



# KENT STATION SHOPPING CENTER

417 RAMSAY WAY N | KENT, WA 98032



KENT STATION

RAW  
RESTAURANT & BREWERY

RAW

DEVELOPED & MANAGED BY



TARRAGON



TARRAGON  
PROPERTY SERVICES

REPRESENTED BY



PACIFIC ASSET  
ADVISORS, INC.



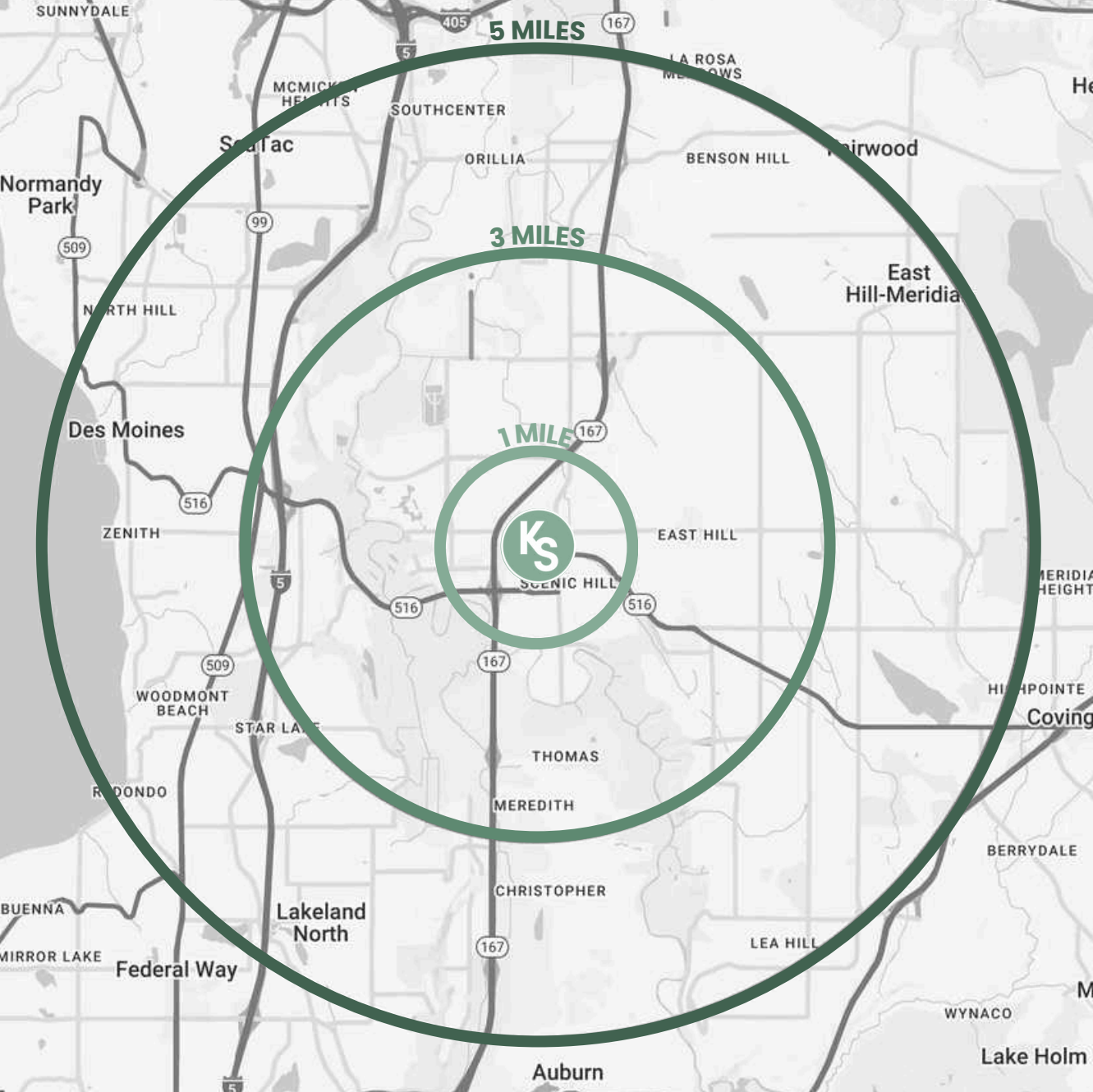
# KENT STATION SHOPPING CENTER

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.

