

# ETHOS KENT | RIVERBEND

RETAIL FOR LEASE

2200 W Meeker St, Kent, WA 98032

JOIN SEATTLE AND BELLEVUE FAVORITE,  
**Musashi Sushi!**



BUILDING COMPLETE

New 492 luxury apartment community bridging the Kent Valley with South Puget Sound's top employers throughout the region.



Tiffini Connell | Jonathan Willett

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

## WCCR

West Coast Commercial Realty

Retail  
Office  
Investment



# ETHOS KENT | RIVERBEND

RETAIL FOR LEASE

2200 W Meeker St, Kent, WA 98032

## JOIN US

Welcome to convenient, luxury lifestyle living in dynamic conjunction with vibrant, accessible retail. Ethos Kent, Riverbed is unique, place-making retail opportunity, connecting commuters who want to cut their commute to the region's large employers, but still have access to a quality, dynamic and energized lifestyle that includes trendy food and beverage establishments and unique retail. With an emphasis on architecturally interesting spaces and integrating rare design elements such as the plaza with Mt Rainier views, the Ethos Kent retailers will become a center point for the community, visitors to the Riverbend Golf Complex, and area residents/visitors including Des Moines, Midway, the Kent Valley and beyond.



Tiffini Connell | Jonathan Willett

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

# WCCR

West Coast Commercial Realty  
Retail  
Office  
Investment



# ETHOS KENT | RIVERBEND

RETAIL FOR LEASE

2200 W Meeker St, Kent, WA 98032



Tiffini Connell | Jonathan Willett

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

## WCCR

West Coast Commercial Realty

Retail  
Office  
Investment



# ETHOS KENT | RIVERBEND

RETAIL FOR LEASE

2200 W Meeker St, Kent, WA 98032

## LOCATION:



Located just off of Highway 516, Ethos Kent's Meeker Street location is just a 5-minute drive from I-5, linking the community in any direction north or south to major employment centers around the region. Traffic counts at the intersection of Meeker Street & Highway 516 is over 23,000 VPD (2018, WSDOT)



Being on THE major E/W arterial, cutting from I-5 through the Kent Valley will help retailers attract not only the community residents and the golf visitors, but also the area employees, Showare and DT Kent visitors, and commuters who use this as their main pathway to and from work and home.



Suburban communities like the Kent Valley have seen a progressive cosmopolitan shift, inviting a modern blend of retailers to invest in new businesses that incorporate a more contemporary and modern aesthetic, similar to what patrons find in upscale urban environments. These businesses are targeting a younger demographic that are attracted to the dynamism and vitality of the urban setting, but in a convenient and accessible location closer to home.



The traffic patterns of a well-located suburban location allows the retailer to focus on servicing the residents in the immediate neighborhood but also have an eye on the larger regional visitor and commuter landscape.

## DEMOGRAPHICS:



### AVERAGE HOUSEHOLD INCOME

1-Mile: \$76,229

3-Mile: \$79,557

5-Mile: \$86,464



### TOTAL POPULATION

1-Mile: 13,781

3-Mile: 97,461

5-Mile: 250,354



### TOTAL DAYTIME EMPLOYEES

1-Mile: 6,462

3-Mile: 50,968

5-Mile: 118,718

23,000 Vehicles Per Day @ Meeker Street & Highway 516  
(2018, WSDOT)



