For Sale

Aegis Living Kent

10421 SE 248TH STREET | KENT, WA



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Property Summary

Aegis Living Kent is a well positioned assisted living and memory care community located at 10421 SE 248th St, Kent, WA 98030. The property operates under the Aegis Living brand and provides dedicated memory care services with 48 private suites. The 22,660 SF community is well situated on a hard corner on approximately 2.91 acre lot. The community benefits from strong regional demand for senior housing driven by King County's aging population, proximity to major employment centers, and excellent transportation links to Seattle, Tacoma, and Sea Tac Airport.

ADDRESS	10421 SE 248th St Kent, WA 98030
LOT SIZE	2.91 Acres
BUILDING SIZE	22,699 SF
UNIT MIX	100% Memory Care
NUMBER OF UNITS	48
PARCEL NUMBER	202205-9208
YEAR BUILT	1999
ZONING	CC-MU Community Commercial/Mixed Use
PARKING	26 Spaces

Investment Highlights

+ STABLE CASH FLOW WITH STRATEGIC UPSIDE

The memory care facility supports a diversified revenue stream, while offering meaningful upside for an operator pursuing a Medicaid focused growth strategy through increased census stability, predictable reimbursement, and access to Washington's expanding Medicaid waiver programs.

+ STAND ALONE MEMORY CARE COMMUNITY

Purpose built and focused on Alzheimer's and dementia care in a supply constrained segment.

+ AWARD WINNING SAFETY AND DESIGN

Secure courtyards, fully fenced outdoor areas, memory cue interior design, and Joint Commission Gold Seal recognition reinforce the community's reputation for safety and quality.

+ PRIME KENT LOCATION

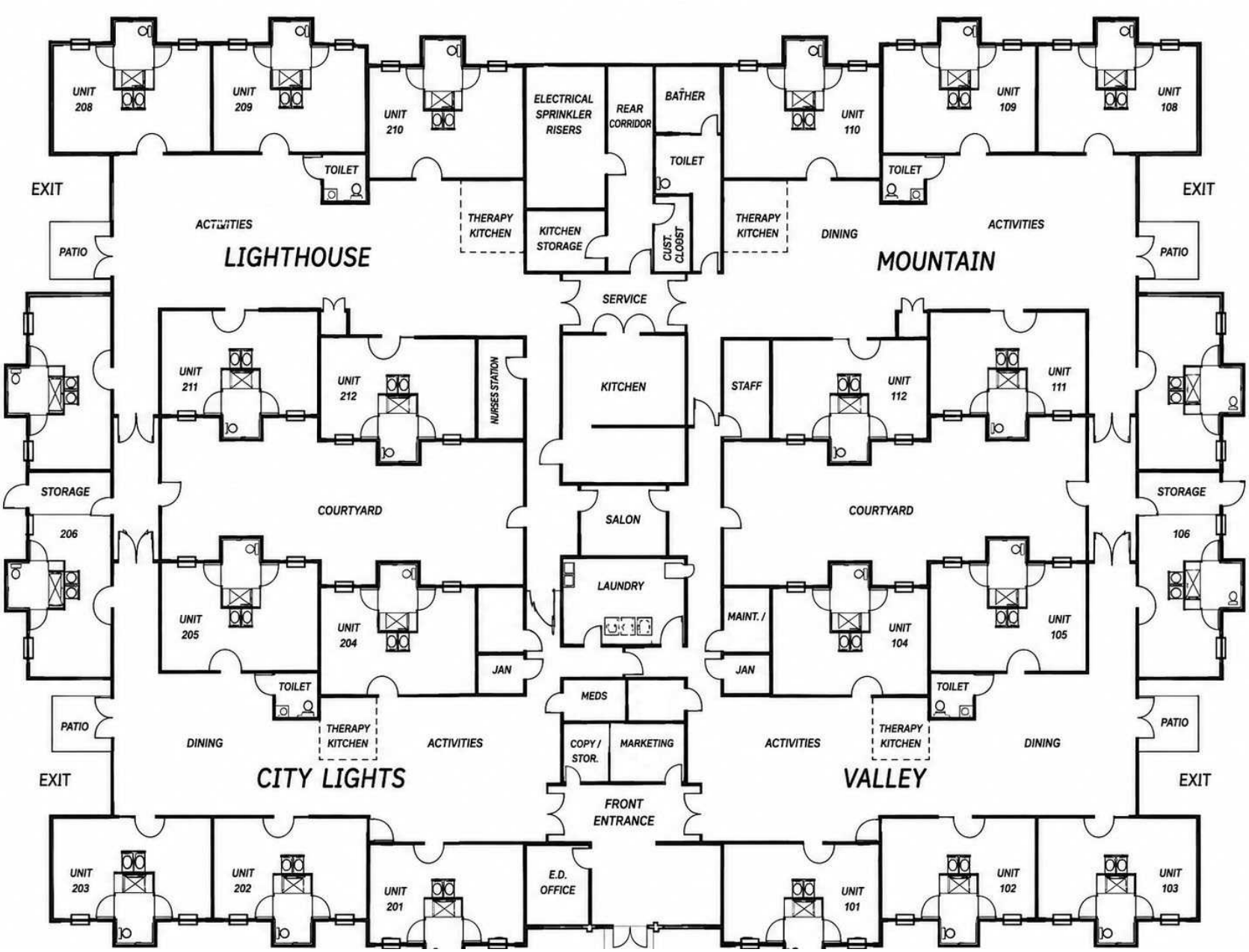
Adjacent to parkland and minutes from dining, shopping, and healthcare services; convenient access to SR 167, I 5, and Sea Tac Airport.