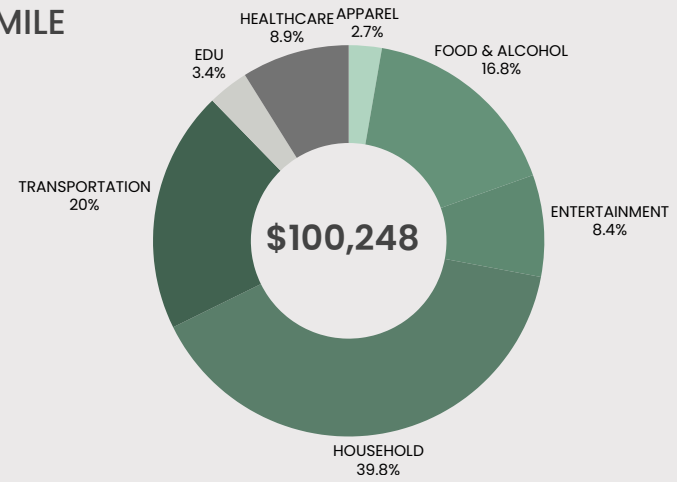
Located in the core of downtown Kent, Kent Station is home to over 60 tenants and holds multiple community events each year, drawing 3.3 million visits annually.



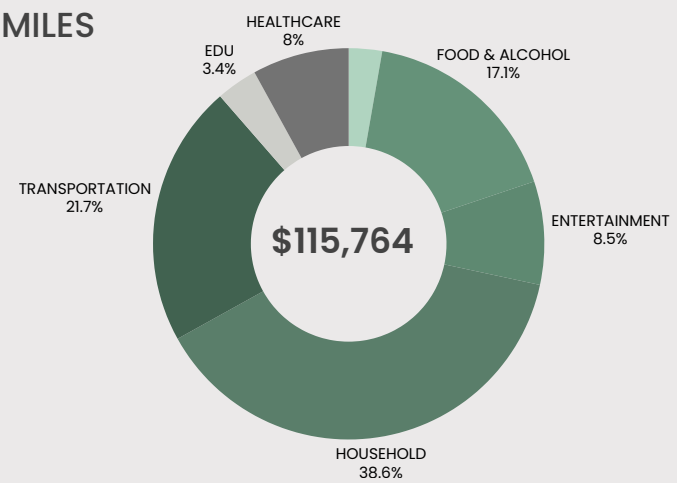


# ANNUAL CONSUMER SPENDING

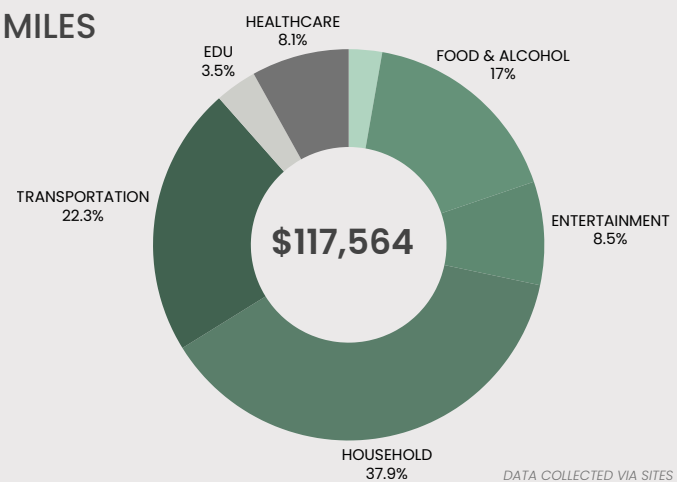
1 MILE



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



**AVAILABLE**

- 2-102 3,210 SF
- 7-103 2,360 SF
- 11S-110 2,900 SF
- 11S-111 2,872 SF
- 13-103 4,180 SF
- 13-108 1,098 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 Legendary Donuts
- 104 PENDING

