

FOR LEASE

17307 SE 272nd Street
Covington, WA 98042

PAD OPPORTUNITY!

17307
AVAILABLE

BIG 5 SPORTING
GOODS

Serve Big.
Save Lots.
BIG LOTS!



COVINGTON CENTER

Jacob Fors | Josh Parnell

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

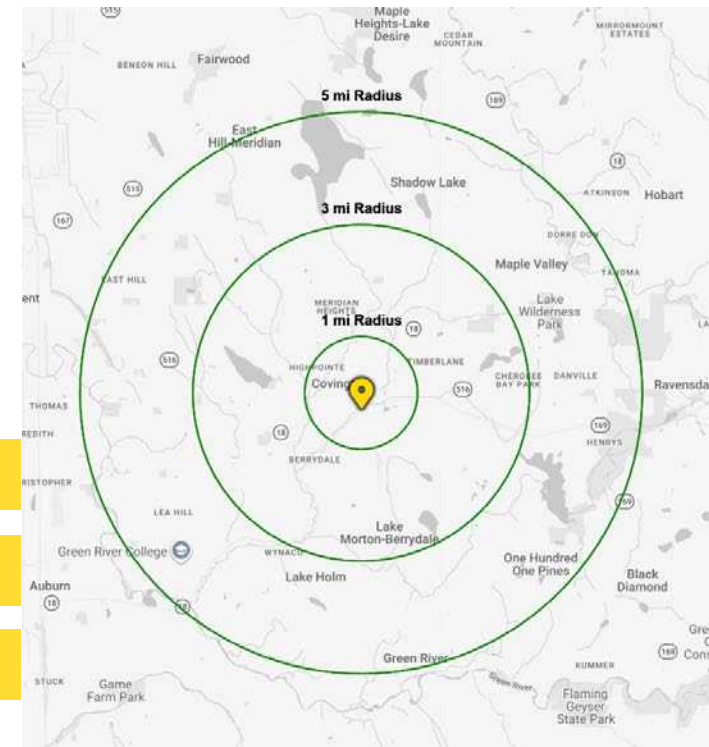
FOR LEASE - CALL FOR DETAILS

- » SUITE 112 | 28,935 SF | CALL FOR DETAILS
- » SUITE 114A | 2,126 SF | \$30.00 + NNN
- » PAD OPPORTUNITY | 9,000 SF

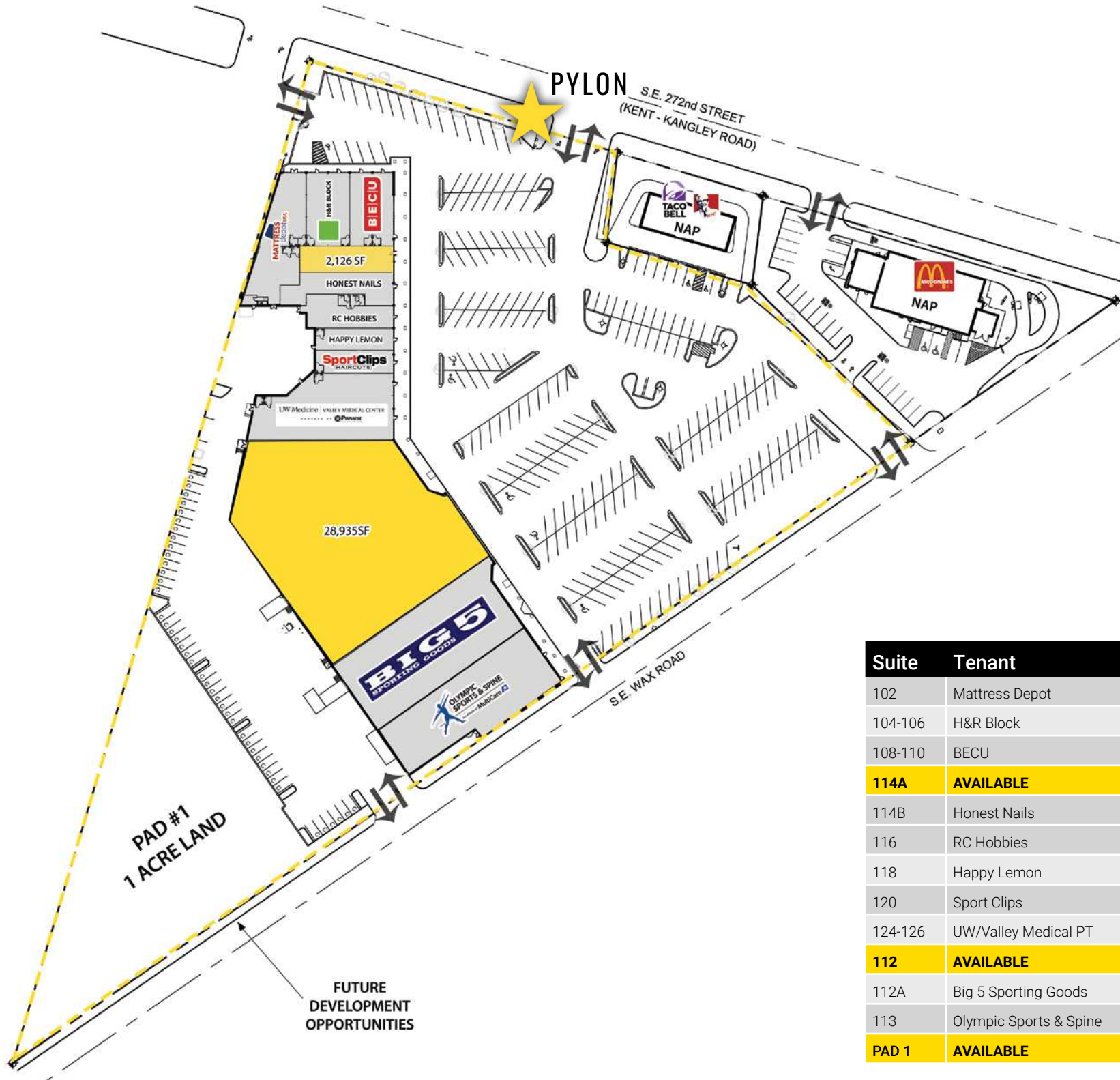
- 60,000 cars per day on corner of 272nd Street and Wax Road
- Covington is a high growth market with high-end average incomes
- Ample parking
- BECU & Olympic Sports & Spine