+ SECURE OUTDOOR AMENITIES

Landscaped gardens, paved walking paths, putting green, and multiple outdoor activity zones within a fully enclosed environment.



Site Plan



*This floor plan is intended for illustration only











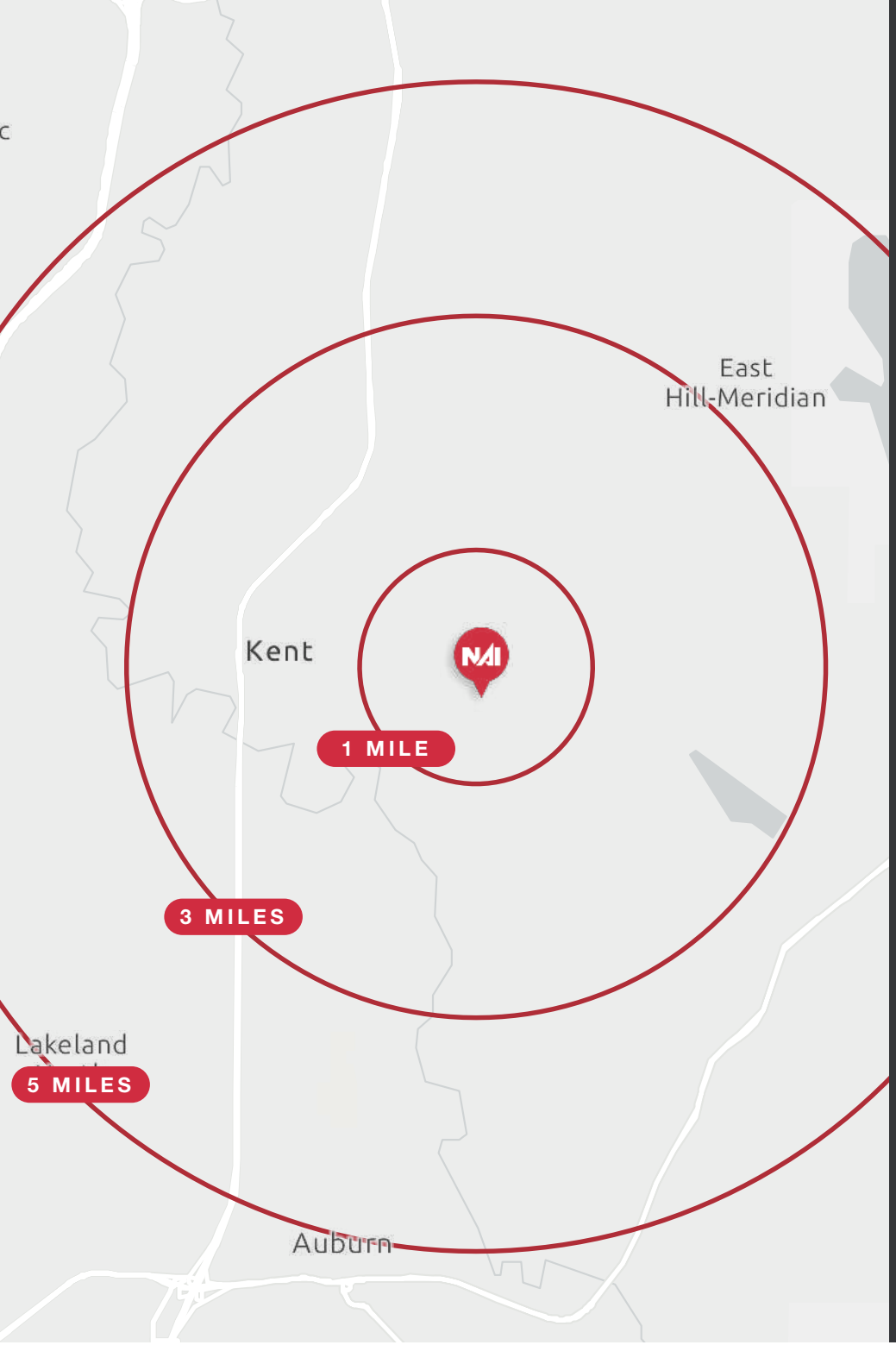


Discover Kent, WA

Kent is one of Washington's largest and most diverse cities, strategically positioned between Seattle and Tacoma with immediate access to SR 167, I 5, and Sea Tac International Airport. This central location supports strong family visitation, workforce accessibility, and seamless connectivity to regional healthcare providers. The city's population continues to grow, including a meaningful expansion of the 65+ demographic, which reinforces long term demand for specialized senior housing and memory care services.