**BUILDING SEVEN**

- 101 PENDING
- 102 Peridot
- 103 **2,360 SF AVAILABLE**
- 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 **2,900 SF AVAILABLE**
- 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 Jamba Juice
- 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 Lviv Croissants
- 200 Green River College
- 300 Green River College
- 401 Social Security Admin
- 405 AARP



# AVAILABILITY - PENDING

## BUILDING ONE

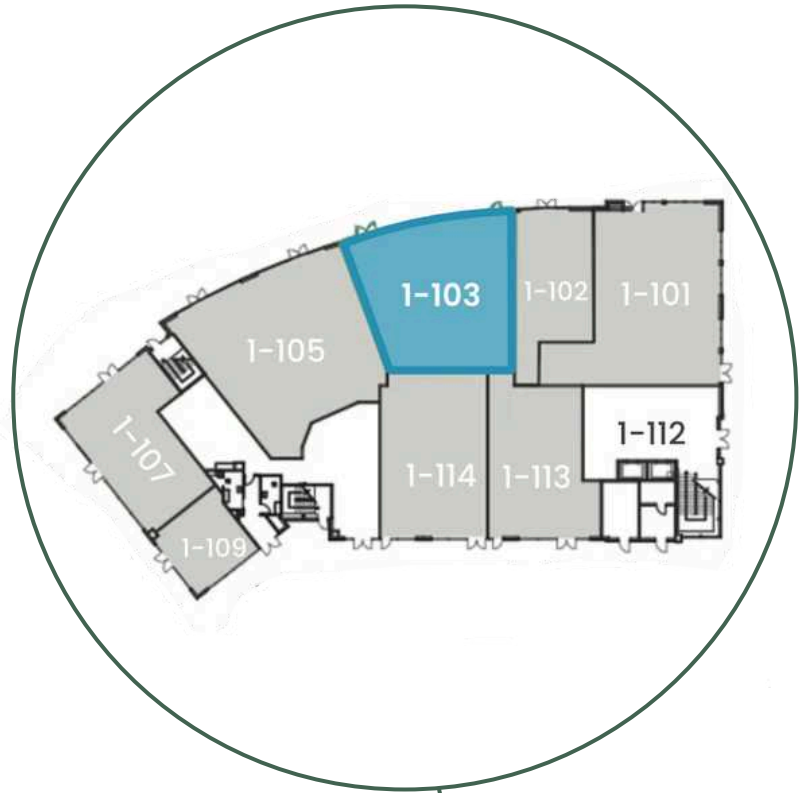
Located in the vibrant restaurant and entertainment hub of the center. In a central location along Ramsay Way with a high visibility storefront. Directly across from AMC Theatres, RAM, Agave Cocina, and more.

