



KENT STATION SHOPPING CENTER

417 RAMSAY WAY N | KENT, WA 98032



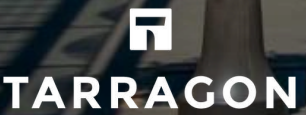
KENT STATION

RAM
BREWERY & RESTAURANT

RAM
BREWERY & RESTAURANT

Dunkin'
ESPRESSO & DONUTS

DEVELOPED & MANAGED BY



REPRESENTED BY





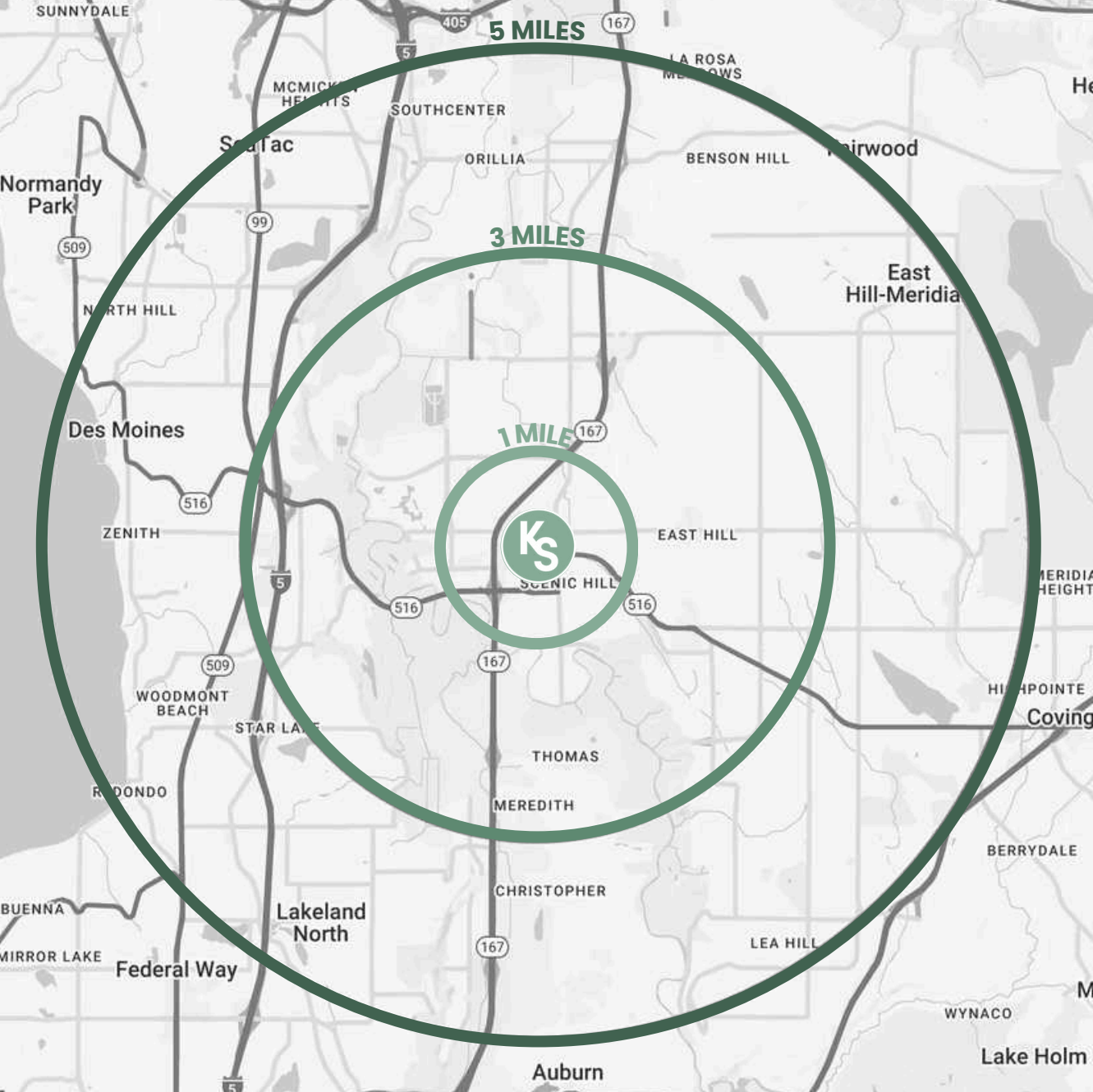
KENT STATION SHOPPING CENTER

A place for the community to gather in the heart of Kent.

