

OFFERING MEMORANDUM

COVINGTON PLAZA

17615 SE 272ND ST, COVINGTON, WA 98042





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INVESTMENT SUMMARY

Section 01

PROPERTY OVERVIEW

Kidder Mathews is pleased to present for the first time ever the opportunity to acquire Covington Plaza, a high-quality retail center containing a mix of long-standing retail and dental/medical tenants.

With average rents of \$22 PSF, well below the market rate for shop space, this is an incredible opportunity for an investor looking for a turn-key opportunity with substantial upside to rental income in the future.

\$4,400,000

PRICE

5.70%

CAP RATE

\$384

PRICE PER SF



NOI	\$250,661
OCCUPANCY	97%
RENTABLE SF	11,465
LAND AREA SF	42,070
YEAR BUILT	1989
ADDRESS	17615 SE 272nd St, Covington, WA 98042

INVESTMENT HIGHLIGHTS



GENERATIONAL INVESTMENT

First time on the market since originally constructed in 1989



BELOW MARKET RENTS

Average rent at the center is \$22 PSF, well below the average market rent of \$35 PSF for shop space in the immediate area.



PRIDE OF OWNERSHIP

The center has been extremely well-maintained, including a newer roof, exterior paint, seal coating, HVAC and landscaping.



NNN LEASES

All tenants operate on NNN leases, allowing for full reimbursement of operating expenses.



PREMIUM LOCATION

Located at a signalized corner featuring over 28k VPD and surrounded by national retailers such as Chick-Fil-A, McDonald's, O'Reilly Auto, Sherwin Williams, Walmart and a large Multi-Care hospital clinic.



HOUSING GROWTH

Covington is experiencing a surge in housing development, with approximately 400+ units under construction, and over 2,200 additional units in permitting or pre-construction phase.

FINANCIALS

Section 02

CASH FLOW SUMMARY

SCHEDULED REVENUE

	Annual	Per SF
Scheduled Base Rent	\$252,924	\$22.06
Rent Increases During Analysis Period	\$4,798	\$0.42
Operating Expense Reimbursement	\$175,822	\$15.34
Scheduled Gross Revenue	\$433,544	\$37.81
Current Vacancy @ 3%	\$0	\$0.00
Effective Gross Revenue (EGR)	\$433,544	\$37.81

OPERATING EXPENSES

	Annual	Per SF
Property Taxes	\$36,616	\$3.19
Insurance	\$11,967	\$1.04
CAM	\$116,893	\$10.20
Management Fee (3.75% of EGR)	\$15,687	\$1.37
Reserves	\$1,720	\$0.15
Total Operating Expenses	\$182,883	\$15.95
Net Operating Income	\$250,661	

\$4,400,000

PRICE

5.70%

CAP RATE

\$384

PRICE PER SF



→ ADDITIONAL INFORMATION



LOCATION OVERVIEW

Section 03

COVINGTON

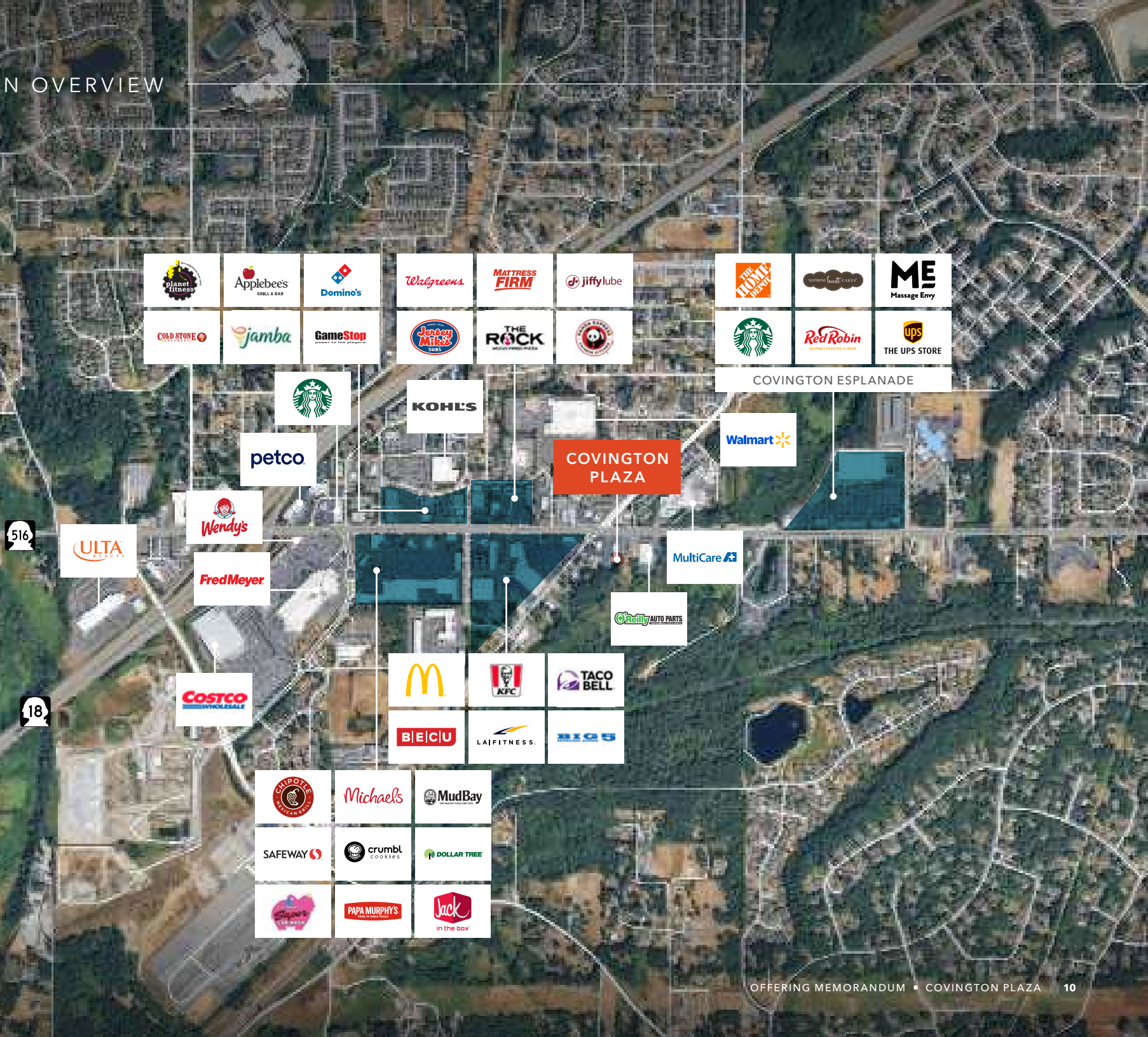
Covington is located 30 miles southeast of Seattle in King County, positioned along Highway 18 with easy access to I-90 and I-5.