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

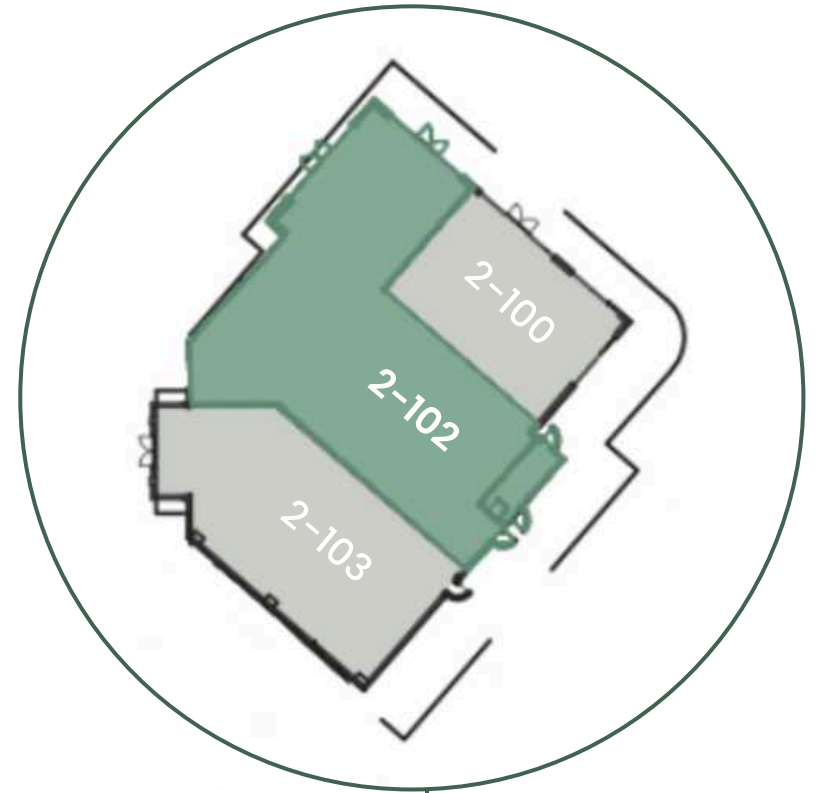
Located in the vibrant restaurant and entertainment hub of the center. In a central location along Ramsay Way with a high visibility storefront. Directly across from AMC Theatres, RAM, Agave Cocina, and more.

Cotenants include Shibu Ramen and Hatstop.

**AVAILABLE**

SUITE 102      3,210 SF

SUITE 102 IN BUILDING TWO



# KS AVAILABILITY

## BUILDING SEVEN

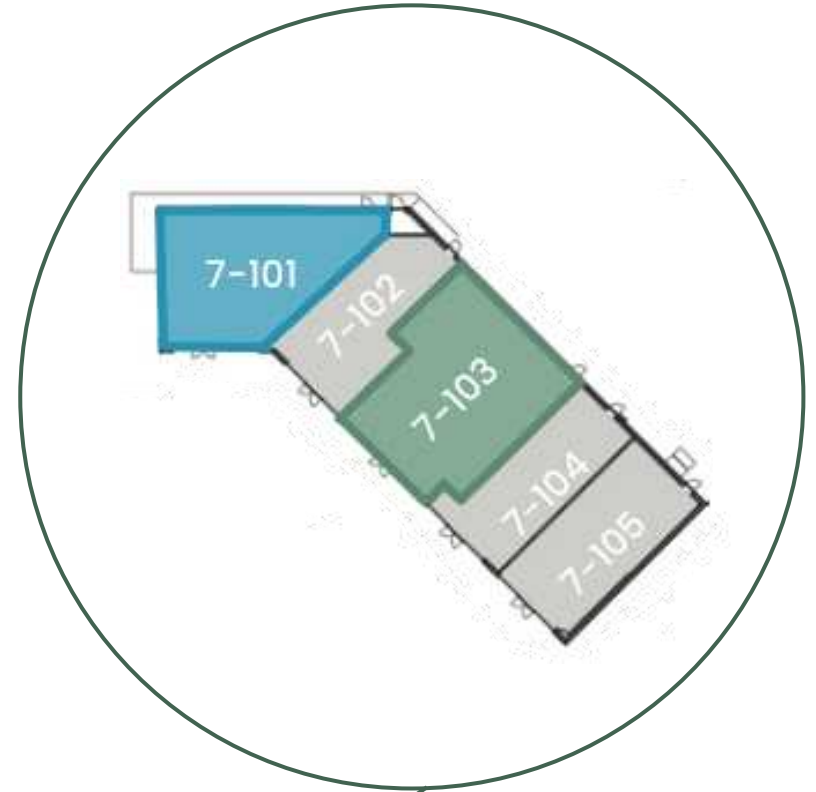
Conveniently located near W. James Street and 1st Ave N, this area provides a convenient mix of financial, home, business, and beauty services designed to meet everyday needs. Ample parking, excellent visibility, and easy access create a seamless experience for customers making quick stops or running multiple errands in one visit.

