



FOR SALE | RETAIL

# WEST COAST AWARDS & ATHLETICS

515 East Smith St | Kent, WA 98030



## PRESENTED BY:

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## PROPERTY HIGHLIGHTS

- Located within walking distance of Kent Station retail center
- High visibility on Smith St. is a busy through-fare running through downtown Kent
- Ample parking on a good sized lot
- Multi purpose building could serve a variety of tenants



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WEST COAST AWARDS & ATHLETICS | 9,592 SF | KENT, WA

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# 1 | PROPERTY INFORMATION

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# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$1,200,000

**LOT SIZE:** 19,248 SF

**BUILDING SIZE:** 9,592 SF

**CEILING HEIGHT:** 10.0 FT

**YEAR BUILT:** 1953

**RENOVATED:** 1985

**ZONING:** DCET, Kent

## PROPERTY DESCRIPTION

9592 sqft single tenant building for sale on a busy street near Kent Station. The highly visible location and high traffic count on Smith Street in Kent offer a ideal spot for a commercial property. The proximity to the Kent Station retail center make the location a convenient stop for retail shopper.

## PROPERTY HIGHLIGHTS

- Located within walking distance of Kent Station retail center
- High visibility on Smith St. is a busy through-fare running through downtown Kent
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- Multi purpose building could serve a variety of tenants





# Property Overview

## Physical Description

<b>Property Name:</b>	West Coast Awards & Athletics
<b>Type of Ownership:</b>	Owner User
<b>Property Type:</b>	Retail
<b>APN:</b>	161250-0290
<b>Building Size:</b>	9,592 SF
<b>Gross Leasable Area:</b>	9592
<b>Building Class:</b>	C
<b>Zoning:</b>	DCET, Kent

## Construction

<b>Year Built:</b>	1953
<b>Number of Stories:</b>	2
<b>Foundation:</b>	Crawl space
<b>Parking Type:</b>	Cement
<b>Roof:</b>	Pitched composite

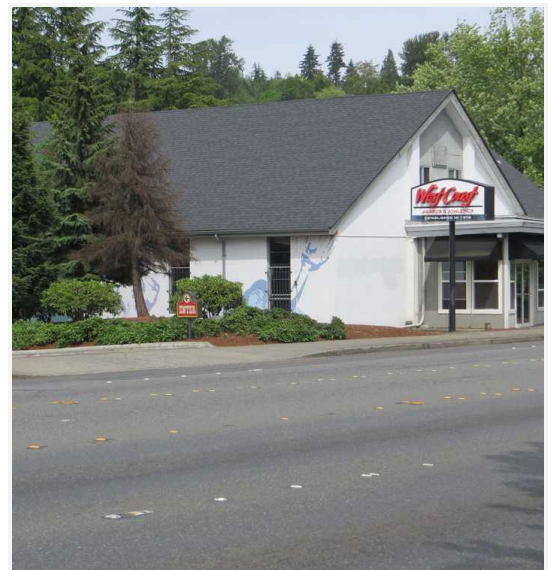
## Interior Finish

<b>Walls:</b>	
<b>Ceilings:</b>	10 ft
<b>Floor Coverings:</b>	Carpet
<b>Restrooms:</b>	1





