



# KENT HILL PLAZA

25618 - 25928 104TH AVE SE, KENT, WA



Join Super Saver Foods in this high-traffic retail center located in the heart of Kent Hill Shopping District



 Kidder  
Mathews

# KENT HILL PLAZA

25618 - 25928 104TH AVE SE | KENT, WA

## SPACE AVAILABLE RANGE

1,775 - 10,000 SF

LEASE RATE \$12 - \$20/SF, NNN

NNN \$8.00/SF

67,000+ vehicles AADT at intersection of Kent-Kangley Road

LOCATED in the heart of Kent Hill Shopping District

OUTSTANDING visibility from 104th Ave & Kent-Kangley Road

JOIN this high-traffic shopping center at the corner of 104th Ave SE and Kent-Kangley Road

TENANTS Jo-Ann Fabrics, King County Health Clinic, Washington Federal, and Sherwin Williams in this beautiful space

## JOHN BOOTH

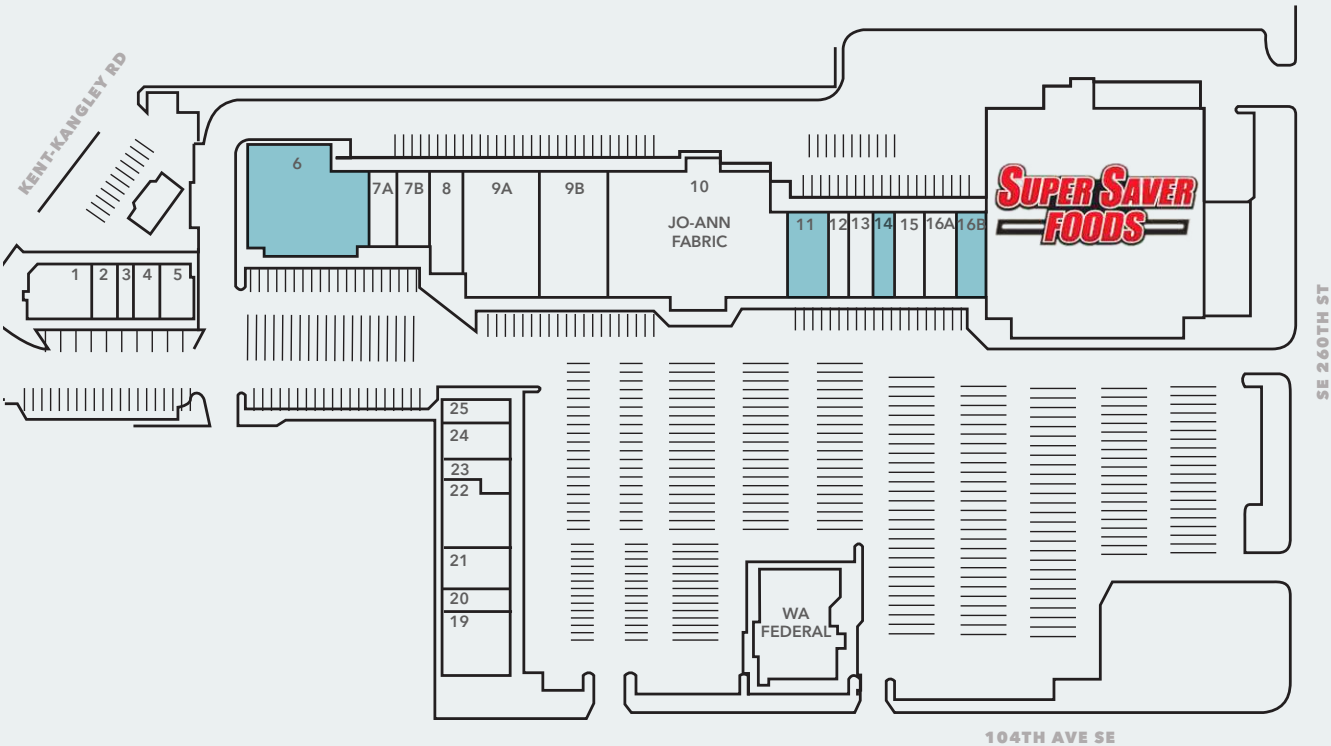
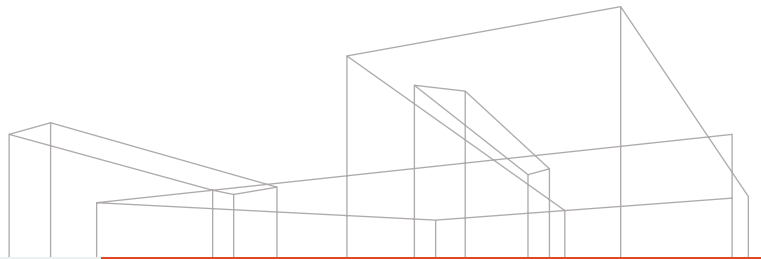
425.450.1113

[john.booth@kidder.com](mailto:john.booth@kidder.com)