Cotenants include Spring Kitchen and Armed Forces Recruiting.

### AVAILABLE

|           |          |
|-----------|----------|
| SUITE 101 | PENDING  |
| SUITE 103 | 2,360 SF |

SUITE 102, 103, 104, 105 IN BUILDING SEVEN



# KS AVAILABILITY

## BUILDING ELEVEN S

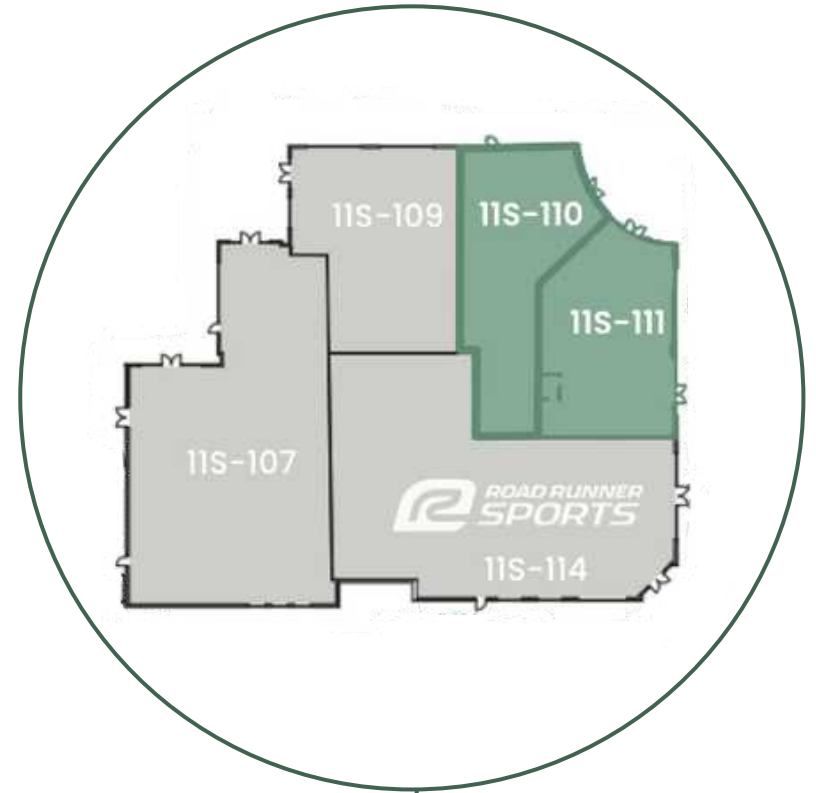
Located at the Gateway to Kent Station main entrance of Ramsay Way with prominent visibility along 4th Avenue N. Primary retail hub location of the center, featuring an inviting atmosphere, serene landscaping, plaza areas, and a variety of offerings.

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

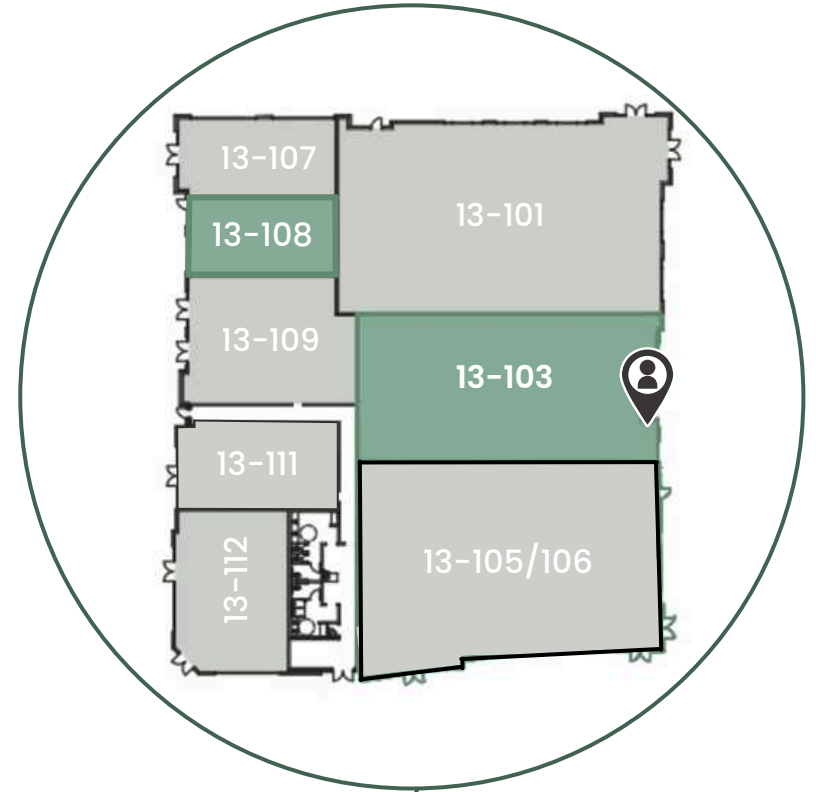
Located at the Gateway to Kent Station main entrance of Ramsay Way with prominent visibility along 4th Avenue N. Primary retail hub location of the center, featuring an inviting atmosphere, serene landscaping, plaza areas, and a variety of offerings.

