



KENT STATION SHOPPING CENTER

417 RAMSAY WAY N | KENT, WA 98032



KENT STATION

RAM
RESTAURANT & BREWERY

RAM
RESTAURANT & BREWERY

Duke's
ESPRESSO & MOCHA CAFE

DEVELOPED & MANAGED BY



TARRAGON



TARRAGON
PROPERTY SERVICES

REPRESENTED BY



PACIFIC ASSET
ADVISORS, INC.



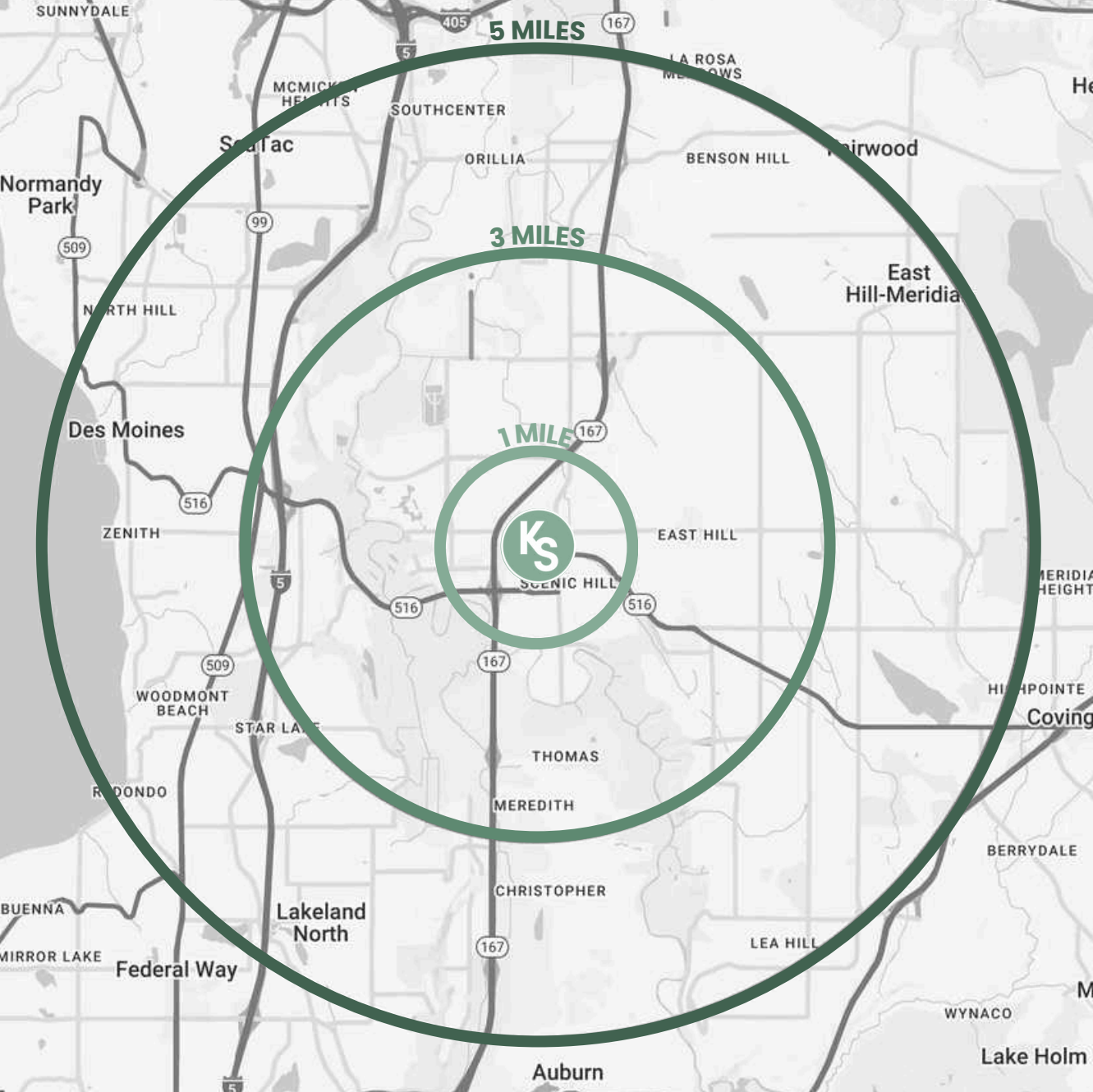
KENT STATION SHOPPING CENTER

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.