With a wide range of stores, restaurants, and entertainment options, Kent Station Shopping Center has everything you need to make the most out of your day.

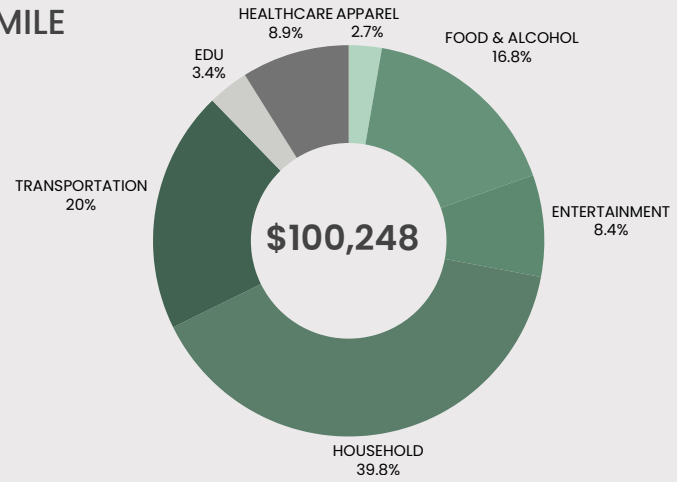
Located in the core of downtown Kent, Kent Station is home to over 60 tenants and holds multiple community events each year, drawing 3.3 million visits annually.



