

FOR LEASE

FORMER UMPQUA BANK WITH DRIVE-THRU

20038 68TH AVE, KENT, WA 98032

20038

R I S E N
CHURCH

BEAVER
BANK

Alpha

INSURANCE

BUSINESS AUTO HOME LIFE

KIDDER.COM

km Kidder Mathews



Latitude Center

An ideal location for commercial real estate, situated in the heart of the Kent Valley—one of the most active industrial and distribution hubs in the Pacific Northwest. The property benefits from excellent access to major transportation routes, including I-5, SR-167, and Sea-Tac International Airport, making logistics and regional connectivity a key strength.

Located near significant employment centers, including an Amazon fulfillment center, Boeing, and Blue Origin

Naming rights for center available

Top panel of pylon sign available

Quick access to I-5 and SR-167

87 parking stalls (5.91/1,000 SF)

30,000 CPD on 68th Avenue South

High daytime population

Drive-thru

4,025 SF
AVAILABLE

CALL
FOR DETAILS

\$12.50
PSF, NNN



SUBJECT
PROPERTY*

*Not to scale

LATITUDE CENTER





DEMOGRAPHICS

POPULATION

	5 Minutes	10 Minutes	15 Minutes
2010 CENSUS	1,760	52,653	199,991
2020 CENSUS	2,164	62,589	228,396
2025 ESTIMATED	2,528	66,423	232,091
2030 PROJECTED	2,456	66,264	228,027

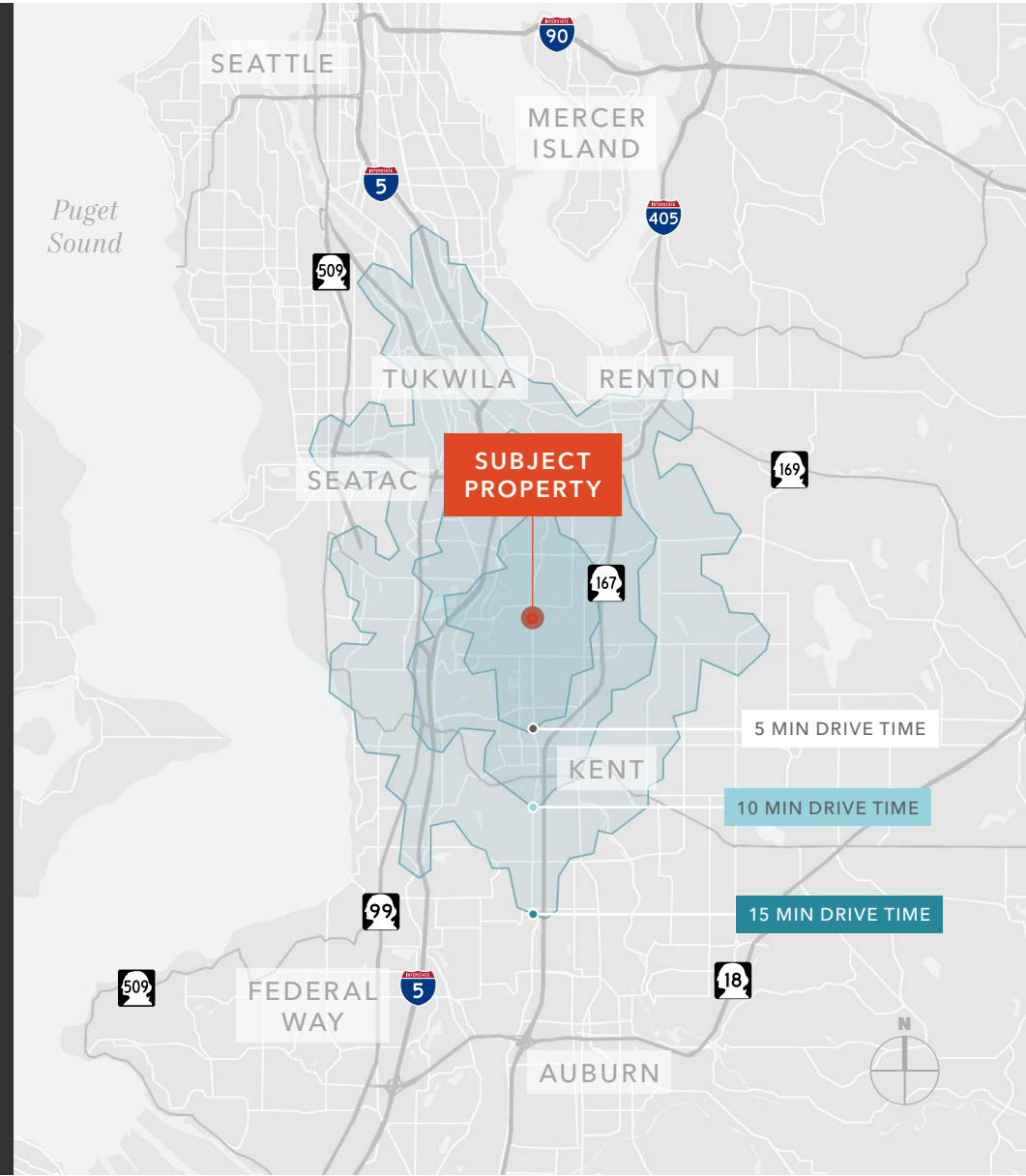
MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	36.8	35.0	35.6
% FEMALE	49.3%	48.8%	48.9%
% MALE	50.7%	51.2%	51.1%

HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	\$97,065	\$90,545	\$92,571
2030 MEDIAN PROJECTED	\$96,572	\$90,599	\$92,744
2025 AVERAGE	\$122,337	\$121,548	\$118,952
2030 AVERAGE PROJECTED	\$120,774	\$120,505	\$118,131

Data Source: ©2025, Sites USA



LATITUDE CENTER

 **43,339+ VEHICLES**
Average Daily Traffic

SUBJECT PROPERTY

 **116,143+ VEHICLES**
Average Daily Traffic

BLUE ORIGIN
Employees: ±1,500

 **30,409+ VEHICLES**
Average Daily Traffic

AMAZON
EMPLOYEES: ±700

MULTI-FAMILY
UNITS: 617+

RIVERVIEW
HOMES: 726+

THE LAKES
HOMES: 2,193+

 **215,973+ VEHICLES**
Average Daily Traffic

AVAILABLE FOR LEASE

KIDDER MATHEWS





Exclusively listed by

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