Cotenants include Verizon, Daiso, and more.

## AVAILABLE

|           |          |
|-----------|----------|
| SUITE 103 | 4,180 SF |
| SUITE 108 | 1,098 SF |

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.

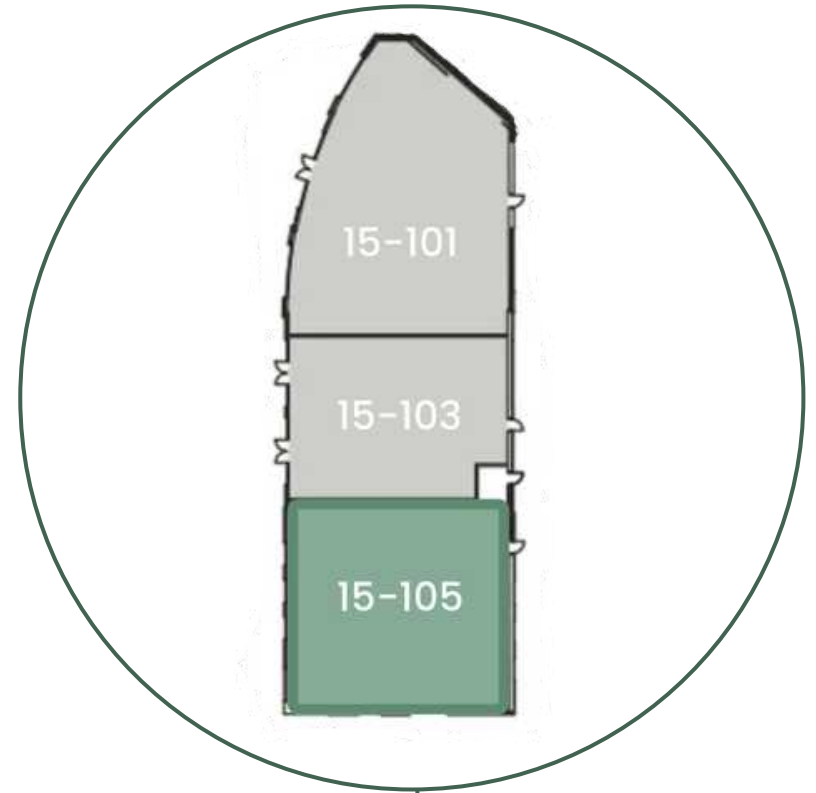
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**AVAILABLE**

SUITE 105      3,308 SF

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SUITE 105 IN BUILDING FIFTEEN