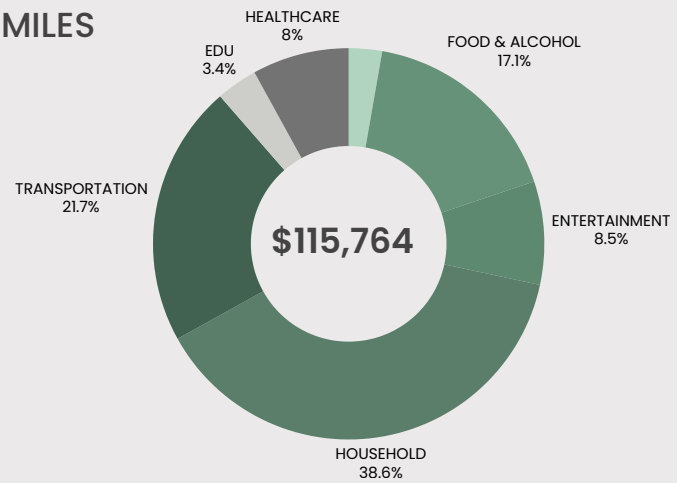


ANNUAL CONSUMER SPENDING

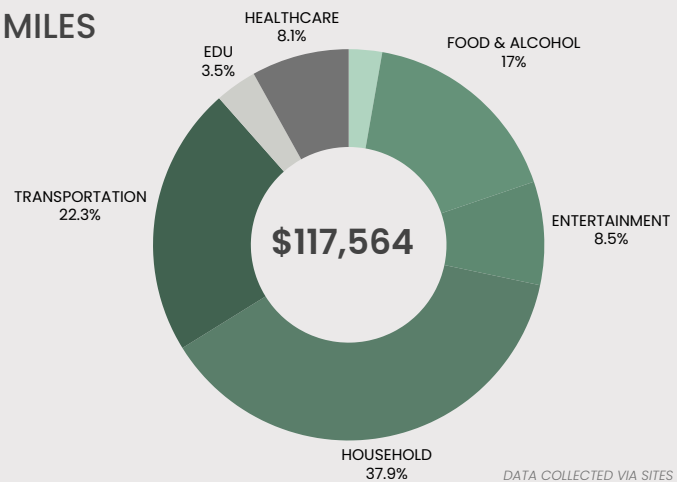
1 MILE



3 MILES



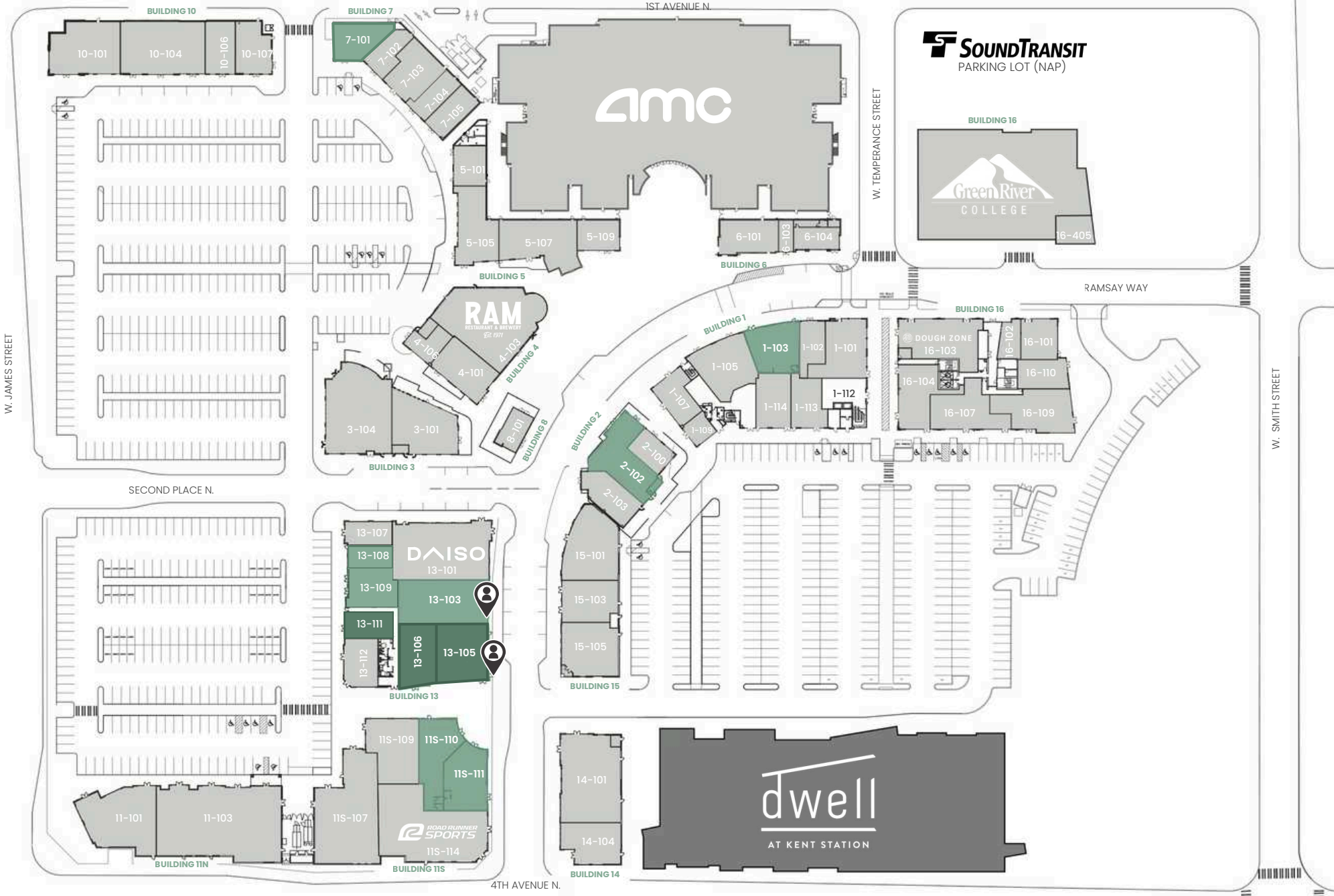
5 MILES






1 MILE 3 MILES 5 MILES

POPULATION	14,101	100,347	264,019
HOUSEHOLDS	6,094	36,372	95,285
AVERAGE HH INCOME	\$101,483	\$123,323	\$128,972
DAYTIME POPULATION	15,112	85,192	207,847

DATA COLLECTED VIA SITES USA



Kent Station offers a variety of national and local restaurants and retailers such as Chipotle, Daiso, and T-Mobile. Anchored by a 14-screen AMC theater and the area's best restaurants, Kent Station is strategically and conveniently located directly adjacent to Sound Transit's Kent Station and ShoWare Center.

