



KENT STATION

SHOPPING CENTER

A contemporary, open-air urban village located in the heart of downtown Kent, offering the best in retail, shopping, dining and movie experiences

RETAIL FOR LEASE | 417 RAMSAY WAY N, KENT, WA 98032

Now Open



麵貼面
DOUGH ZONE



DEVELOPED & MANAGED BY



REPRESENTED BY





More than just another shopping center, Kent Station is a community favorite gathering place to shop, dine, relax, learn and celebrate, and is also home to a branch of Green River College.



Kent is the 6th most populated city in WA with a population of 136,238 (2022)



Dynamic blend of shopping, dining, and entertainment



Family-oriented and diverse customer base



High traffic counts on surrounding streets and minutes to freeway and highway access



Directly adjacent to Sounder Commuter Rail & Bus Station



Over 2,000 stalls in surface parking lot

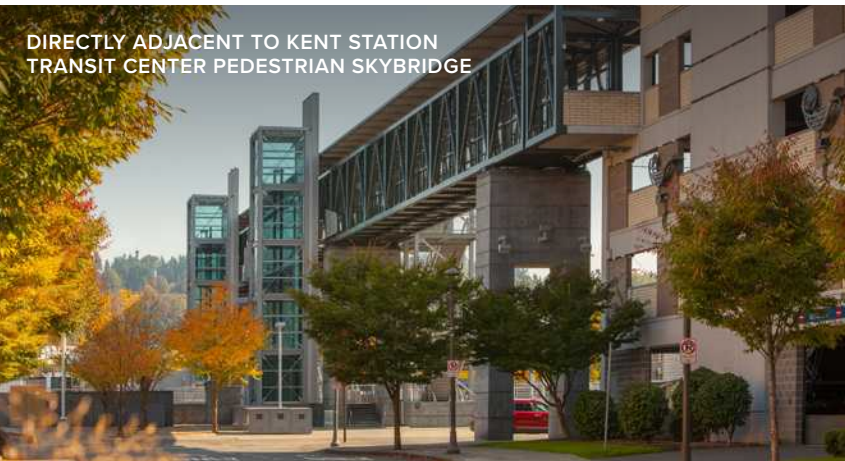


Now Open

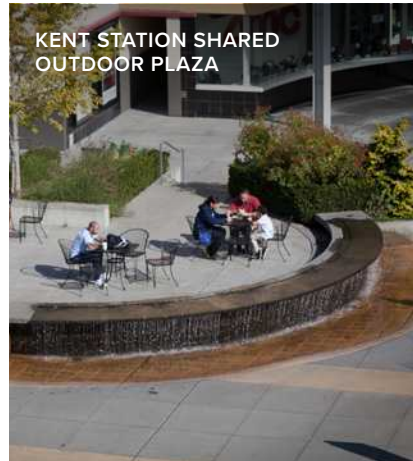


麵貼面 DOUGH ZONE

CENTER HIGHLIGHTS



DIRECTLY ADJACENT TO KENT STATION TRANSIT CENTER PEDESTRIAN SKYBRIDGE



KENT STATION SHARED OUTDOOR PLAZA



DIRECTLY ADJACENT TO KENT STATION TRANSIT CENTER GARAGE



THE LOCATION

accesso ShowWare CENTER
 7,000 seat venue hosts pro sports, concerts, trade shows, exhibitions, & live community events
 115+ ANNUAL EVENTS

KENT COMMONS COMMUNITY CENTER

KING COUNTY SUPERIOR COURT

dwell AT KENT STATION

Green River COLLEGE

NOW OPEN

DOUGH ZONE

AMC THEATRES

KENT STATION SURFACE LOT

FUTURE PARKING GARAGE - 415 STALLS

31,368 ADV

12,697 ADV

26,503 ADV

AVAILABLE UNITS IN KENT STATION

SOUNDTRANSIT PARKING GARAGE 869 STALLS

PEDESTRIAN SKY BRIDGE

SOUNDTRANSIT
 Kent Transit Station bus loop & Sounder service Seattle-Tacoma-Lakewood
 143K ANNUAL SOUNDER COMMUTER BOARDINGS (2022)

KENT TRANSIT STATION WEST

TOWN SQUARE PLAZA

KENT PUBLIC LIBRARY

Located in the heart of Downtown, Kent Station is an active, mixed use center offering excellent visibility & access via Kent's main thoroughfares



