters Point Coffee, Pacific Dental, ATI Physical Therapy and more

Abundant parking at 5/1,000 ratio plus shared parking access with other parcels of shopping center

Close proximity to I-5 and future Kent Des Moines light rail station (2026)

\$29.00

PSF, NNN

\$11.25

NNN

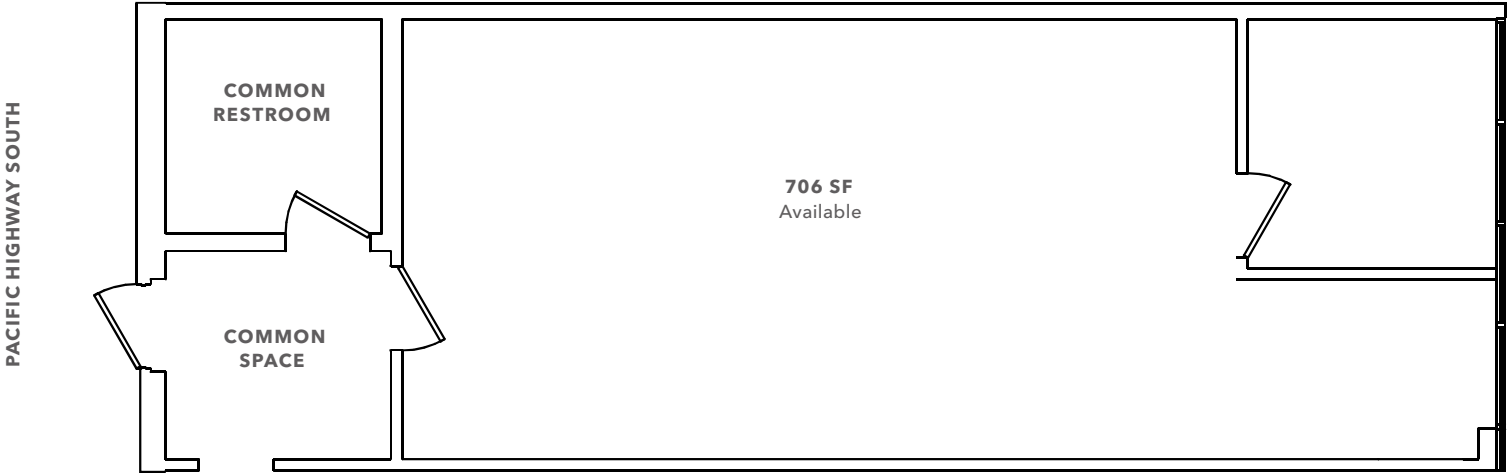
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FLOOR PLAN



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km Kidder Mathews

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION	15,799	94,724	204,442
2029 PROJECTED POPULATION	15,259	93,408	204,492
2020 CENSUS POPULATION	15,894	96,111	206,243
2010 CENSUS POPULATION	14,740	85,905	181,621

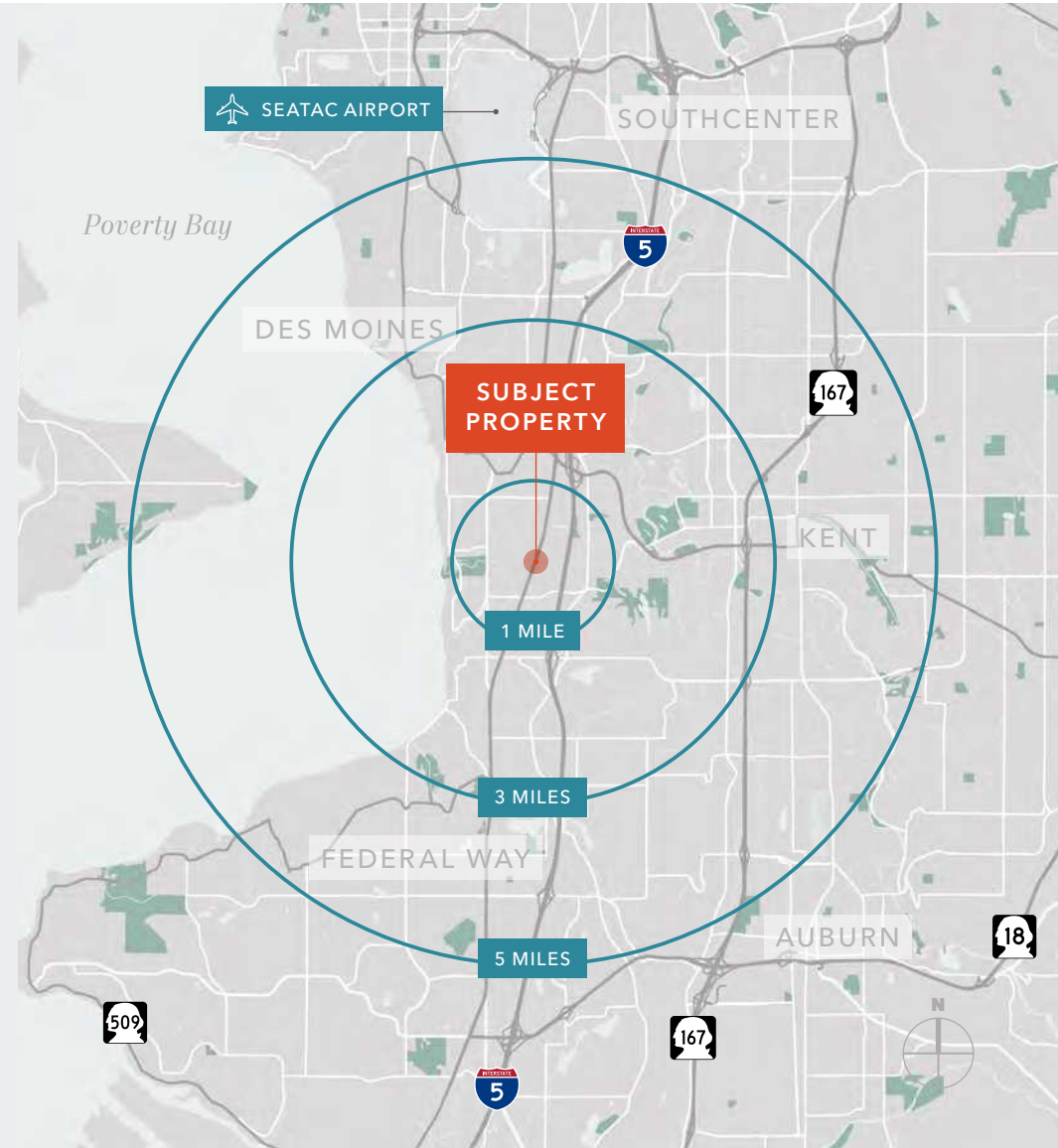
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.8	36.9	37.5
% FEMALE	49.6%	49.5%	49.4%
% MALE	50.4%	50.5%	50.6%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 AVG HH INCOME	\$130,809	\$127,986	\$122,946
2029 PROJECTED HH INCOME	\$145,286	\$139,077	\$131,105
2024-2029 PROJECTED CHANGE	2.2%	1.7%	1.3%
2024 MEDIAN HH INCOME	\$94,304	\$90,425	\$93,858

Data Source: Regis 2023



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*For more information on
this property, please contact*

MONICA WALLACE
Executive Vice President
425.753.4121
monica.wallace@kidder.com

TYLER MILLER
Senior Associate
425.450.1116
tyler.miller@kidder.com

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