Kent benefits from a stable economic base anchored by aerospace, manufacturing, logistics, and distribution, with major employers such as Boeing, Blue Origin, REI, and Amazon contributing to a reliable labor pool for senior care staffing. Quality of life amenities—including extensive parks, trails, retail centers, and community services—enhance the appeal of the area for families seeking a safe, comfortable environment for loved ones.

The municipal environment remains supportive of healthcare related uses, with established zoning pathways for senior housing and memory care communities. Aegis Living Kent specifically benefits from its park adjacent setting, quiet residential surroundings, and proximity to dining, shopping, and medical services, making it a highly accessible and desirable location for residents and families.



Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	27,715	119,979	261,415
Annual Population Increase (2026-2031)	0.32%	0.58%	0.56%
Households	9,669	41,378	90,709
Median Age	35.0	37.1	37.5
Median HH Income	$81,927	$98,204	$101,323
Avg. HH Income	$106,563	$129,879	$133,904

Location

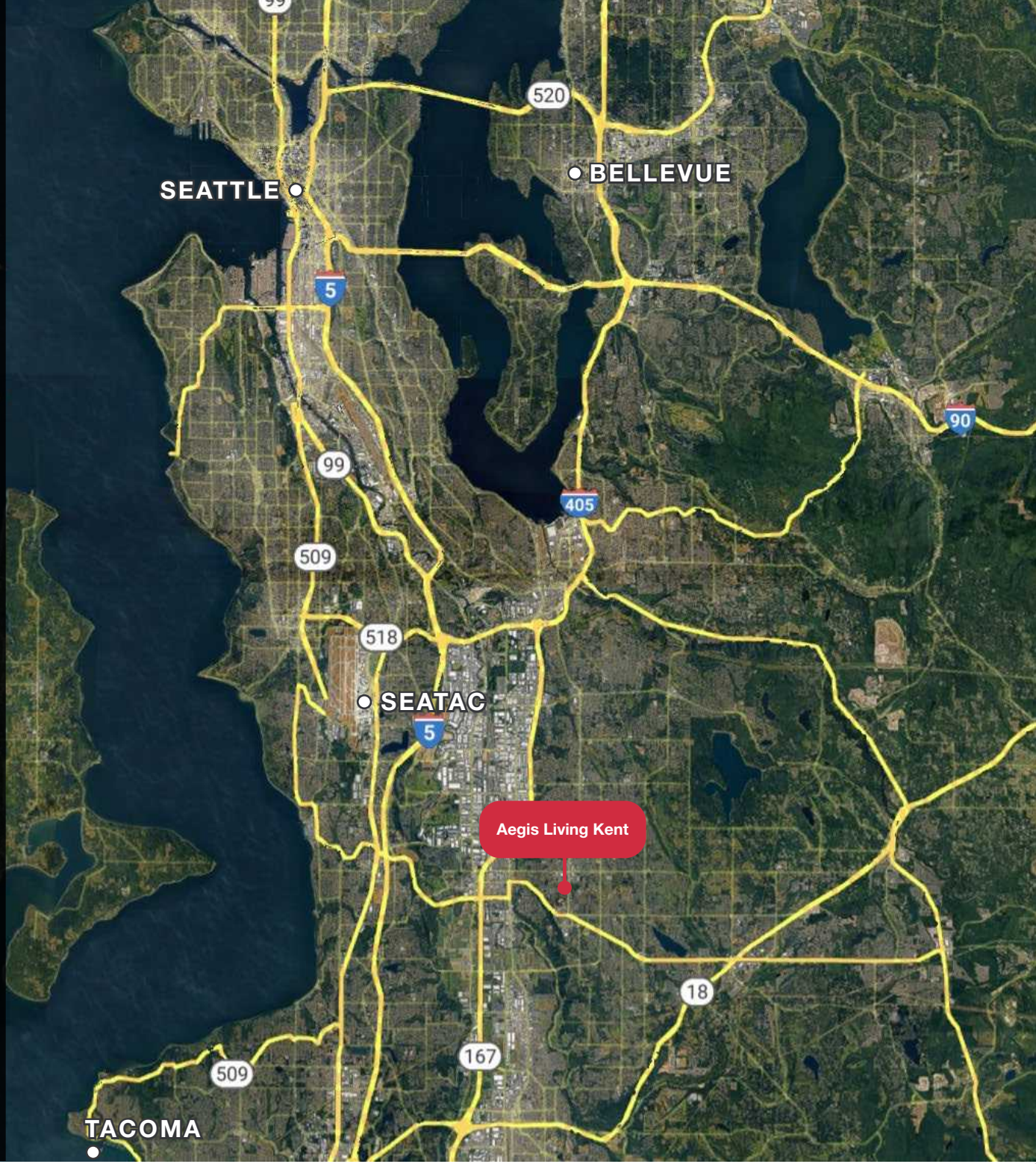
DRIVE TIMES

SEATAC
18 MIN

BELLEVUE
28 MIN

SEATTLE
30 MIN

TACOMA
35 MIN





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EXCLUSIVELY LISTED BY:

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