93
WALK SCORE

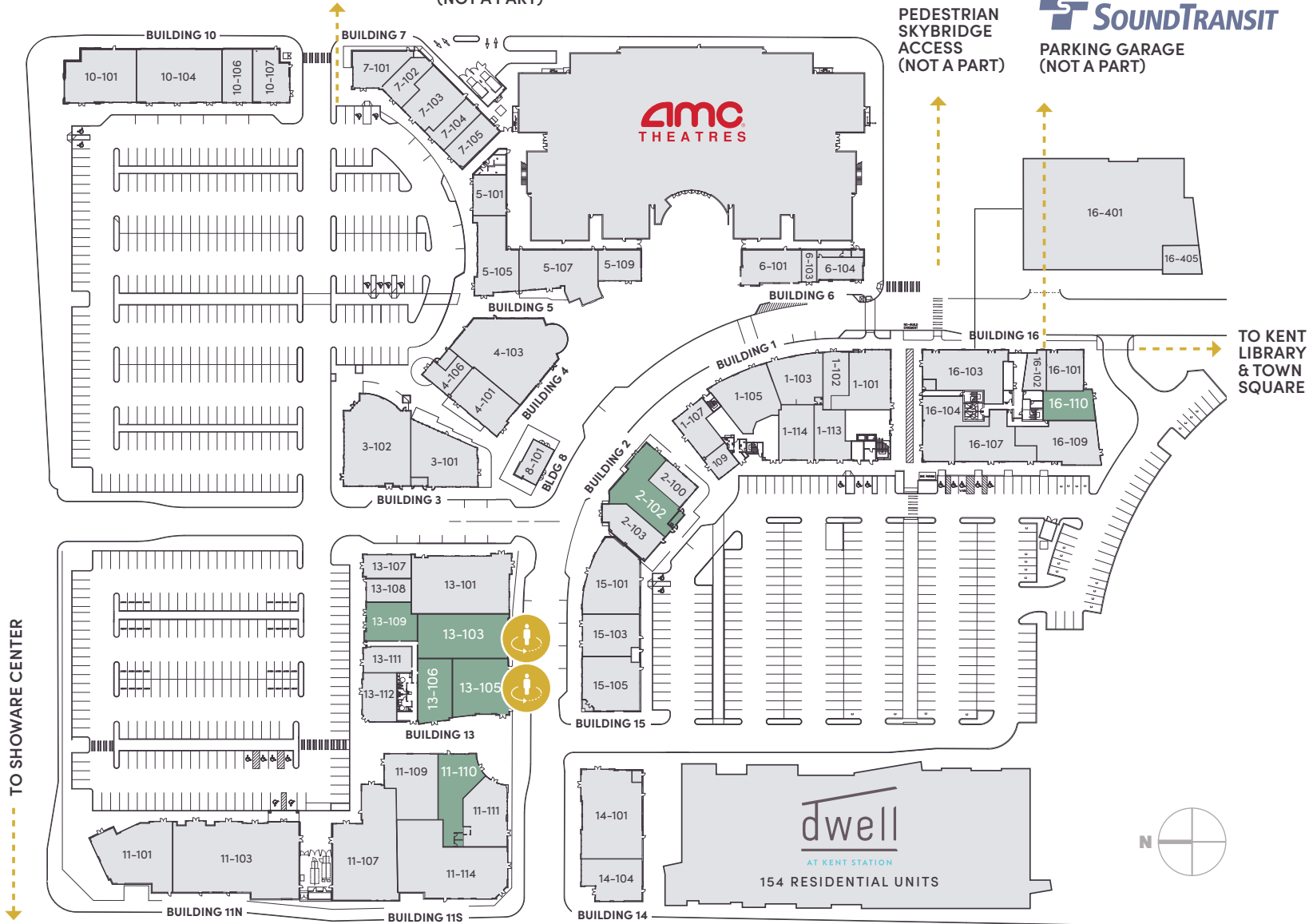


SURFACE LOT
(NOT A PART)

PEDESTRIAN
SKYBRIDGE
ACCESS
(NOT A PART)



PARKING GARAGE
(NOT A PART)



MATTERPORT
VIRTUAL TOUR

AVAILABLE
SPACE

PEDESTRIAN
TRAFFIC FLOW

2,000+
SURFACE PARKING STALLS

SITE PLAN



BUILDING ONE

- 101 Honest Nails
- 102 Buds & Blooms
- 103 Zumiez
- 105 MOD Pizza
- 107 Just Poké
- 109 Games Workshop
- 112 GRC Lobby
- 113 KS Chiro & Massage
- 114 KS Dental Care