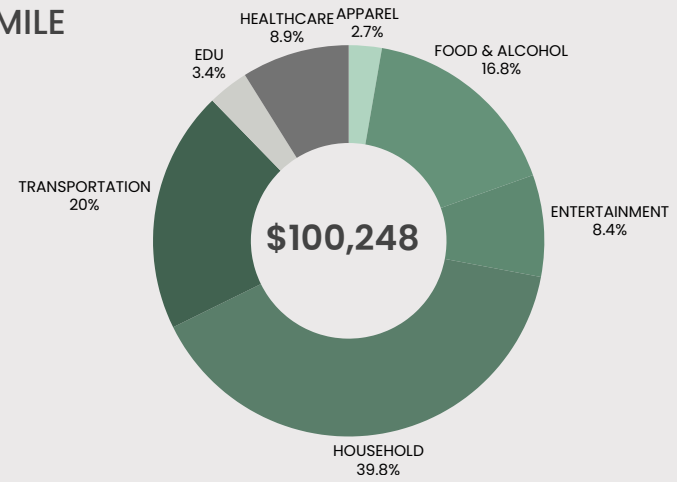
Located in the core of downtown Kent, Kent Station is home to over 60 tenants and holds multiple community events each year, drawing 3.3 million visits annually.



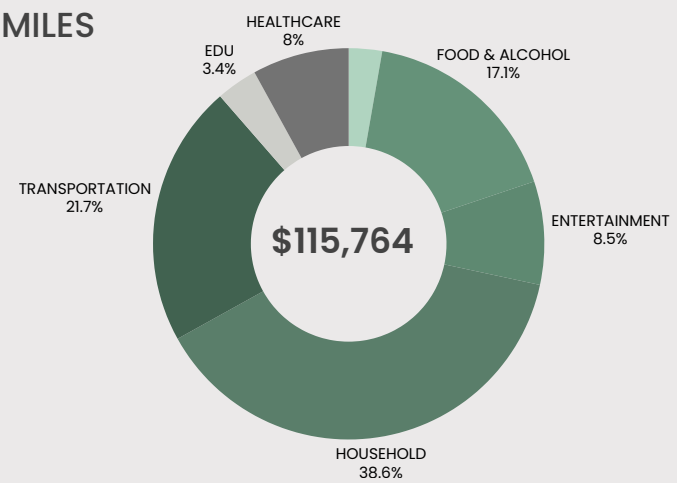


ANNUAL CONSUMER SPENDING

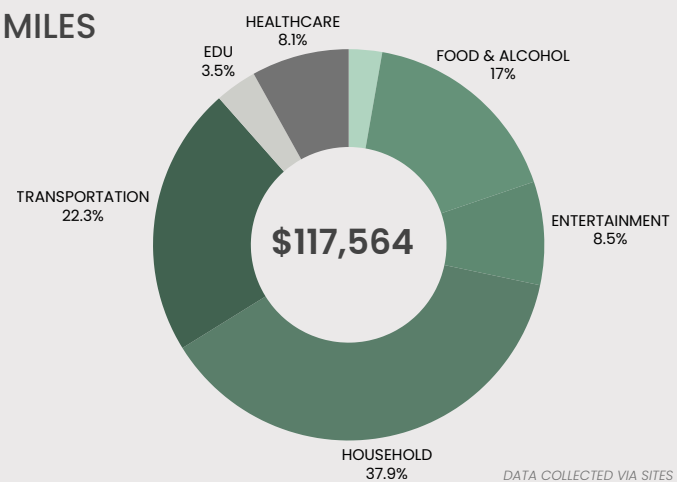
1 MILE



3 MILES

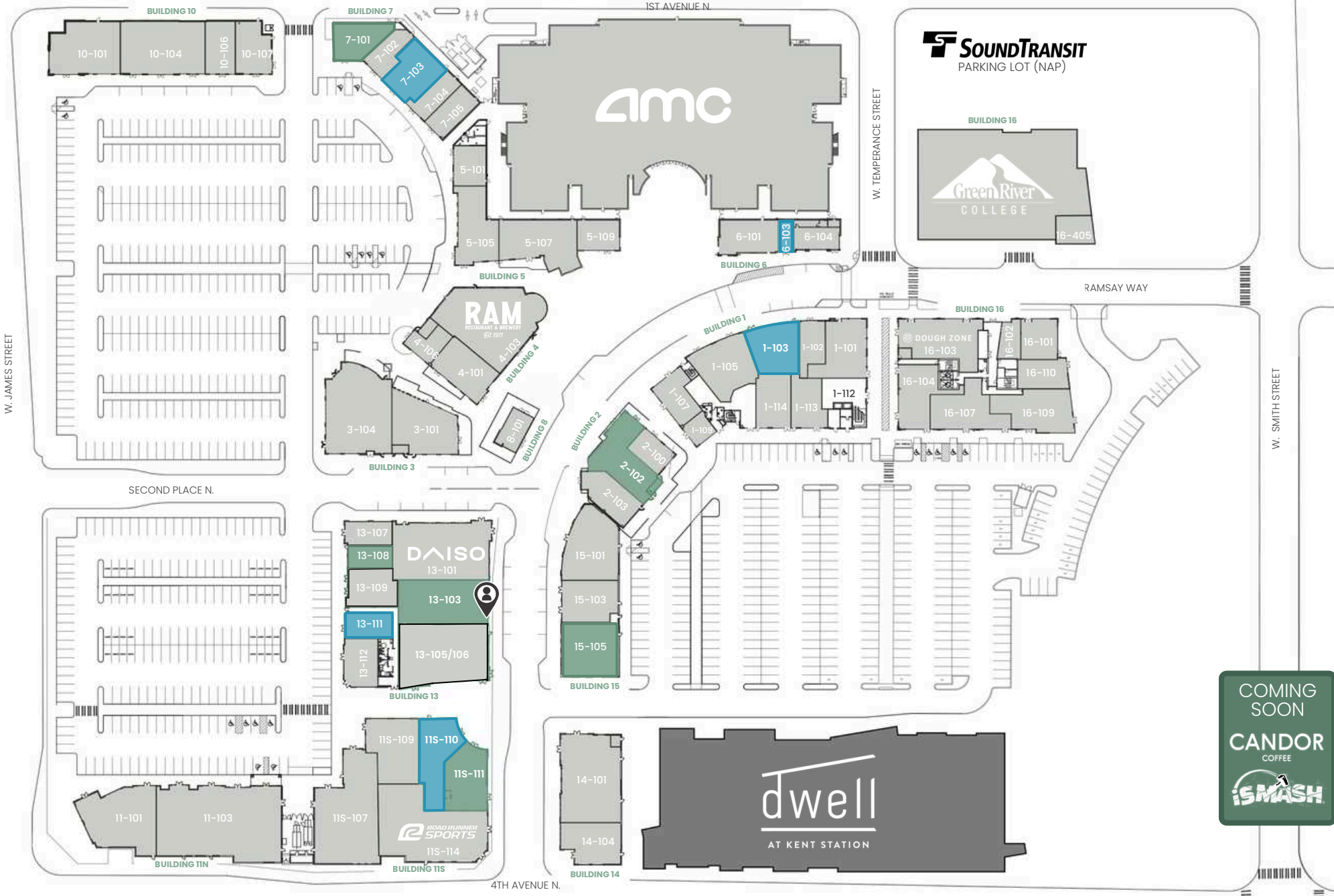


5 MILES






	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

COMING SOON
CANDOR
 COFFEE




AVAILABLE

- 2-102 3,210 SF
- 7-101 1,800 SF
- 11S-111 2,872 SF
- 13-103 4,180 SF
- 15-105 3,308 SF

BUILDING ONE

- 101 Honest Nails
- 102 Buds & Blooms
- 103 PENDING
- 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 PENDING
- 104 Gamestop