-  RETAIL SPACE AVAILABLE
-  PENDING LEASE TRANSACTION
-  VIRTUAL TOUR



AVAILABLE

- 1-103 2,500 SF
- 2-102 3,210 SF
- 7-101 1,800 SF
- 11S-110 2,900 SF
- 11S-111 2,872 SF
- 13-103 4,180 SF
- 13-105 PENDING
- 13-106 PENDING
- 13-108 1,098 SF
- 13-109 2,000 SF
- 13-111 PENDING

BUILDING ONE

- 101 Honest Nails
- 102 Buds & Blooms
- 103 2,500 SF AVAILABLE**
- 105 Mod Pizza
- 107 Just Poke
- 109 Games Workshop
- 112 GRC Lobby
- 113 KS Chiro & Massage
- 114 KS Family Dental Care

BUILDING TWO

- 100 Hatstop
- 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 Station

BUILDING FIVE

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

BUILDING SIX

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

BUILDING SEVEN

- 101 1,800 SF AVAILABLE**
- 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 T-Mobile Experience
- 109 Gentle Dental
- 110 2,900 SF AVAILABLE**
- 111 2,872 SF AVAILABLE**
- 114 Road Runner Sports

BUILDING THIRTEEN

- 101 Daiso
- 103 4,180 SF AVAILABLE**
- 105 PENDING**
- 106 PENDING**
- 107 **See's Candies**
- 108 1,098 SF AVAILABLE**
- 109 2,000 SF AVAILABLE**
- 111 PENDING**
- 112 **Verizon**

BUILDING FOURTEEN

- 101 Ann Taylor Loft
- 104 School of Rock

BUILDING FIFTEEN

- 101 Chico's
- 103 Movement Mortgage**
- 105 J. Jill**

BUILDING SIXTEEN

- 101 Wingstop
- 102 Ding Tea
- 103 Dough Zone Dumpling House
- 104 Indigo Multicare
- 107 Proliance Retina
- 109 BECU
- 110 Red's Wine Bar
- 200 Green River College
- 300 Green River College
- 401 Social Security Admin
- 405 AARP

KS AVAILABILITY BUILDING ONE

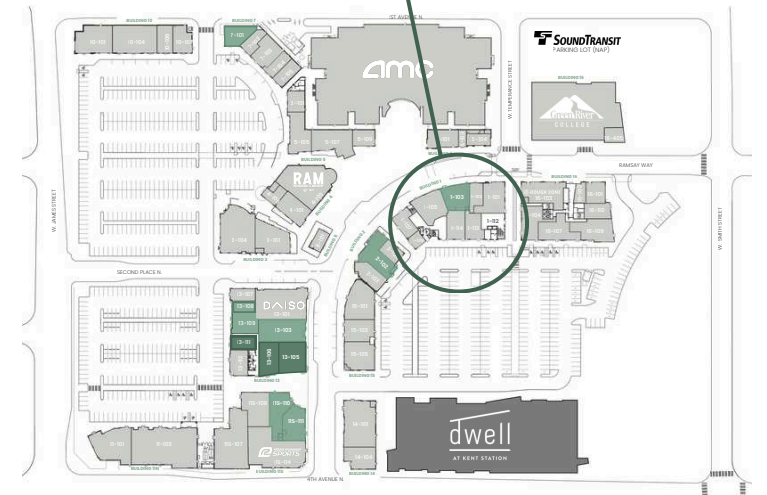
Located in the vibrant restaurant and entertainment hub of the center. In a central location along Ramsay Way with a high visibility storefront. Directly across from AMC Theatres, RAM, Agave Cocina, and more.

Cotenants include Honest Nails, Mod Pizza, Just Poke, & more.