BUILDING TWO

- 100 Hat Stop
- 102 **3,210 SF Available** 
- 103 Shibu Ramen

BUILDING THREE

- 101 Mama Stortini's
- 102 Duke's

BUILDING FOUR

- 101 Chipotle
- 103 The Ram
- 106 Gyro Stop

BUILDING FIVE

- 101 H&R Block
- 105 Banyan Tree
- 107 Agave
- 109 Cold Stone Creamery

BUILDING SIX

- 101 Johnny Rocket's
- 103 Cow Chip Cookies
- 104 GameStop

BUILDING SEVEN

- 101 T-Mobile
- 102 Peridot
- 103 Seattle Sun Tan
- 104 Spring Kitchen
- 105 Armed Forces Recruiting

BUILDING EIGHT

- 101 Dilettante


BUILDING TEN

- 101 Harborstone Credit Union
- 104 Coldwell Banker Bain
- 106 First Financial NW Bank
- 107 FedEx Office





BUILDING ELEVEN N

- 101 Panera Bread
- 103 Valley Medical

BUILDING ELEVEN S

- 107 6,614 SF Pending
- 109 Gentle Dental
- 110 **2,900 SF Available** 
- 111 WFG Title Company
- 114 Road Runner Sports

BUILDING THIRTEEN

- 101 Daiso
- 103 **4,180 SF Available** 
- 105 **3,336 SF Available** 
- 106 **2,268 SF Available** 
- 107 See's Candies
- 108 GNC
- 109 **2,000 SF Available** 
- 111 Togo's
- 112 Verizon


BUILDING FOURTEEN

- 101 Ann Taylor Loft
- 104 School of Rock

BUILDING FIFTEEN

- 101 Chico's
- 103 Windermere Real Estate
- 105 J. Jill

BUILDING SIXTEEN

- 101 Wingstop
- 102 Ding Tea
- 103 Dough Zone
- 104 Indigo Multicare
- 107 Proliance Retina
- 109 BECU
- 110 **1,572 SF Available** 
- 200 Green River College
- 300 Green River College
- 401 Social Security Admin
- 405 AARP

 AVAILABLE SPACE



DUKE'S CHOWDER HOUSE - BLDG 3



CHIPOTLE - BLDG 4



MAMA STORTINI'S - BLDG 3



COLDSTONE & AGAVE COCINA - BLDG 5



GREEN RIVER COMMUNITY COLLEGE - BLDG 16



AMC THEATRE WITH KENT TRANSIT CENTER VISIBLE IN THE BACKGROUND



DAISO - BLDG 13



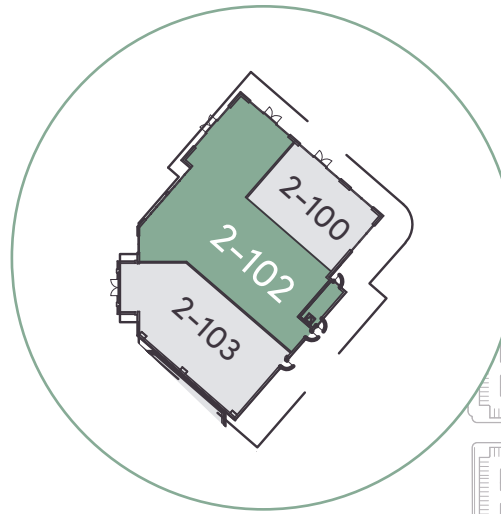
CURRENT TENANTS

BUILDING 2

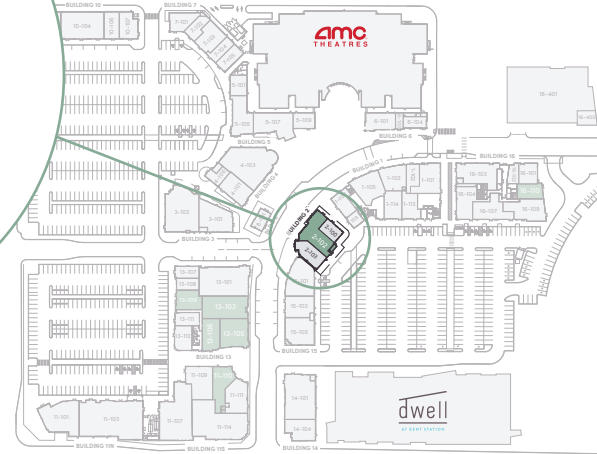
102 3,210 SF  [View Floor Plan](#)

Ideal street positioning near entrance to AMC Theaters, with plaza access to main parking lot. Hat Stop moving in next door.