BUILDING SEVEN

- 101 **1,800 SF AVAILABLE**
- 102 Peridot
- 103 PENDING
- 104 Spring Kitchen
- 105 Armed Forces Recruiting

BUILDING EIGHT

- 101 Candor Coffee
COMING SOON

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 PENDING
- 111 **2,872 SF AVAILABLE**
- 114 Road Runner Sports

BUILDING THIRTEEN

- 101 Daiso
- 103 **4,180 SF AVAILABLE**
- 105/106 iSmash COMING SOON
- 107 See's Candies
- 108 **1,098 SF AVAILABLE**
- 109 T-Mobile
- 111 PENDING
- 112 Verizon

BUILDING FOURTEEN

- 101 Ann Taylor Loft
- 104 School of Rock

BUILDING FIFTEEN

- 101 Chico's
- 103 Movement Mortgage
- 105 **3,308 SF AVAILABLE**

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



AVAILABILITY - PENDING

BUILDING ONE

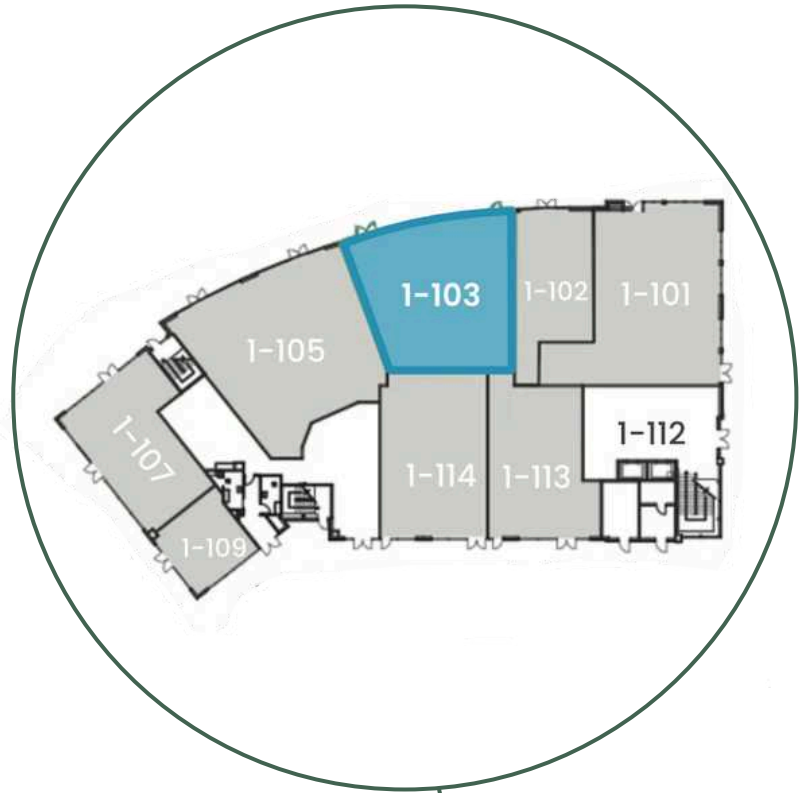
Located in the vibrant restaurant and entertainment hub of the center. In a central location along Ramsay Way with a high visibility storefront. Directly across from AMC Theatres, RAM, Agave Cocina, and more.