# KENT HILL PLAZA

25618 - 25928 104TH AVE SE | KENT, WA



## Availabilities

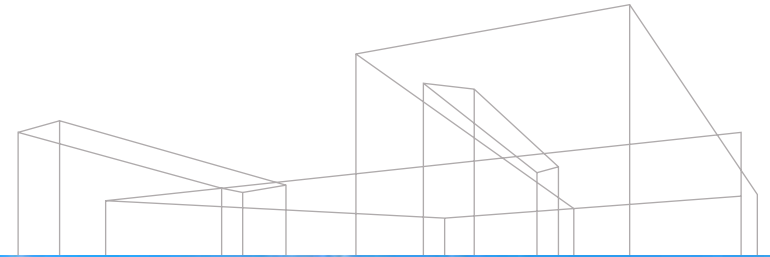
Suite	Address	Rate / SF	SF
6	25630 104th Ave SE	\$12.00	10,000
11	25818 104th Ave SE	\$20.00	2,950
14	25838 104th Ave SE	\$20.00	2,000
16B	25846 104th Ave SE	\$20.00	1,775

For leasing  
information  
contact

**JOHN BOOTH**  
425.450.1113  
john.booth@kidder.com

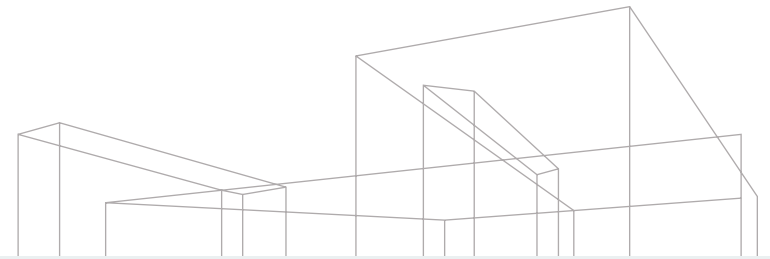
# KENT HILL PLAZA

25618 - 25928 104TH AVE SE | KENT, WA



# KENT HILL PLAZA

25618 - 25928 104TH AVE SE | KENT, WA



## POPULATION

	1 Mile		3 Miles		5 Miles	
2024 Population	19,826		108,583		236,035	
2029 Projected Population	19,591		109,720		236,173	
2020 Census Population	20,076		110,507		241,565	
2010 Census Population	17,884		94,710		208,512	
Projected Annual Growth (2024-2029)	-235	-0.2%	1,136	0.2%	138	-
Historical Annual Growth (2010-2020)	-250	-	-1,924	-0.4%	-5,530	-0.6%
2024 Median Age	36.1		37.1		37.5	

## HOUSEHOLDS

	1 Mile		3 Miles		5 Miles	
2024 Estimated Households	6,985		38,468		84,171	
2029 Projected Households	6,840		38,669		83,678	
2020 Census Households	6,921		37,937		83,845	
2010 Census Households	6,525		33,932		74,865	
Projected Annual Growth (2024-2029)	-145	-0.4%	201	0.1%	-493	-0.1%
Historical Annual Growth (2010-2020)	460	0.5%	4,536	1.0%	9,306	0.9%

## BUSINESS

	1 Mile		3 Miles		5 Miles	
Total Business (2024 Est)	747		4,685		10,651	
Total Employees (2024 Est)	4,931		38,460		100,058	
Employee/Business (2024 Est)	6.6		8.2		9.4	
Residential Pop/Bus (2024 Est)	26.6		23.2		22.2	

## INCOME

	1 Mile	3 Miles	5 Miles
Avg HH Income (2024 Est)	\$115,489	\$127,767	\$139,169
Median HH Income (2024 Est)	\$95,103	\$104,277	\$105,910
Per Capita Income (2024 Est)	\$40,831	\$45,436	\$49,774

## RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
White (2024)	12,615	61,474	130,537
Black or African American (2024)	1,054	8,348	19,085
Native American (2024)	102	608	1,452
Est. Asian (2024)	3,234	21,471	48,644
Hawaiian or Pacific Islander (2024)	273	1,623	3,350
Other Race (2024)	1,171	6,580	13,792

## EDUCATION (AGE 25+)

	1 Mile	3 Miles	5 Miles
Elementary Grade 0-8 (2024 Est)	8.0%	5.3%	5.2%
Some High School Grade 9-11 (2024 Est)	4.5%	5.6%	5.3%
High School Graduate (2024 Est)	25.4%	24.0%	24.1%
Some College (2024 Est)	18.6%	21.9%	21.6%
Associates Degree Only (2024 Est)	13.1%	10.6%	10.5%
Bachelors Degree Only (2024 Est)	23.2%	22.3%	22.5%
Graduate Degree (2024 Est)	7.1%	10.3%	10.8%

DATA SOURCE: REGIS 2024



# KENT HILL PLAZA

For leasing information contact

**JOHN BOOTH**

425.450.1113

[john.booth@kidder.com](mailto:john.booth@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