2nd generation retail space boasts excellent visibility along the main pedestrian walk, directly across from the RAM, AMC Theatres, Agave Cocina, Dilletante Espresso, and Chipotle.



 AVAILABLE SPACE



VIEW FROM AMC KENT STATION



VIEW FROM SUITE 102



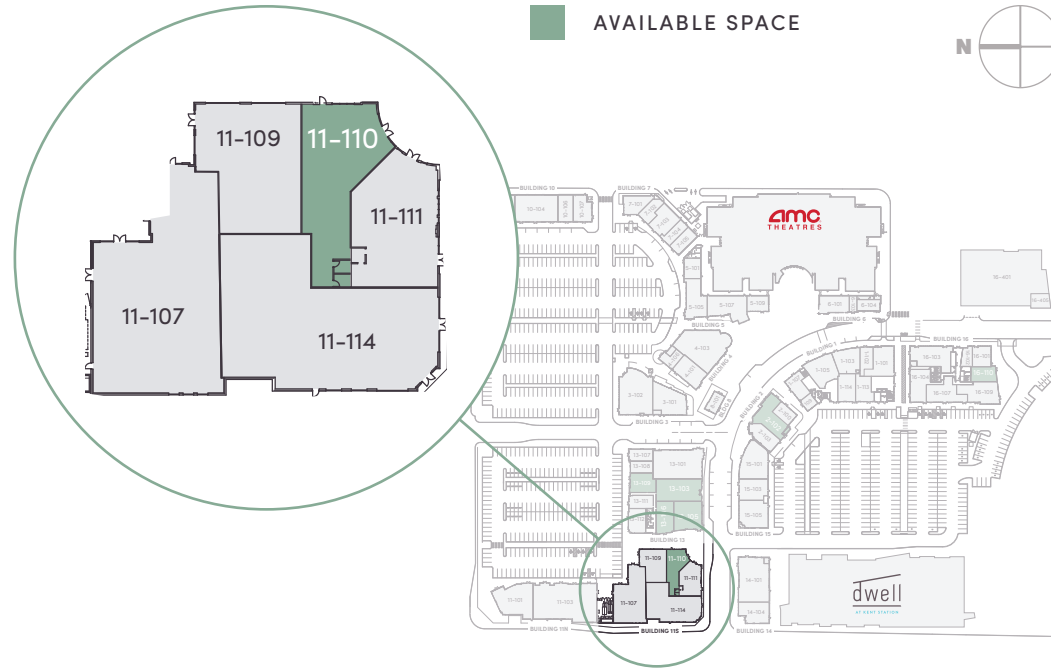
AVAILABILITIES

BUILDING 11S

110 2,900 SF  View Floor Plan


Do not disturb Suite 110 tenant


Prominent storefront corner suite with tower signage that can be seen easily from across the parking lot. Diverse neighboring co-tenants such as See's Candies, Verizon, Hand & Stone, Gentle Dental, Kent Station Clinic, and Panera Bread.





AVAILABILITIES

BUILDING 13

- 103 4,180 SF  [View Floor Plan](#)