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

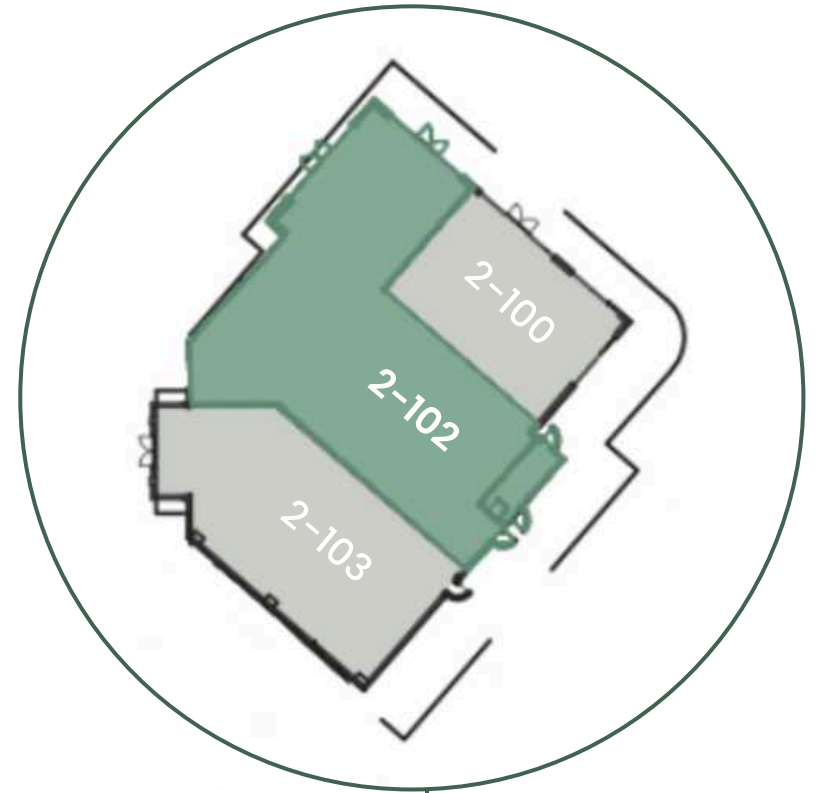
Located in the vibrant restaurant and entertainment hub of the center. In a central location along Ramsay Way with a high visibility storefront. Directly across from AMC Theatres, RAM, Agave Cocina, and more.

Cotenants include Shibu Ramen and Hatstop.

AVAILABLE

SUITE 102 3,210 SF

SUITE 102 IN BUILDING TWO



KS AVAILABILITY

BUILDING ELEVEN S

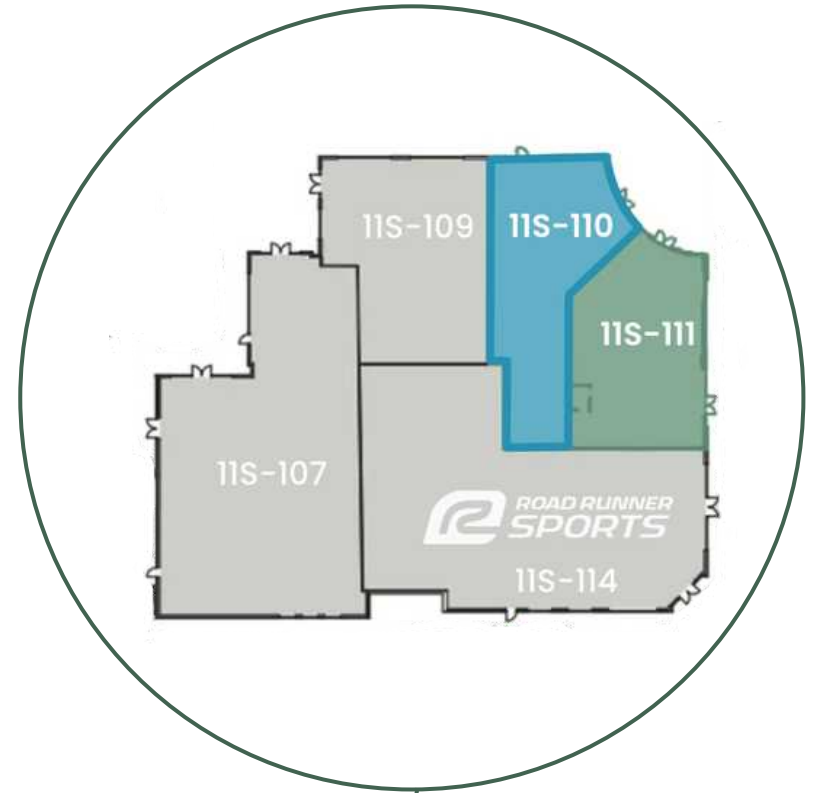
Located at the Gateway to Kent Station main entrance of Ramsay Way with prominent visibility along 4th Avenue N. Primary retail hub location of the center, featuring an inviting atmosphere, serene landscaping, plaza areas, and a variety of offerings.