The city has experienced steady residential and commercial growth, serving as a thriving suburban hub for families and businesses alike. Covington's location offers convenient connectivity throughout the Puget Sound region while maintaining a small-city community feel.

Covington has become a popular retail and services destination for southeast King County, anchored by major national retailers, medical facilities, and local businesses. Its affordability compared to nearby markets such as Kent, Maple Valley, and Auburn makes it an attractive option for both residents and employers. In recent years, the city has invested heavily in infrastructure and development projects to support continued growth.

The city offers abundant recreational amenities, including multiple parks, trails, and proximity to Lake Meridian and the Green River Gorge. Covington is served by the Kent School District, one of the largest in the state, and continues to attract families seeking strong community resources and accessible housing. With a growing population, strategic location, and expanding commercial base, Covington is well-positioned as a key player in the future growth of southeast King County.

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	10,044	55,240	154,880
2030 PROJECTION	10,591	54,541	151,489
2020 CENSUS	9,734	54,668	156,048

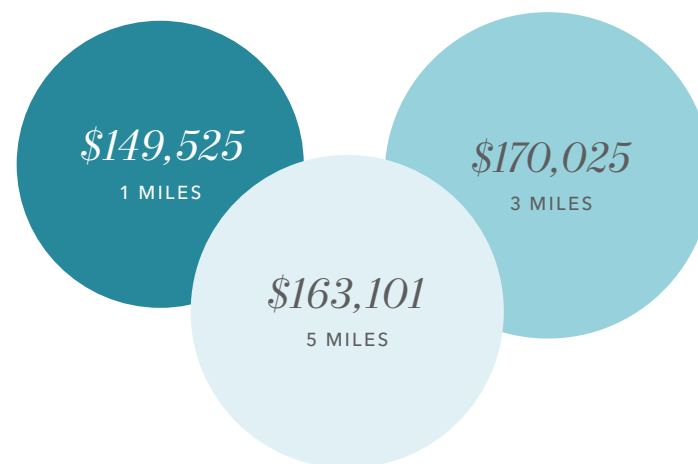
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$121,269	\$134,564	\$131,298
2025 PER CAPITA INCOME	\$55,303	\$59,392	\$55,028
TOTAL BUSINESSES	461	1,665	4,613
TOTAL EMPLOYEES	2,913	8,469	25,222

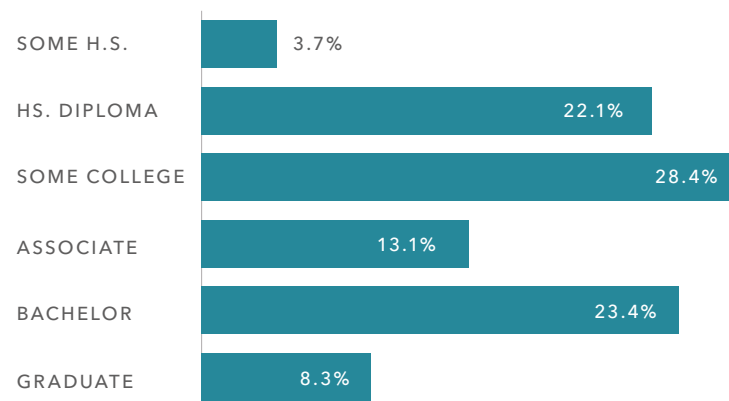
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	3,715	19,284	52,200
2030 PROJECTED	3,976	19,154	51,310
2020 CENSUS	3,348	18,727	51,407

AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



Data Source: ©2025, Sites USA



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