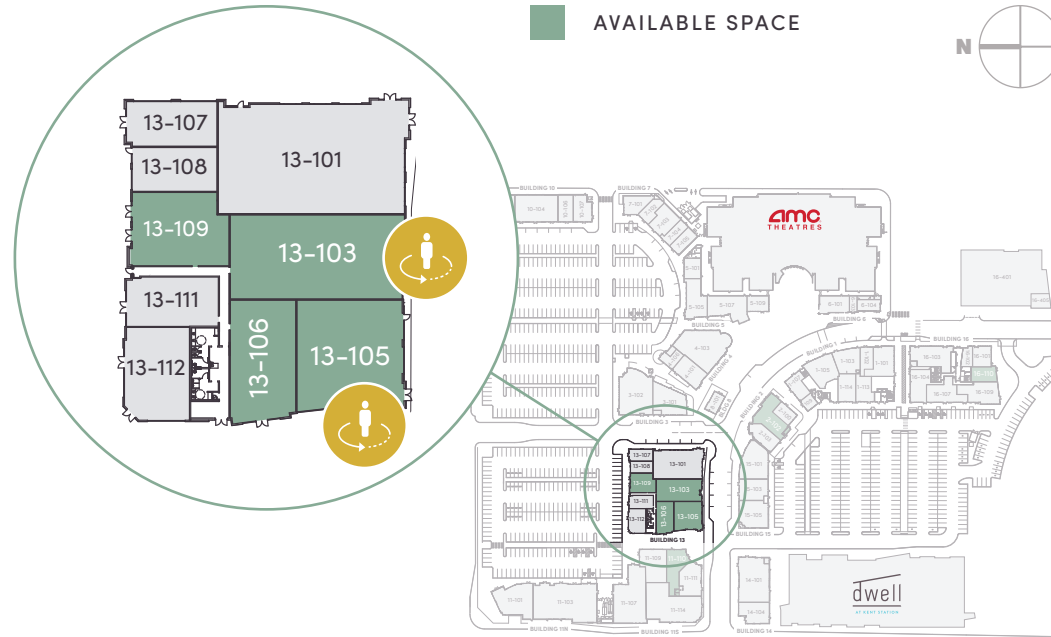
- 105 3,336 SF  [View Floor Plan](#)

- 106 2,268 SF  [View Floor Plan](#)

- 109 2,000 SF  [View Floor Plan](#)

Second generation salon and retail spaces can be combined for a maximum of 9,784 SF.

Located on the center drive, in the same building as Daiso, See's Candies, & Verizon with ample signage visibility from AMC.



AVAILABILITIES



SUITE 105 - PLAZA & SIGNAGE

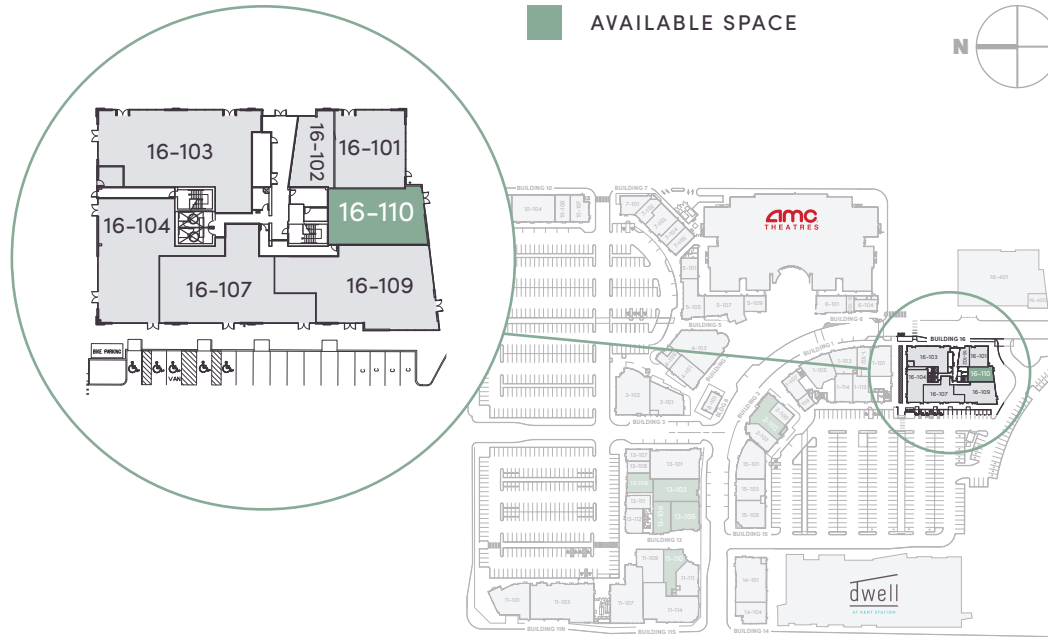


SUITES CAN BE COMBINED OR RECONFIGURED

BUILDING 16

110 1,572 SF  [View Floor Plan](#)

Located on the Ramsay Way, in the same building as Green River Community College, Wingstop, & BECU with good corner access. Second generation restaurant space with type 1 hood and outdoor patio seating.