Tiffini Connell | Jonathan Willett

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

# WCCR

West Coast Commercial Realty

Retail  
Office  
Investment

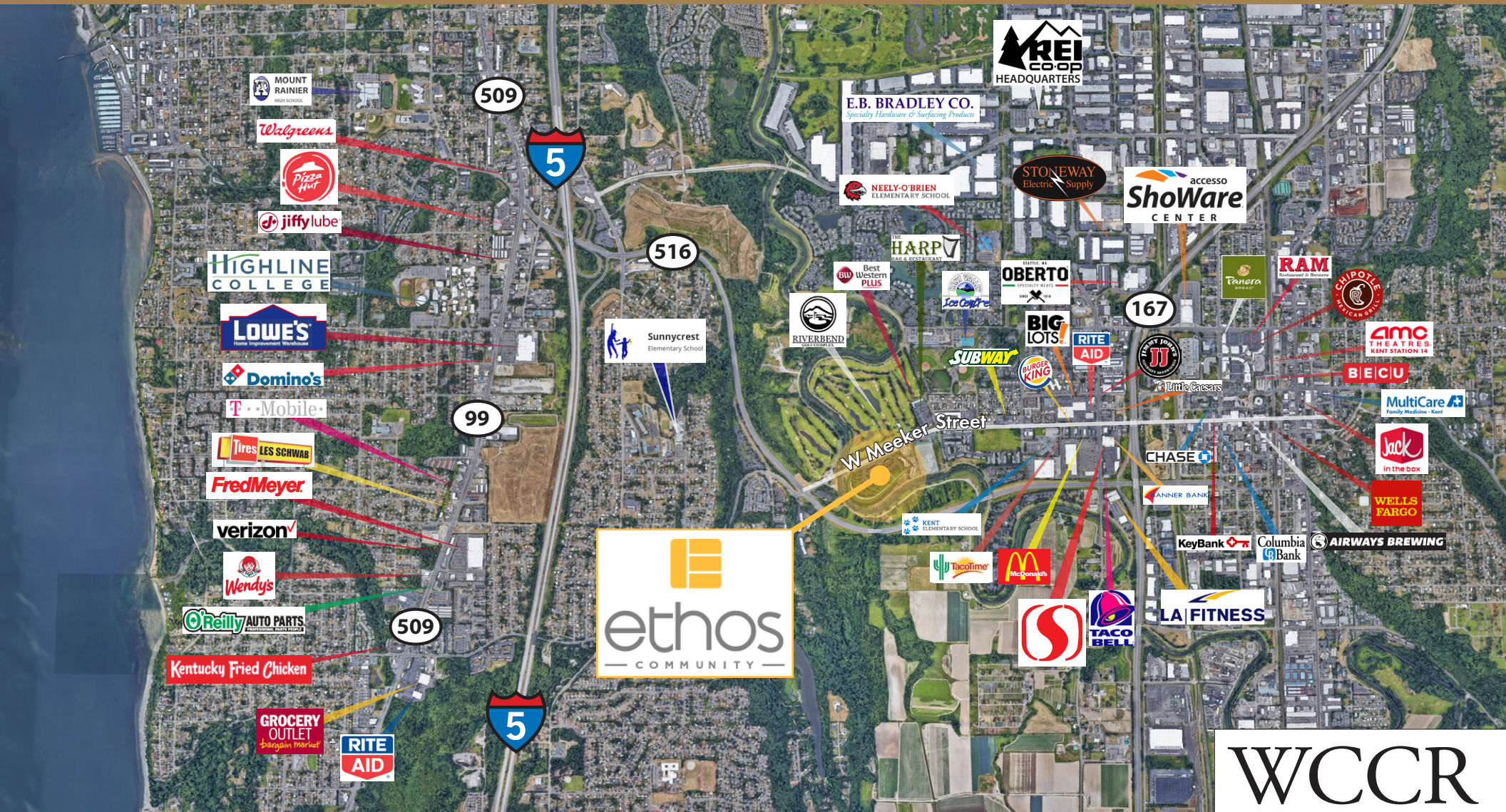
DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