AVAILABLE

SUITE 103 2,500 SF

SUITE 103 (ZUMIEZ) & MOD PIZZA IN BUILDING ONE



KS AVAILABILITY BUILDING TWO

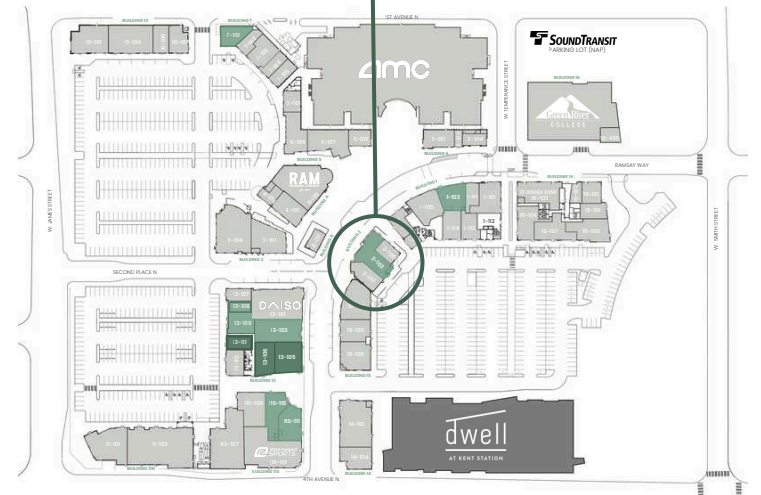
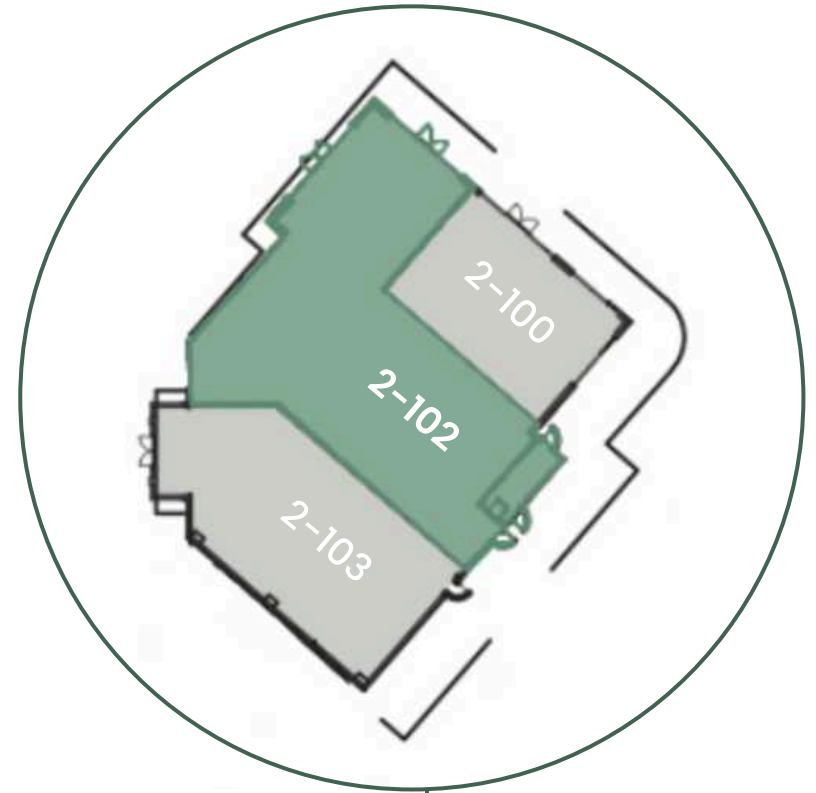
Located in the vibrant restaurant and entertainment hub of the center. In a central location along Ramsay Way with a high visibility storefront. Directly across from AMC Theatres, RAM, Agave Cocina, and more.

Cotenants include Shibu Ramen and Hatstop.