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

AVAILABLE

SUITE 110	PENDING
SUITE 111	2,872 SF

SUITE 110 & SUITE 111 IN BUILDING ELEVEN-S



KS AVAILABILITY BUILDING THIRTEEN

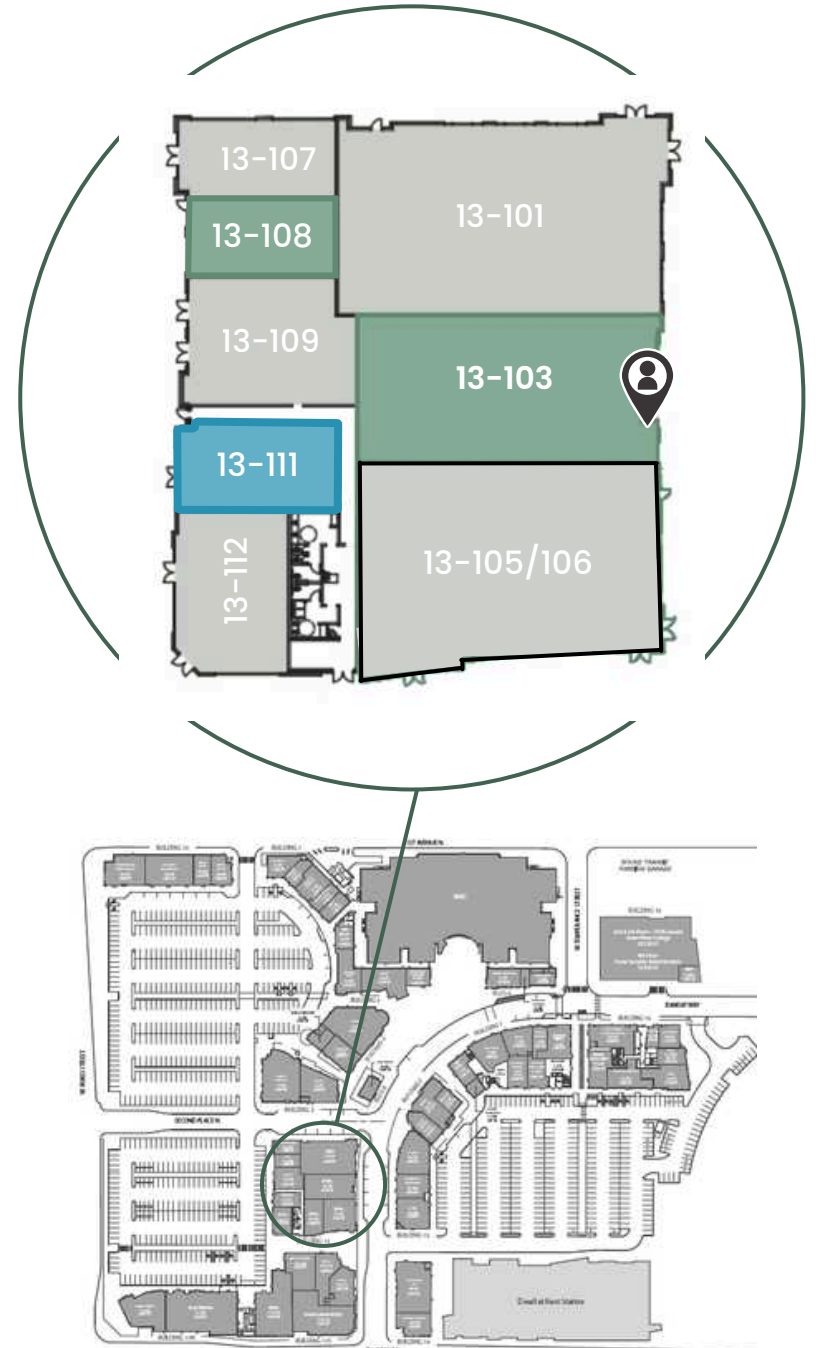
Located at the Gateway to Kent Station main entrance of Ramsay Way with prominent visibility along 4th Avenue N. Primary retail hub location of the center, featuring an inviting atmosphere, serene landscaping, plaza areas, and a variety of offerings.

