



**FOR LEASE**  
16263 SE 272nd Street  
Covington, WA 98042



# COVINGTON PAD OPPORTUNITY

Josh Parnell & Carrie Walker

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

AVAILABLE

LOT SIZE: 31,697 SF BUILDING SIZE: 2,400 SF  
 BASE RENT - \$11,000 PER MONTH NNN

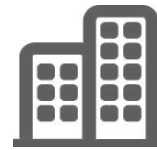
- Located at lighted intersection at the entrance of Covington’s retail core with over 21,000 CPD
- Excellent ingress and egress off of 272nd (30,000 CPD) - Two access points
- Trade area serves over 250,000 people
- Significant residential growth in Covington, Maple Valley, and Black Diamond Communities
- Excellent Highway 18 visibility and access
- Pending National QSR coming soon right nextdoor and nearby Caliber Collision, Marshalls, HomeGoods and Ulta.



Population



Average HH Income

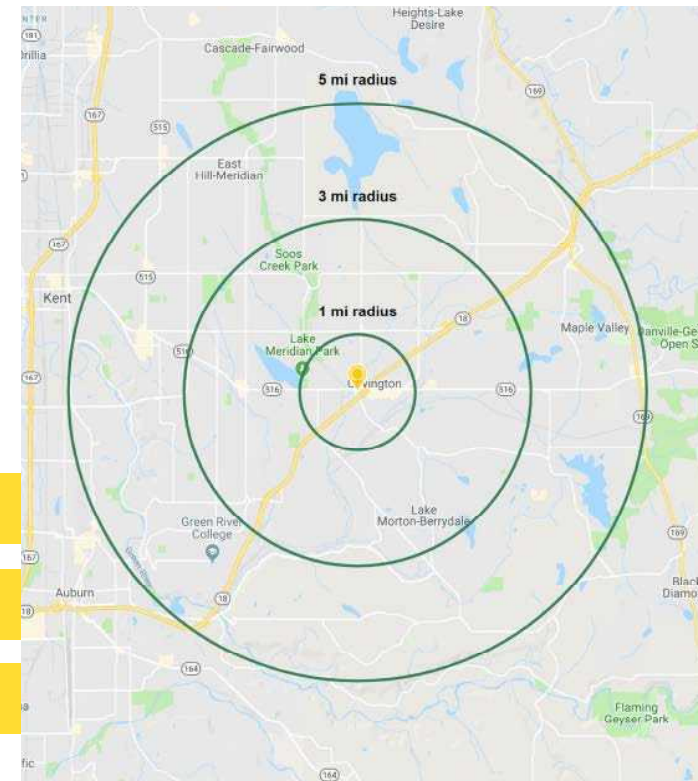


Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	10,126	\$153,283	6,071
Mile 3	61,000	\$171,780	27,451
Mile 5	182,850	\$154,060	79,957