# Additional Photos





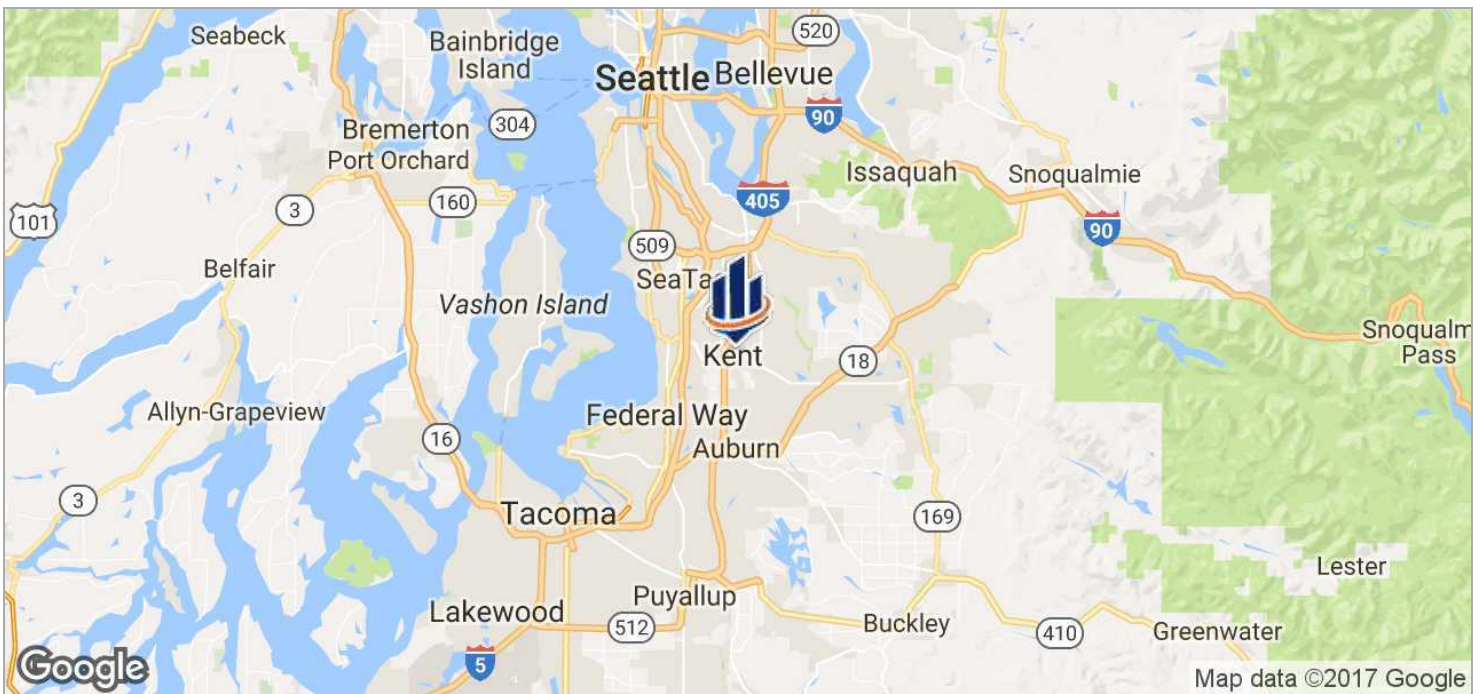