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	8,827	\$153,892	5,678
Mile 3	56,569	\$172,061	24,673
Mile 5	158,310	\$162,617	68,911

TENANTS



SITE PLAN



Suite	Tenant	SF
102	Mattress Depot	3,321
104-106	H&R Block	2,565
108-110	BECU	2,604
114A	AVAILABLE	2,126
114B	Honest Nails	2,363
116	RC Hobbies	2,149
118	Happy Lemon	1,424
120	Sport Clips	1,429
124-126	UW/Valley Medical PT	6,800
112	AVAILABLE	28,935
112A	Big 5 Sporting Goods	11,466
113	Olympic Sports & Spine	8,725
PAD 1	AVAILABLE	9,000

LOCATION DETAILS



Located adjacent to
LA Fitness & Chick-fil-A



Located in the
Covington Retail Core



30,800 CPD
SE 272nd Street



Great access to
and from HWY 18

LOCATION DETAILS



15 MINUTES TO KENT

13 MINUTES TO MAPLE VALLEY

LAKE POINTE TOWN CENTER

FUTURE ROAD CONNECTION

74,762 CPD - HWY 18



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

PROPOSED 60 SINGLE FAMILY HOMES

PROPOSED 19 SINGLE FAMILY HOMES

30,000 CPD

47,000 CPD

600+ MULTI-FAMILY UNITS

PROPOSED INDUSTRIAL & COMMERCIAL DEVELOPMENT

Marshalls
HomeGoods
ULTA
FIVE BE'W

petco
covington
indigo
at&t

planet fitness
Applebees

COLD STONE
jamba

Walgreens
STARBUCKS

Walmart
MultiCare

KOHL'S

50 BED HOSPITAL

THE HOME DEPOT

Fred Meyer
COSTCO

LA FITNESS

KFC
McDonald's

Red Robin
IHOP

BANK OF AMERICA
STARBUCKS

SAFeway
DOLLAR TREE
In the box

Michaels
CHIPOTLE
Autosano

CHASE
MUD BAY
crumbl cookies



LOCATION DETAILS



MultiCare

ADDED 74,000 SF & 58 BED HOSPITAL



SE 272ND ST - 30,800 CPD

12,000 CPD

12,500 CPD

WAX ROAD

PYLON SIGN

LOADING DOCK



PAD #1
9,000 SF
1 ACRE - LAND

PAD OPPORTUNITIES

Anchor approved building pad of 9,000 SF (Pad #1).

Excellent locations on Wax Road, which is slated for expansion and connection to the new Town Center entrance.

Wax Road is on the City of Covington's six-year improvement plan to be widened and improved on east side of road.

No off-sites required.

Town Center Zoning encourages density, medical and other commercial uses.

Build-to-suit or ground lease available.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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