AVAILABLE

SUITE 102 3,210 SF

SUITE 102 IN BUILDING TWO



KS AVAILABILITY BUILDING ELEVEN S

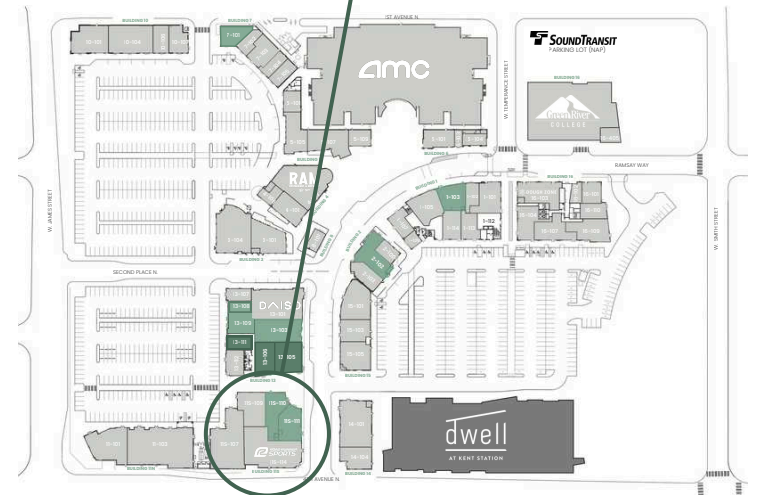
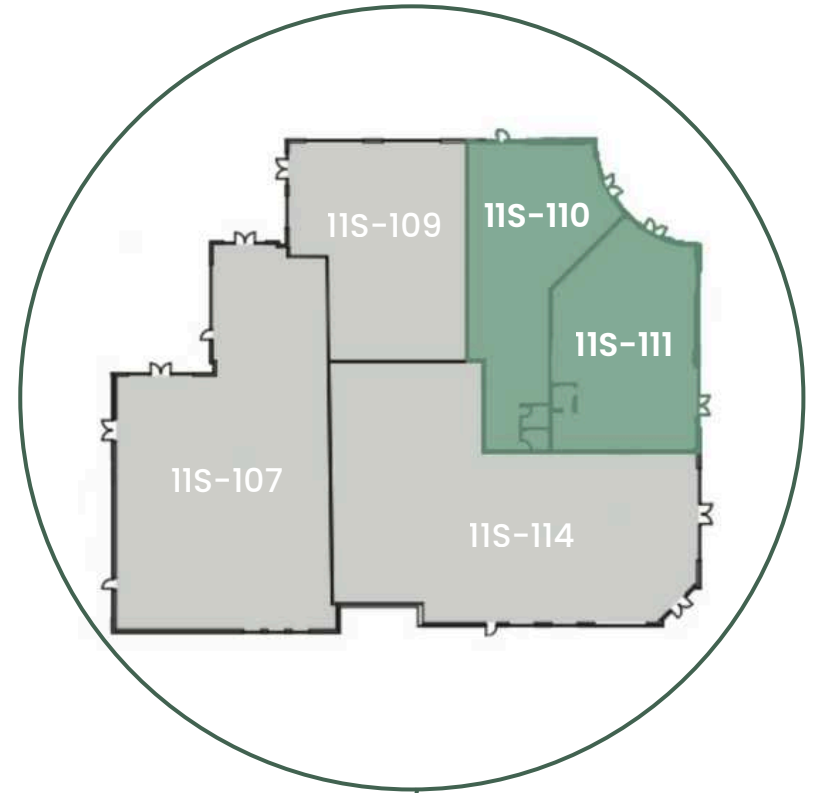
Located at the Gateway to Kent Station main entrance of Ramsay Way with prominent visibility along 4th Avenue N. Primary retail hub location of the center, featuring an inviting atmosphere, serene landscaping, plaza areas, and a variety of offerings.

Cotenants include Gentle Dental, Road Runner Sports, & more.