NEARBY RETAIL



LOCATION AERIAL



SE 272ND ST - 30,000 CPD

21,560 CPD

PENDING NATIONAL QSR



GOVINGTON WAY SE - 12,100 CPD

HWY 18 SW ON RAMP - 10,350 CPD

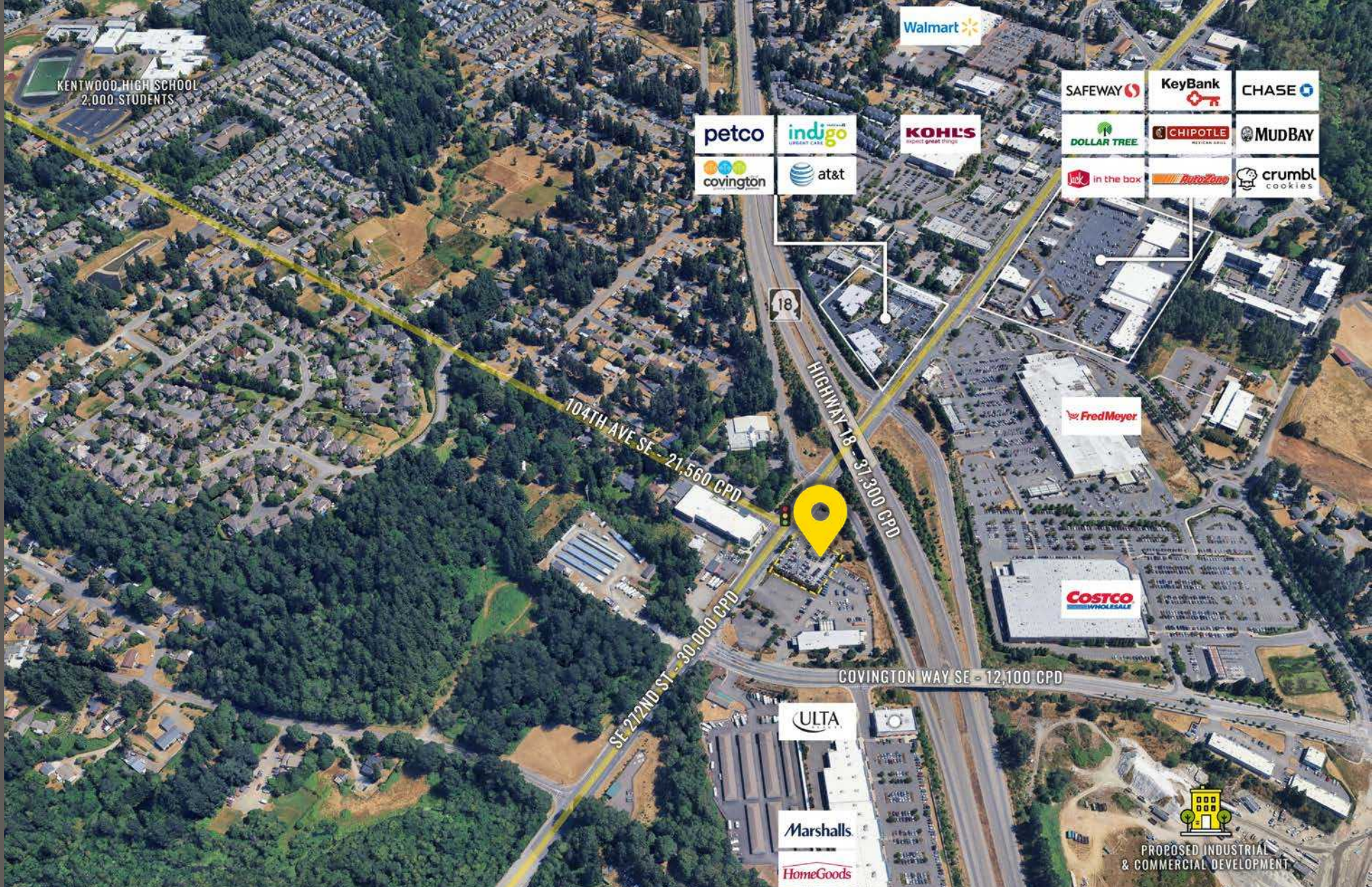
HIGHWAY 18 - 37,300 CPD



EXTERIOR PHOTOS



LOCATION DETAILS



Located nextdoor to  
Caliber Collision



Located in the  
Covington Retail Core



30,000 CPD  
SE 272nd Street



Great access to  
and from HWY 18

# LOCATION AERIAL



30,000 CPD

47,000 CPD

FUTURE ROAD CONNECTION

14,762 CPD - HWY 18

300K SF OF PROPOSED RETAIL  
1,350 NEW HOMES UNDER CONSTRUCTION

PROPOSED 60 SINGLE-FAMILY HOMES

PROPOSED 19 SINGLE-FAMILY HOMES

300+ MULTI-FAMILY UNITS

PROPOSED INDUSTRIAL & COMMERCIAL DEVELOPMENT

petco

indigo

Applebees

Jamba

STARBUCKS

Walmart

MultiCare

50 BED HOSPITAL

THE HOME DEPOT

Marshalls

HomeGoods

ULTA

KOHL'S

planet fitness

COLD STONE

Walgreens

STARBUCKS

Walmart

MultiCare

THE HOME DEPOT

HomeGoods

ULTA

Fred Meyer

LA FITNESS

KFC

McDonald's

Red Robin

BANK OF AMERICA

IHOP

STARBUCKS

SAFeway

KeyBank

CHASE

DOLLAR TREE

CHIPOTLE

MUDBAY

in the box

AutoZone

crumbl cookies

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

JOSH PARNELL

📞 253.284.3630

✉️ [josh@firstwesternproperties.com](mailto:josh@firstwesternproperties.com)

CARRIE WALKER

📞 253.284.3644

✉️ [carrie@firstwesternproperties.com](mailto:carrie@firstwesternproperties.com)



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