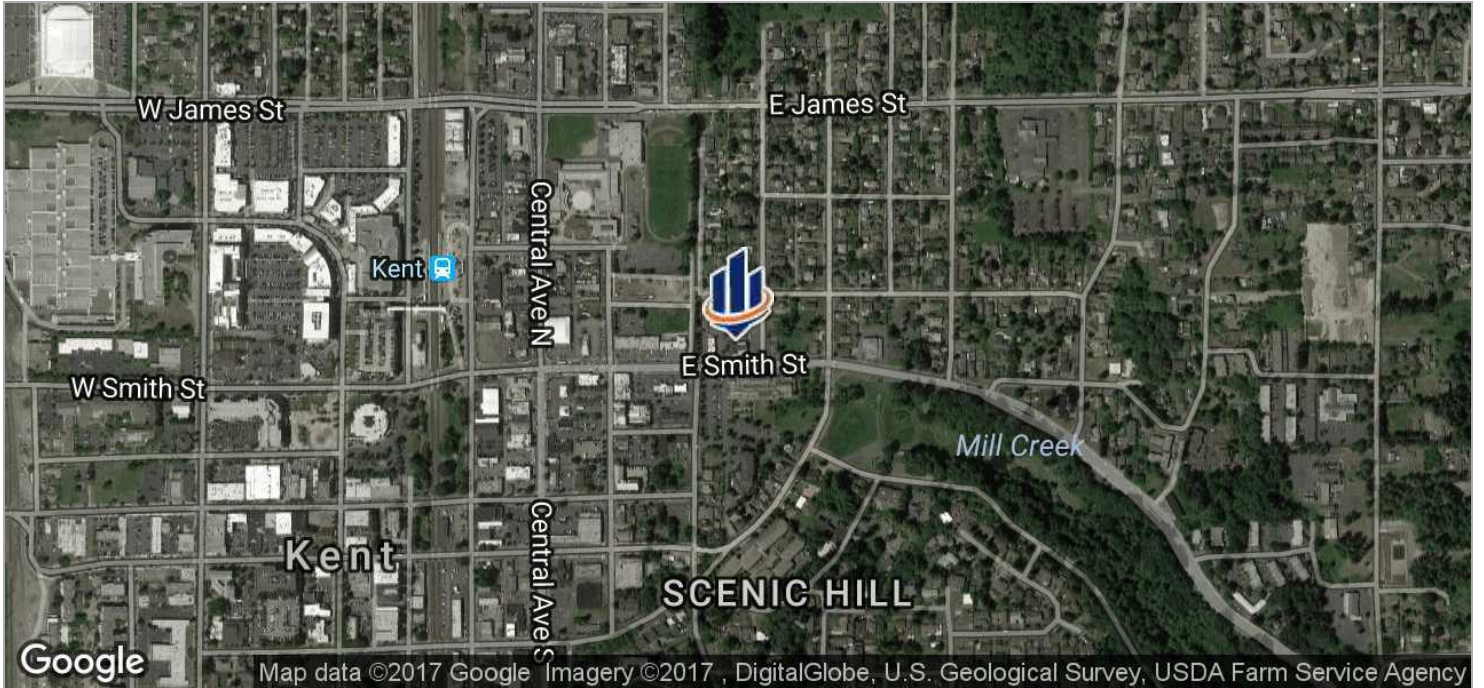
## 2 | LOCATION INFORMATION