AVAILABLE

SUITE 110	2,900 SF
SUITE 111	2,872 SF

SUITE 110 & SUITE 111 IN BUILDING ELEVEN-S



KS AVAILABILITY BUILDING THIRTEEN

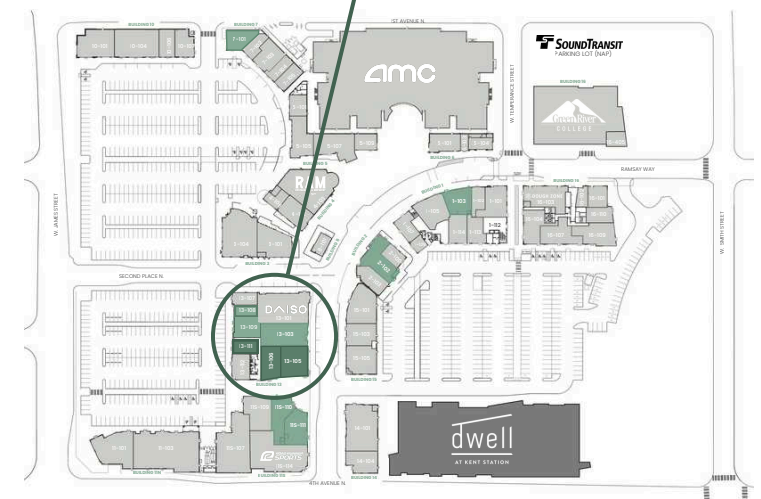
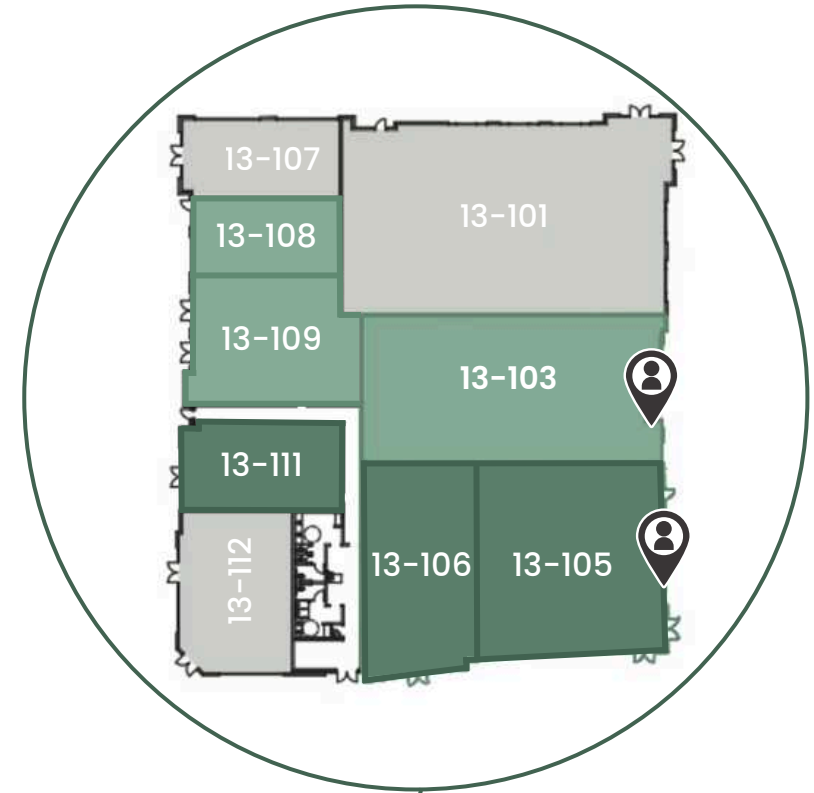
Located at the Gateway to Kent Station main entrance of Ramsay Way with prominent visibility along 4th Avenue N. Primary retail hub location of the center, featuring an inviting atmosphere, serene landscaping, plaza areas, and a variety of offerings.

Cotenants include Verizon, Daiso, and more.