Cotenants include Verizon, Daiso, and more.

AVAILABLE

SUITE 103	4,180 SF
SUITE 108	1,098 SF
SUITE 111	PENDING

SUITE 112 IN BUILDING THIRTEEN



KS AVAILABILITY

BUILDING FIFTEEN

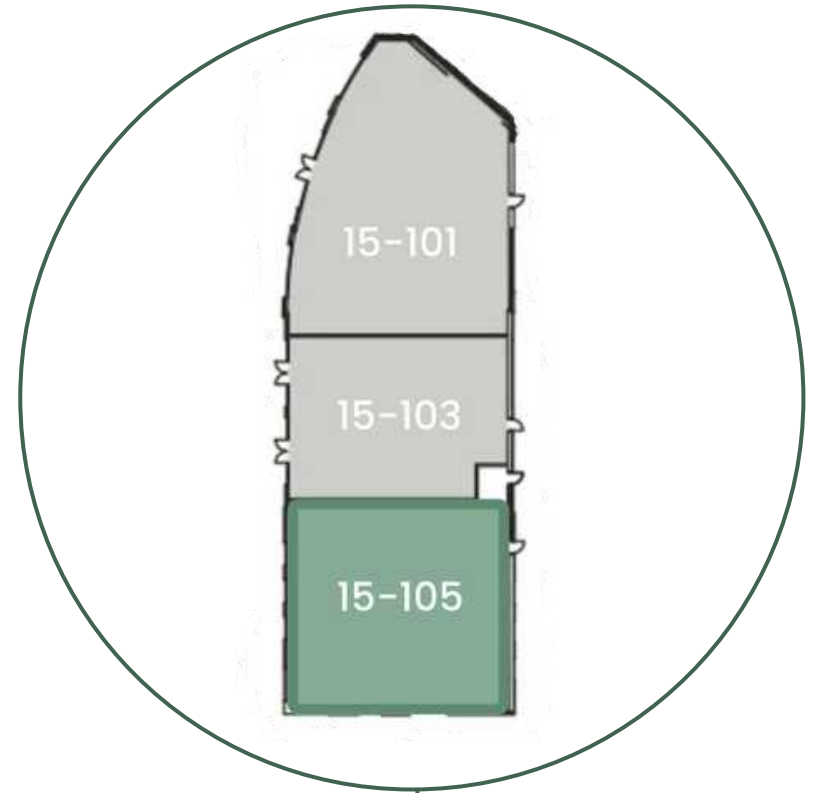
Located near Building 13 and Building 11S at the Gateway to Kent Station main entrance of Ramsay Way with prominent visibility along 4th Avenue N. Primary retail hub location of the center, featuring an inviting atmosphere, serene landscaping, plaza areas, and a variety of offerings.

Cotenants include Movement Mortgage and Chico's.

