

MARKETPLACE *at Lake Meridian*

RETAIL FOR LEASE

NWC of 132nd Ave SE & SE Kent Kangley Rd
Kent, Washington 98030



THE REDEVELOPMENT OF A COMMUNITY MARKETPLACE

Situated at the prime intersection of 132nd Avenue SE and Kent Kangley Road in Kent, Washington, the Marketplace at Lake Meridian is a key destination for community retail, serving a culturally rich trade area with well-established neighborhoods and strong income demographics. With great daily traffic count, this intersection serves as the gateway to the City's treasured Lake Meridian, and plays a key role in connecting with the residents who live, shop, dine and play in the vibrant and growing East Hill area.



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West Coast Commercial Realty
Retail
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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

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The gateway to this growing, educated, diverse community is the
Marketplace at Lake Meridian

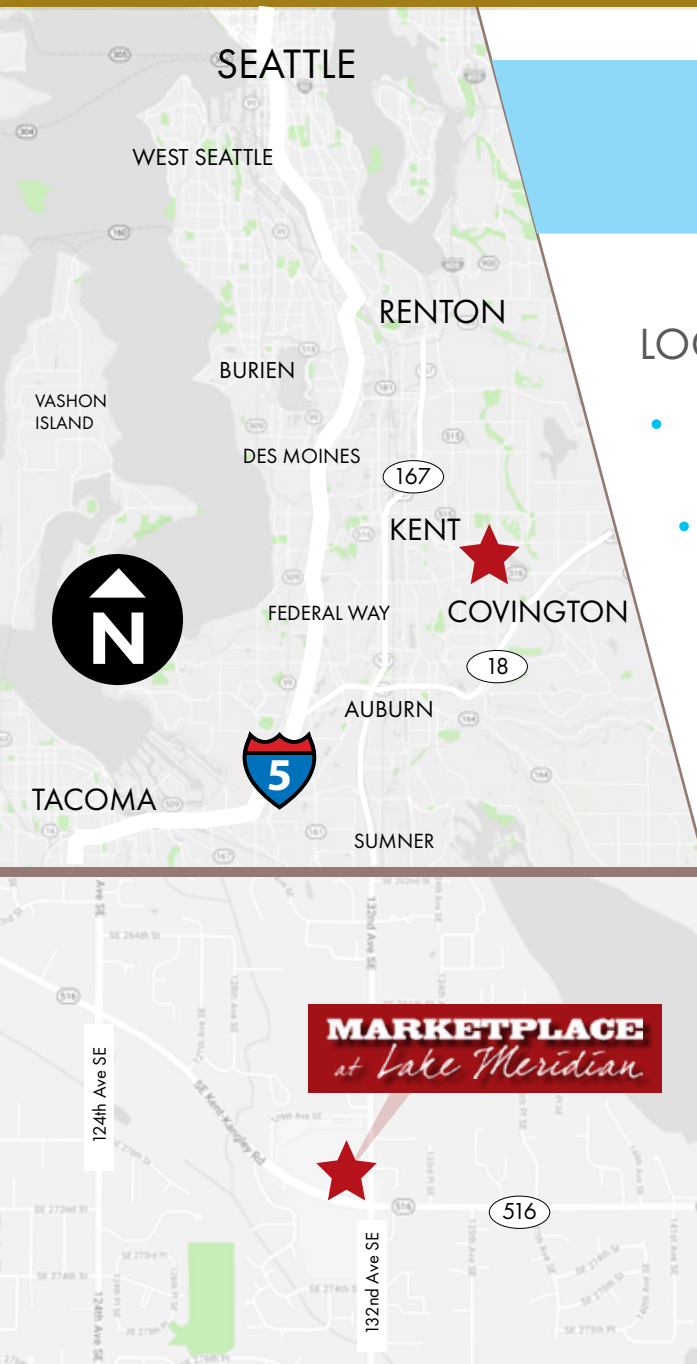
LOCATION

- Marketplace at Lake Meridian is located in Kent, Washington, approximately 20 miles south of Seattle, with easy access to Highway 167, Highway 18 and I-5.
- Kent is the 3rd largest city in King County and the 6th largest city in Washington State, as well as the 4th largest manufacturing and distribution center in the United States.
- The largest employers in Kent include some of the most well respected NW companies such as Boeing, Mikron Industries, REI, Sysco and Alaska Airlines.
- Kent's \$8 billion gross business income is the highest among its peer cities in South King County.
- Lake Meridian, a popular recreational and residential destination, is one of only four lakes in King County that allows motorized boating.
- There are eight elementary schools, two middle schools and two high schools within three miles of the site, making this a sought-after residential destination.
- The trade area for the Marketplace at Lake Meridian includes some of the highest average income households in the City of Kent.