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# Location Maps



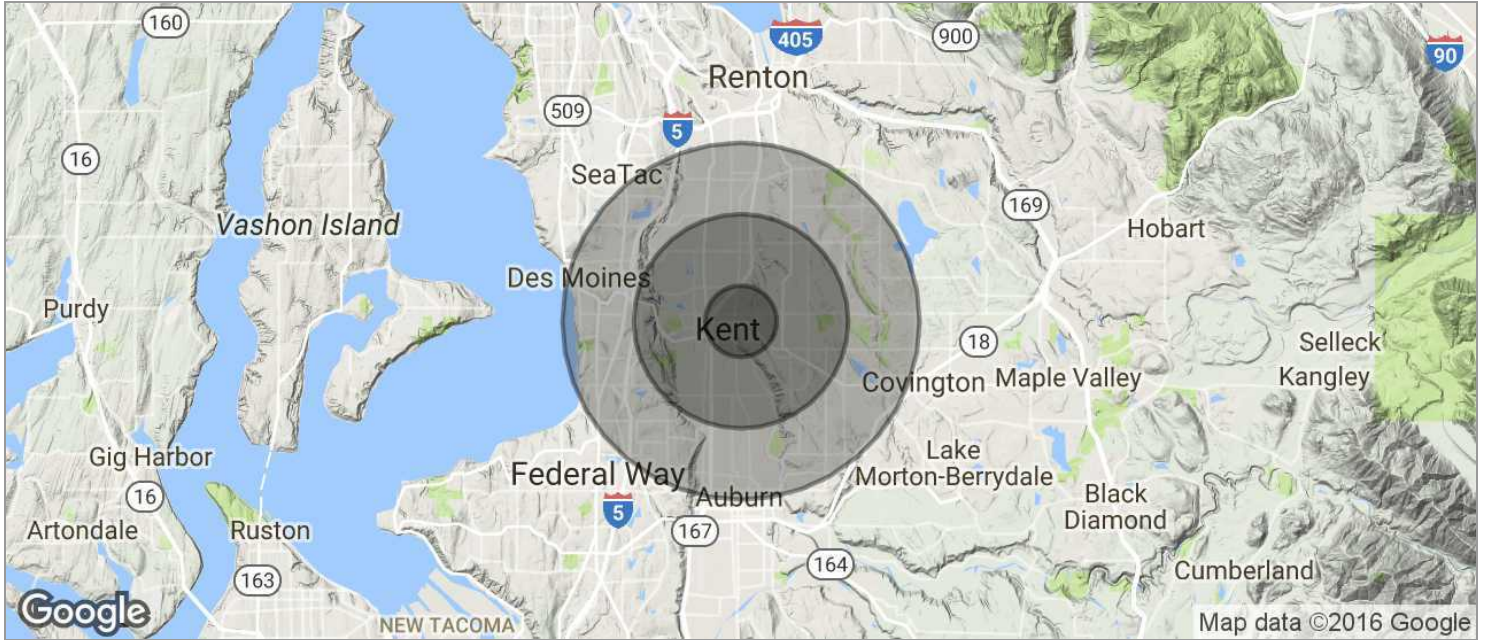


# Retailer Map





# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	9,298	87,500	220,973
MEDIAN AGE	32.8	32.4	34.6
MEDIAN AGE (MALE)	32.0	31.6	33.9
MEDIAN AGE (FEMALE)	33.3	32.9	35.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,915	34,700	83,811
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$55,820	\$60,491	\$70,094
AVERAGE HOUSE VALUE	\$400,855	\$303,668	\$328,068

\* Demographic data derived from 2010 US Census





## 3 | ABOUT SVN®

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# Chad Gleason



## Chad Gleason, CCIM

Designated Broker  
SVN | Raven

Chad Gleason, CCIM, is a commercial real estate and investment broker specializing in Corporate Real Estate, Office and Industrial sales and leasing. Previously, Chad was responsible for regional and national level tenant representation leasing programs and new construction/development. Chad has commercial development experience in Washington, Oregon and California for site selection, construction management, build out and asset management.

In 2014, Chad became the Managing Director overseeing the training and development of the Corporate Real Estate, Office and Industrial investment teams at SVN Raven in the Seattle Metro [Seattle, Bellevue, Everett and Tacoma Washington].

Chad is a principal in Raven Commercial Real Estate [Est.2013] a CRE developing and consultant company based in Kent, Washington. Raven purchased the rights to the SVN franchise to the Seattle Metro area in fall of 2014.

Chad is the 2016 President of the Washington State Chapter of CCIM [Certified Commercial Investment Member]. The Washington State CCIM Chapter encompasses the State of Washington, Northern Idaho and Montana. Chad is also a member of the CCIM National Subcommittee for Government Affairs for CCIM and serves as the government affairs liaison for the CCIM-WA chapter. He is a Committee member of both the National Commercial and Legislative and Regulatory Committees for NAR [National Association of Realtors].

### Memberships & Affiliations

- CCIM [Certified Commercial Investment Member]
- CBA [Commercial Brokers Association]
- NAR [National Association of Realtors]
- WSCAR [Washington State Commercial Association of Realtors]

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# Andrew Hunter



## Andrew Hunter

Corporate Real Estate - Office | Industrial  
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Andrew comes to SVN | Raven after spending considerable time in the business world. Recognizing that real estate holdings can be key to meeting investment goals, Andrew brings a wealth of knowledge to aid clients in making the right decisions. As a licensed broker, Andrew focuses on office leasing and investment.

Andrew has a Bachelor's degree from Western Washington University and has worked with world-class companies. At Boeing, he worked in the capital infrastructure group as a risk management specialist. While obtaining his MBA, he worked with the U.S. Department of Commerce on the SelectUSA.gov program helping attract foreign direct investment to the United States.

When not helping clients seize opportunities, he enjoys all things Seattle.

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