AVAILABLE

SUITE 105 3,308 SF

SUITE 105 IN BUILDING FIFTEEN



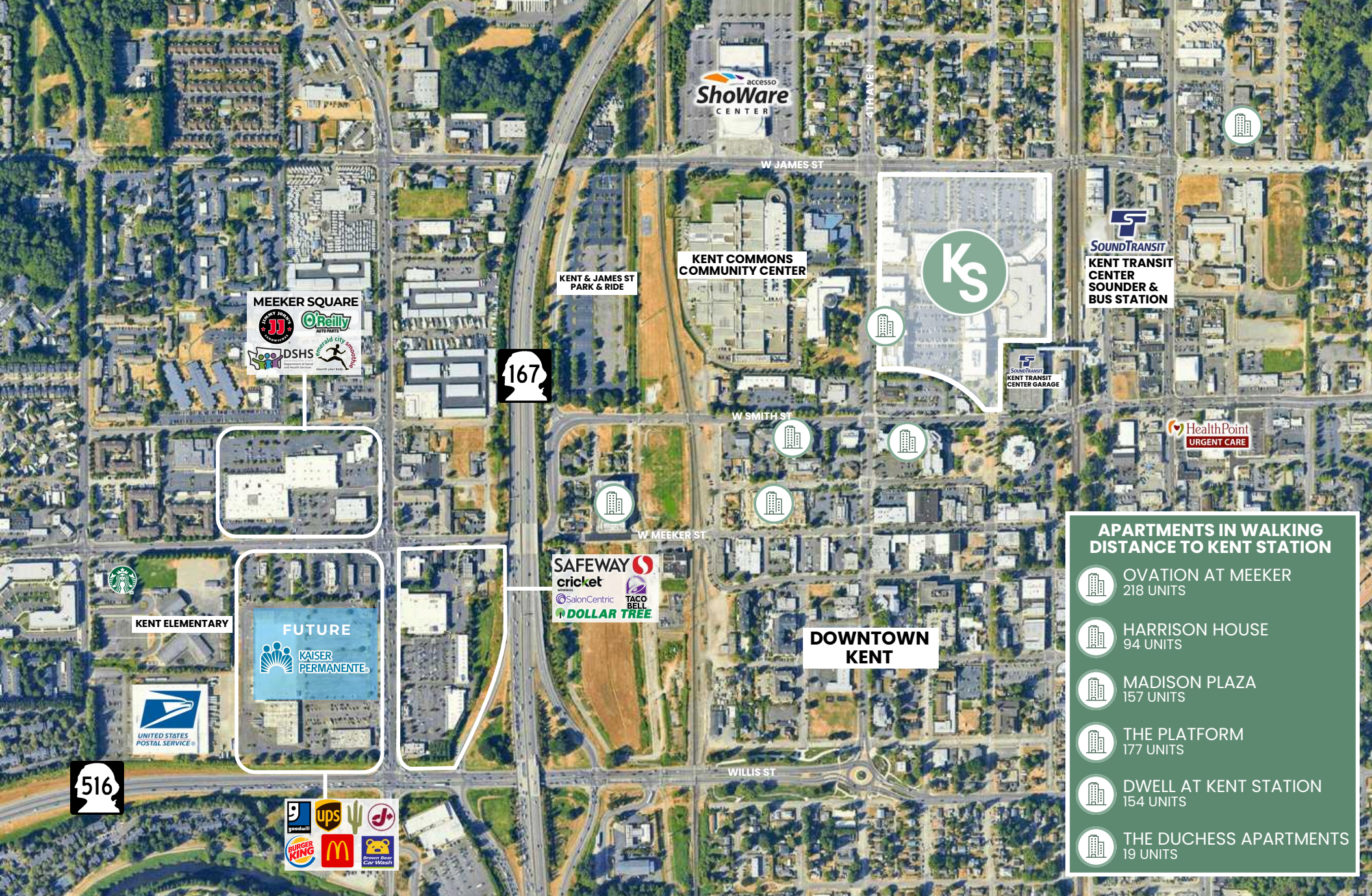
KS SURROUNDING AREA

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
UNI QLO **Jollibee** **NORDSTROM**
DAISO **Firestone** **JCPenney**
PRO IMAGE **Firestone** **Firestone**

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

Lowe's **KREI COOP**
Bowlero **LAIFITNESS** **POSTAL**

Fred Meyer **McLEOD'S** **Chick-fil-A**
Walmart **DOLLAR TREE** **DUTCH BROS**

DISCOUNT TIRE **UWAJIMAYA**
McDonald's **Applebees**

Westfield

BUFFALO WILD WINGS

Costco

IKEA

HARBOR FREIGHT **Starbucks**
WALMART **RANCH MARKET**

Lowe's



McLEOD'S **TACO BELL**
GROCERY OUTLET **AutoZone**

Value Village **ihop** **Planet Fitness**

Fred Meyer **MUDBAY**

UPS **SAFEMWAY** **circuit city** **DOLLAR TREE**
Jackman Hewitt **TACE**

KENT STATION



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SHOPPING CENTER



DEVELOPED & MANAGED BY



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