# ETHOS KENT | RIVERBEND

RETAIL FOR LEASE

2200 W Meeker St, Kent, WA 98032



Tiffini Connell | Jonathan Willett

(206) 283-5212  
www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

## WCCR

West Coast Commercial Realty  
Retail  
Office  
Investment



# ETHOS KENT | RIVERBEND

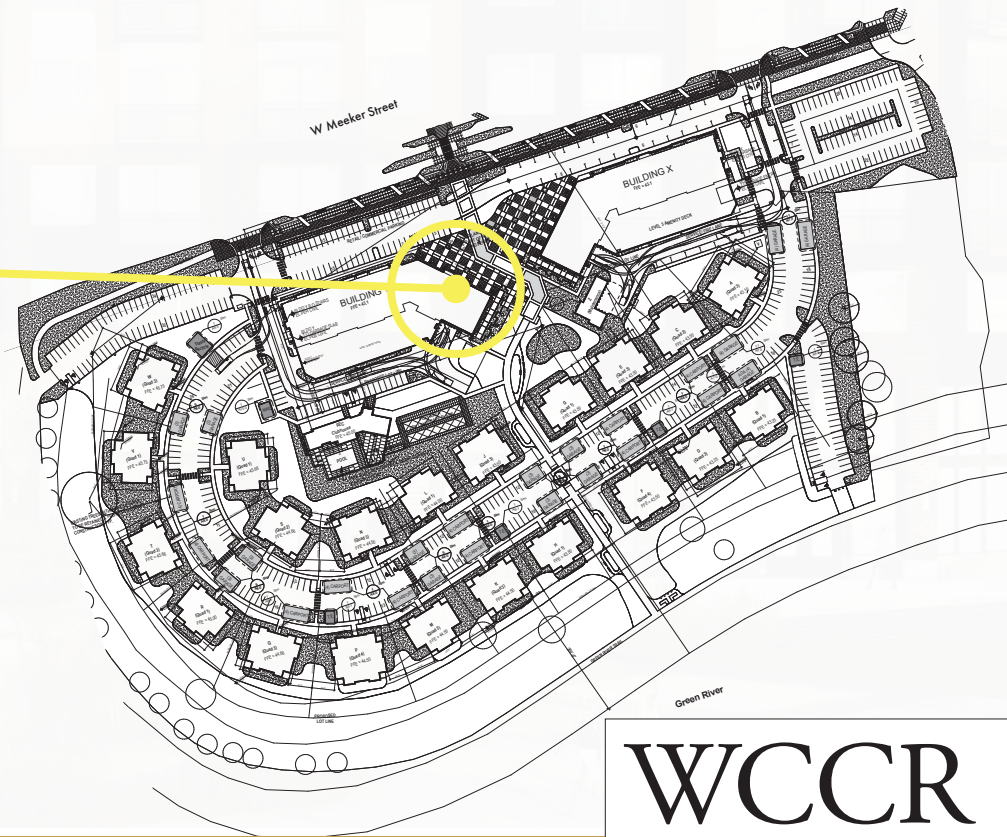
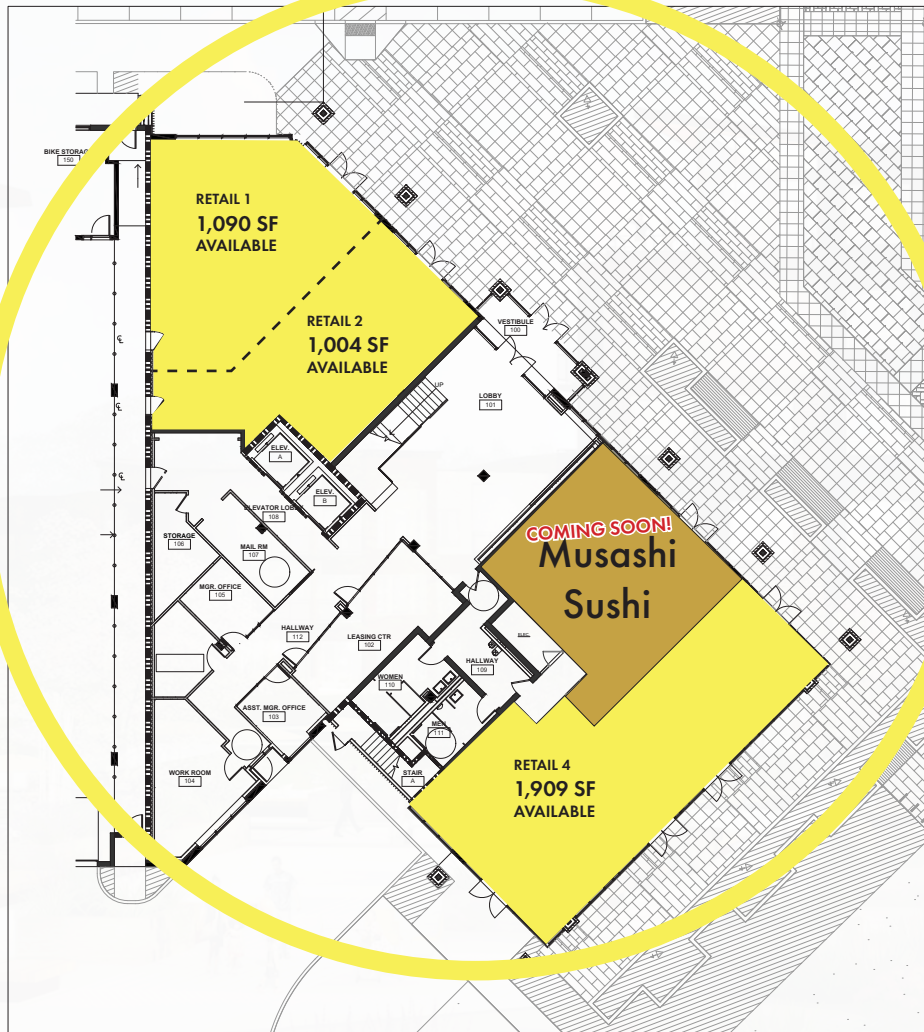
RETAIL FOR LEASE

2200 W Meeker St, Kent, WA 98032

## SITE PLAN

Building Y Construction Complete

Building X Construction to start in April 2020.



Tiffini Connell | Jonathan Willett

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

# WCCR

West Coast Commercial Realty

Retail  
Office  
Investment