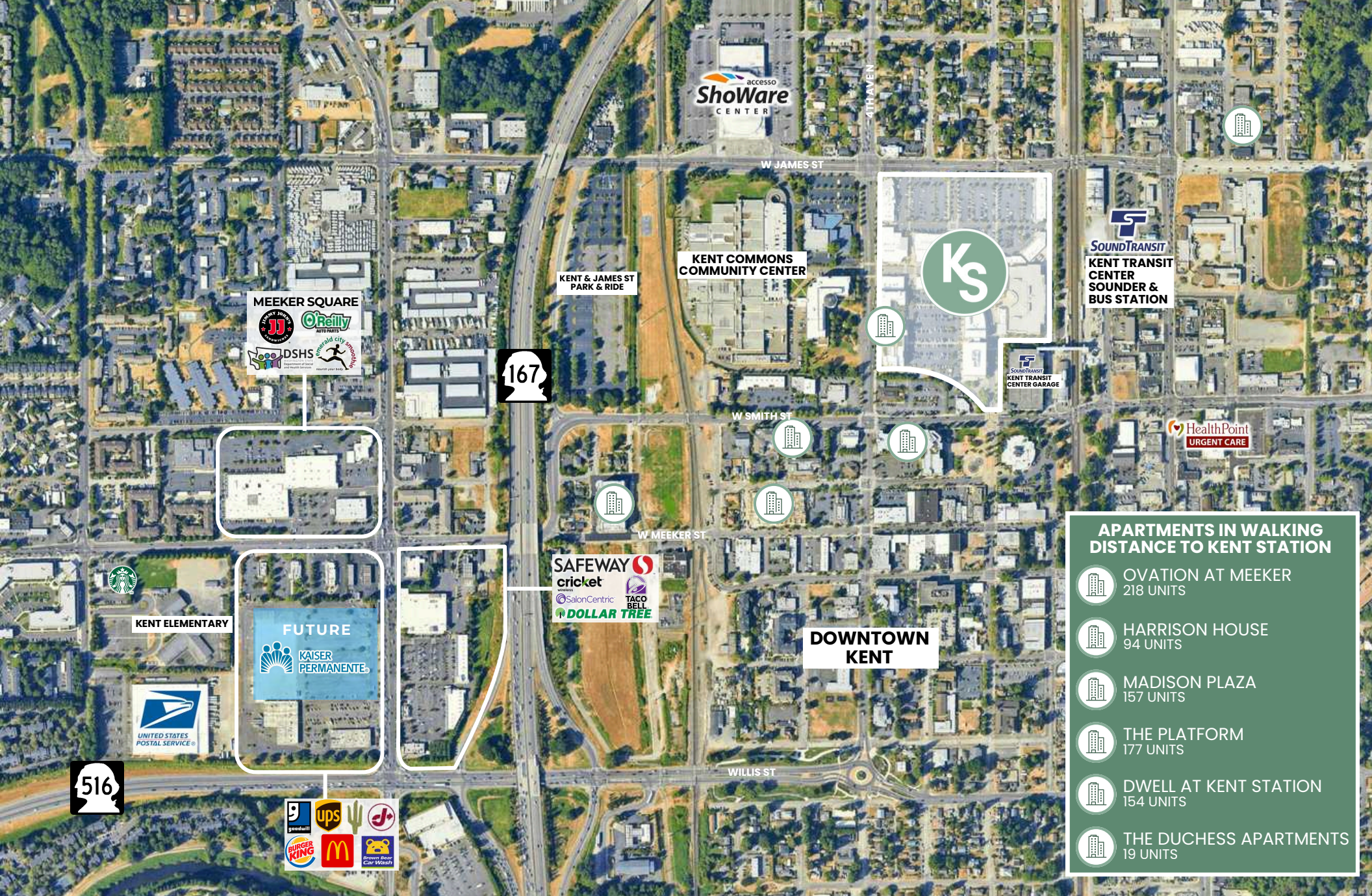
# KS SURROUNDING AREA







## TRAFFIC COUNTS

**516** 24,954 VPD

**167** 122,617 VPD

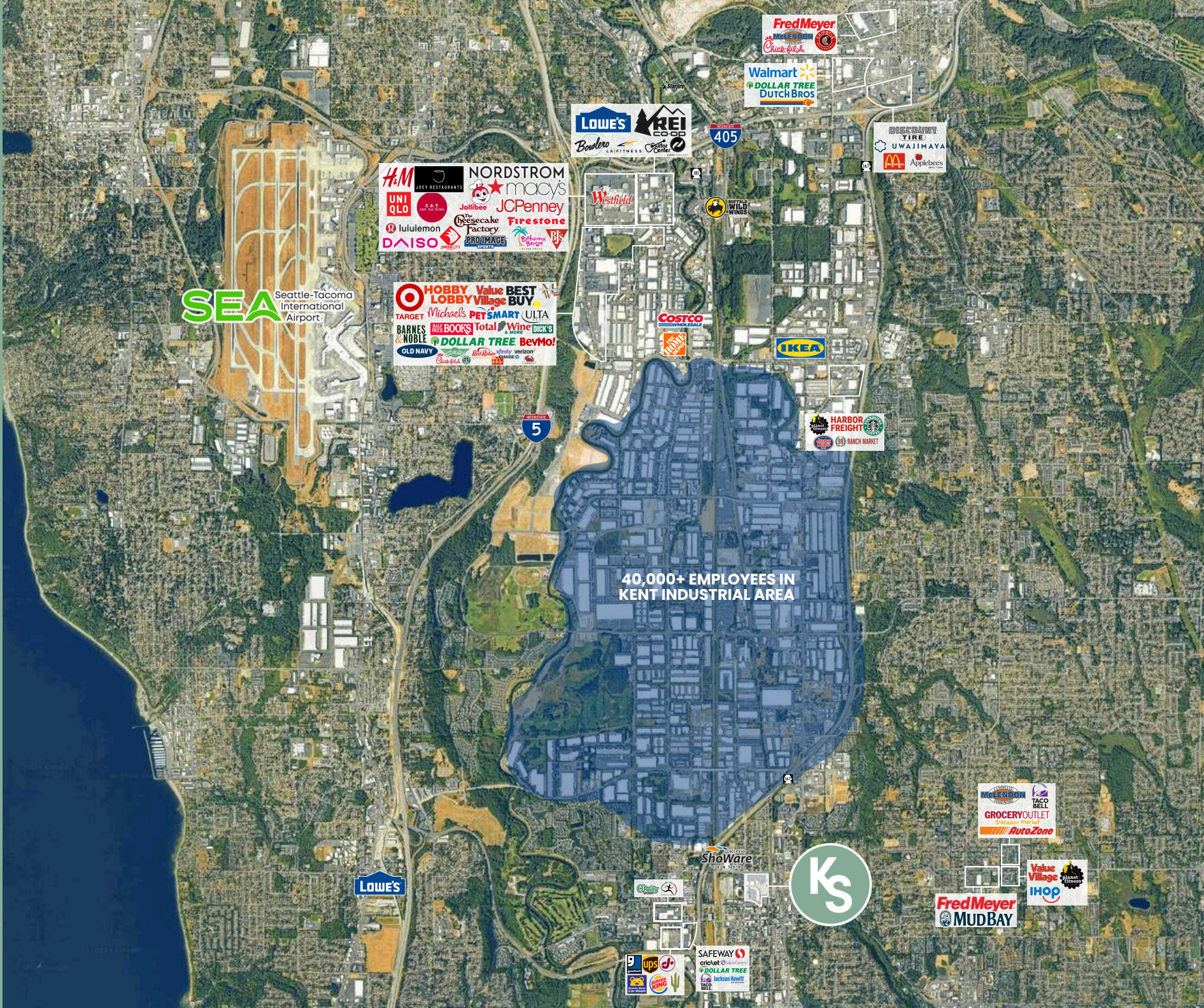
RAMSAY WAY 3,328 VPD  
 W SMITH ST 17,156 VPD  
 W JAMES ST 18,974 VPD  
 4TH AVE N 13,643 VPD



- ### 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



KENT STATION



# KENT STATION

## SHOPPING CENTER



DEVELOPED & MANAGED BY



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