AVAILABLE

SUITE 103	4,180 SF
SUITE 105	PENDING
SUITE 106	PENDING
SUITE 108	1,098 SF
SUITE 109	2,000 SF
SUITE 111	PENDING

SUITE 105 IN BUILDING THIRTEEN



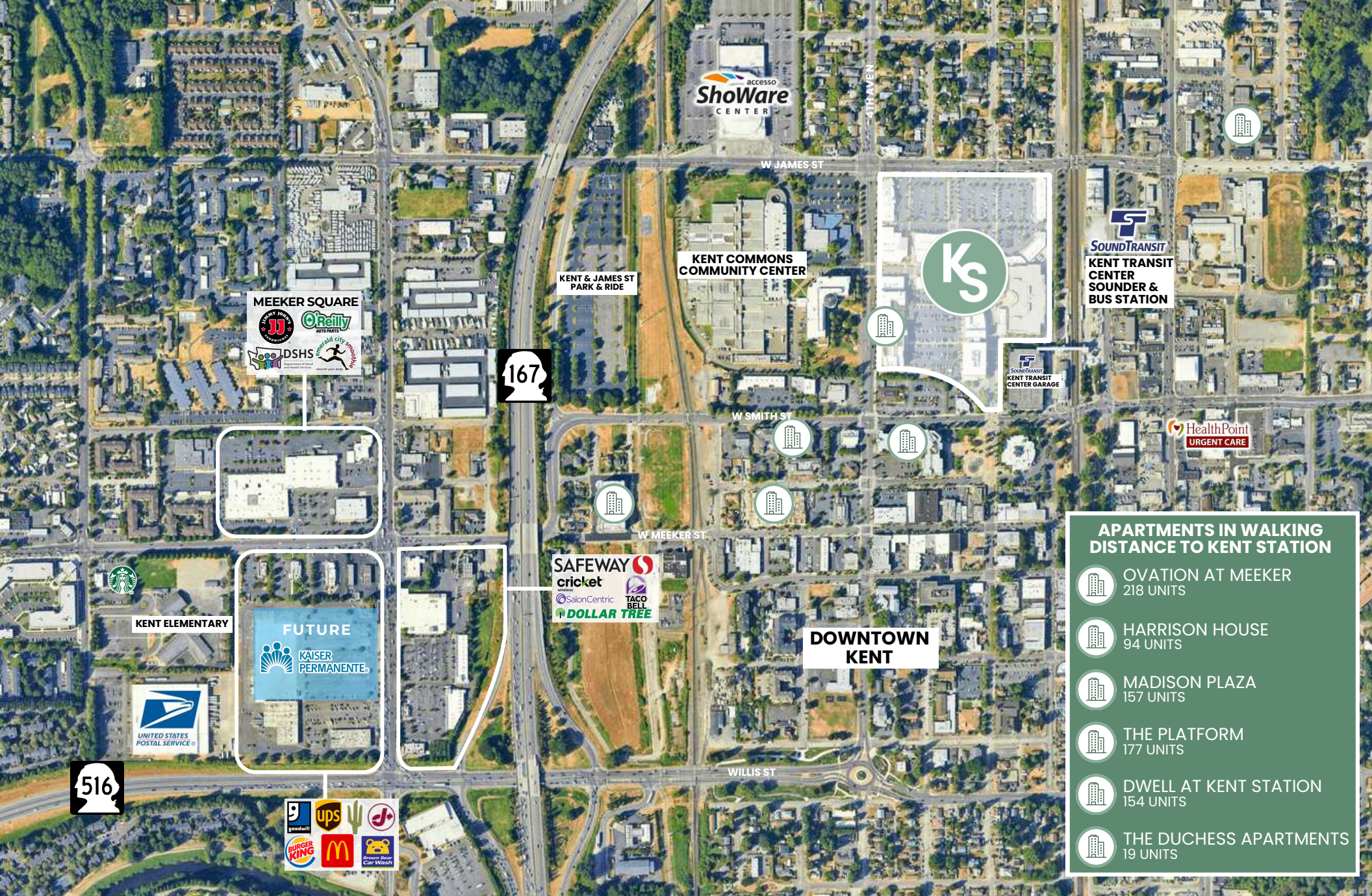
KS SURROUNDING AREA

TRAFFIC COUNTS







516 24,954 VPD

167 122,617 VPD

RAMSAY WAY 3,328 VPD
 W SMITH ST 17,156 VPD
 W JAMES ST 18,974 VPD
 4TH AVE N 13,643 VPD



APARTMENTS IN WALKING DISTANCE TO KENT STATION

-  OVATION AT MEEKER
218 UNITS
-  HARRISON HOUSE
94 UNITS
-  MADISON PLAZA
157 UNITS
-  THE PLATFORM
177 UNITS
-  DWELL AT KENT STATION
154 UNITS
-  THE DUCHESS APARTMENTS
19 UNITS



MARKET OVERVIEW



SEA Seattle-Tacoma International Airport

40,000+ EMPLOYEES IN KENT INDUSTRIAL AREA

H.M. JOEY RESTAURANTS
UNIQLO **Jollibee** **NORDSTROM**
DAISO **Firestone** **JCPenney**
PRO IMAGE **Firestone**

Target **HOBBY** **Value Village** **BEST BUY**
Michael's **PET** **SMART** **ULTA**
BARNES & NOBLE **BOOKS** **Total Wine** **DICK'S**
OLD NAVY **DOLLAR TREE** **BevMo!**

Lowes **REI**
Bowlero **LAIFITNESS** **POSTAL**

Fred Meyer
Walmart **DOLLAR TREE** **DUTCH BROS**

DISCOUNT TIRE
UWAJIMAYA

Westfield

BUFFALO WILD WINGS

Costco

IKEA

HARBOR FREIGHT
STARBUCKS **RANCH MARKET**

Lowes



GROCERY OUTLET
AutoZone

Value Village
IHOP

Fred Meyer
MUD BAY

SAFeway **UPS** **7-Eleven**
Target **DOLLAR TREE** **Jackman**

KENT STATION



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SHOPPING CENTER



DEVELOPED & MANAGED BY



CONTACT FOR RATES & INFORMATION

ADAM GREENBERG
SENIOR VICE PRESIDENT | PARTNER
ADAM@PAADVISORS.COM
425.503.1339

TYSON CLARKE
SENIOR VICE PRESIDENT | PARTNER
TYSON@PAADVISORS.COM
360.319.4855

JOHN VIACAVA
VICE PRESIDENT
JOHN@PAADVISORS.COM
206.849.4403



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