AVAILABILITIES

Kent Station is home to numerous annual events, hosted year-round at the center



Spring Egg Hunt

1000+
ANNUAL VISITORS



Summer Concerts & Event series

700+
WEEKLY VISITORS



Autumn Classic Car Show & Fundraiser

1000+
ANNUAL VISITORS



Fall Trick or Treating

1500+
ANNUAL VISITORS



Winter Santa Photos

1500+
ANNUAL VISITORS



ANNUAL EVENTS



KENT SHOWARE CENTER - 2 MIN WALK



KENT TOWN SQUARE PLAZA - 1 MIN WALK



KENT STATION SIGNAGE





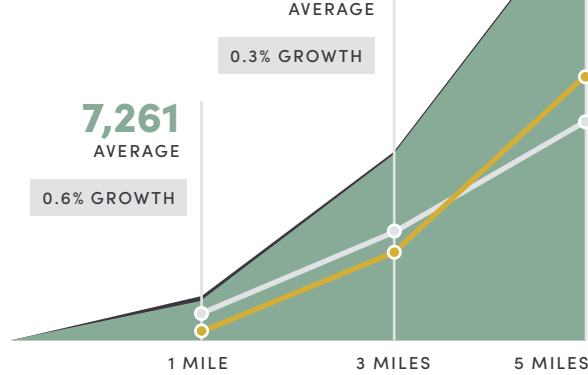
POPULATION

2024 ESTIMATION
2029 PROJECTION

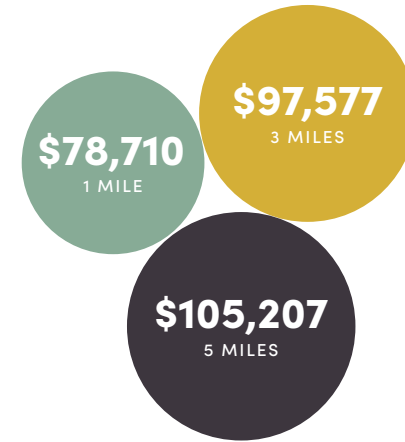


HOUSEHOLDS

2024 ESTIMATION
2029 PROJECTION
OWNED
RENTED

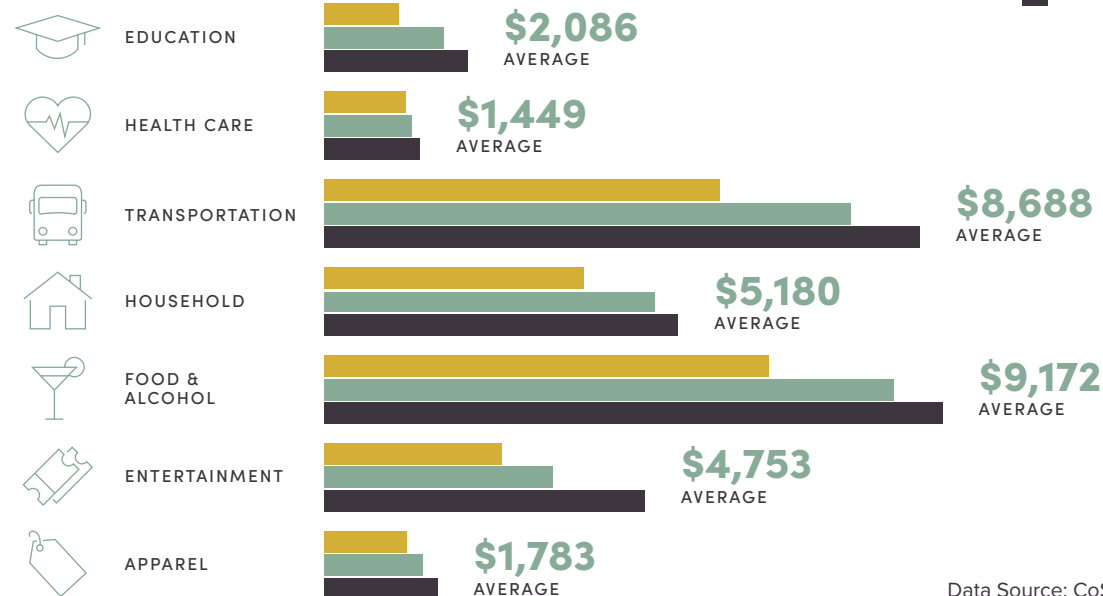


ANNUAL HOUSEHOLD INCOME



MONTHLY CONSUMER SPENDING

1 MILE
3 MILES
5 MILES



Data Source: CoStar



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SHOPPING CENTER

DEVELOPED & MANAGED BY



FOR LEASING RATES & INFORMATION

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