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TRAFFIC COUNTS

SE Kent Kangley Rd. east of 132nd Ave SE:	32,000 vpd
SE Kent Kangley Rd. west of 132nd Ave SE:	29,000 vpd
132nd Ave SE north of SE Kent Kangley Rd:	20,400 vpd
132nd Ave SE south of SE Kent Kangley Rd:	15,100 vpd

RETAILERS



Community retail is anchored by value, quality, service and convenience. Many major retailers have a long commitment to this area, including regional standouts, Bartell Drugs, Safeway and Trader Joe's. The center is poised for dynamic retailers to enter this trade area, including:

- Specialty Grocery **TRADER JOE'S**
- Hardware, Paint and Home Improvement
- Garden and Outdoor Living
- Financial Services
- **Reber Ranch - Pet Central**
- Housewares and Gifts
- Medical, Health and Wellness Services

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3,151 SF PAD BUILDING AVAILABLE

Prime Pad Building constructed in 2015.
Existing Restaurant Infrastructure + PATIO.
(Do not disturb the tenant)



DEMOGRAPHICS



Nearly half of the trade area population is between the ages of 25 and 54.



Average household income is approximately \$80,000 with over a quarter of the population making over \$100,000.



Nearly 70% of the population has some college or a college degree.



Over 60% own their own homes, with average home values of nearly \$300,000.



TOTAL POPULATION

1-Mile: 12,307
3-Mile: 87,830
5-Mile: 179,832



AVERAGE HOUSEHOLD INCOME

1-Mile: \$85,319
3-Mile: \$79,071
5-Mile: \$76,709

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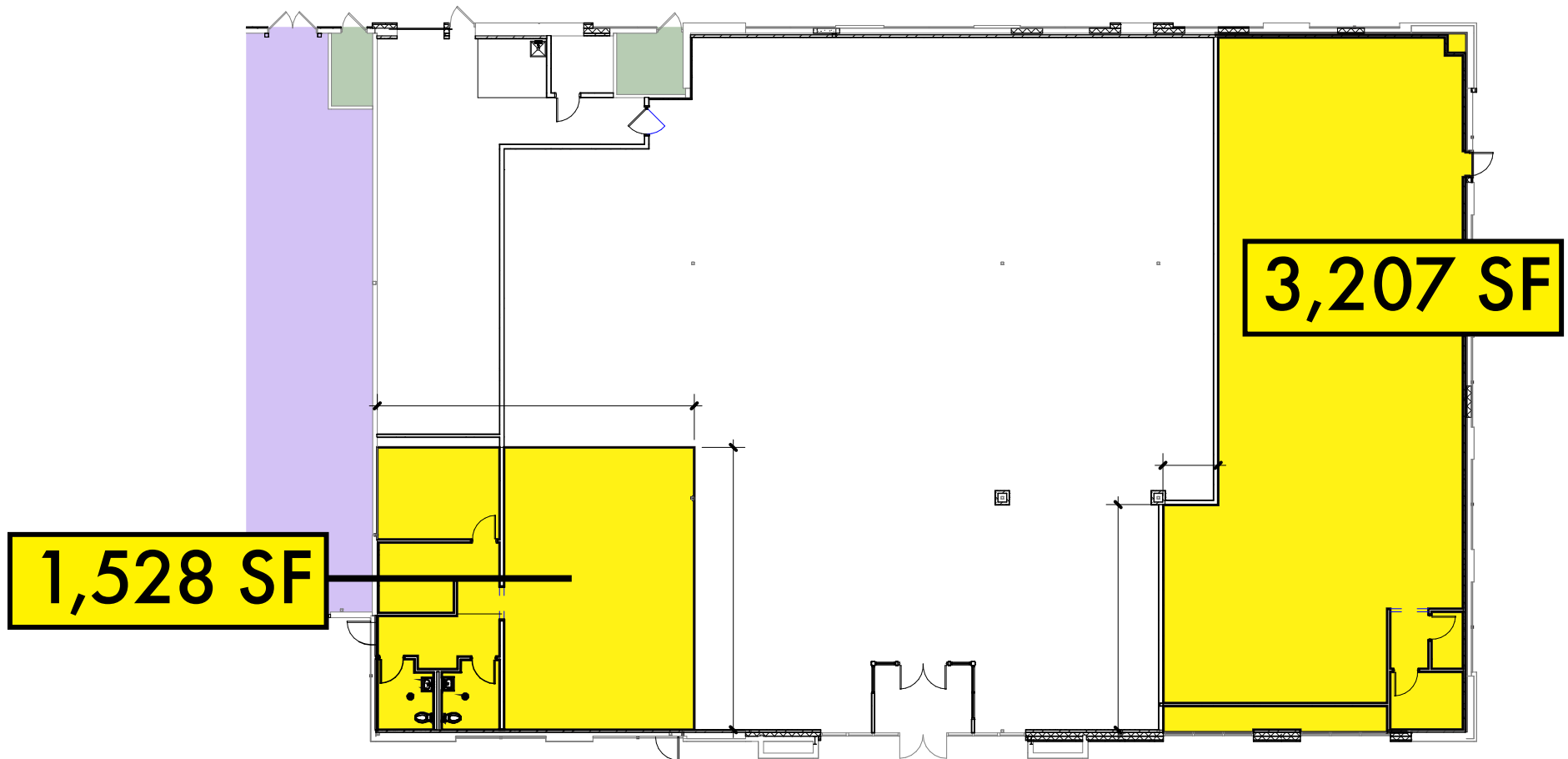


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