

GROUND LEASE OR BUILD TO SUIT

27006 132nd Ave SE,
Kent, WA 98042



KENT LAND - GROUND LEASE OR BUILD TO SUIT

Justin Holmes | Jameson Sullivan

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

AVAILABLE

36,900 SF CALL FOR DETAILS

- Shadow anchored by Trader Joe's and LA Fitness
- Cross access with Walgreens
- Combined traffic counts over 54,000 CPD at 132nd Ave and Kent-Kangly Road
- Options for ground lease, retail BTS or two-level medical office BTS



Regis - 2022

Population



Average HH Income



Daytime Population

Mile 1

14,154

\$105,437

5,734

Mile 3

99,594

\$107,312

45,555

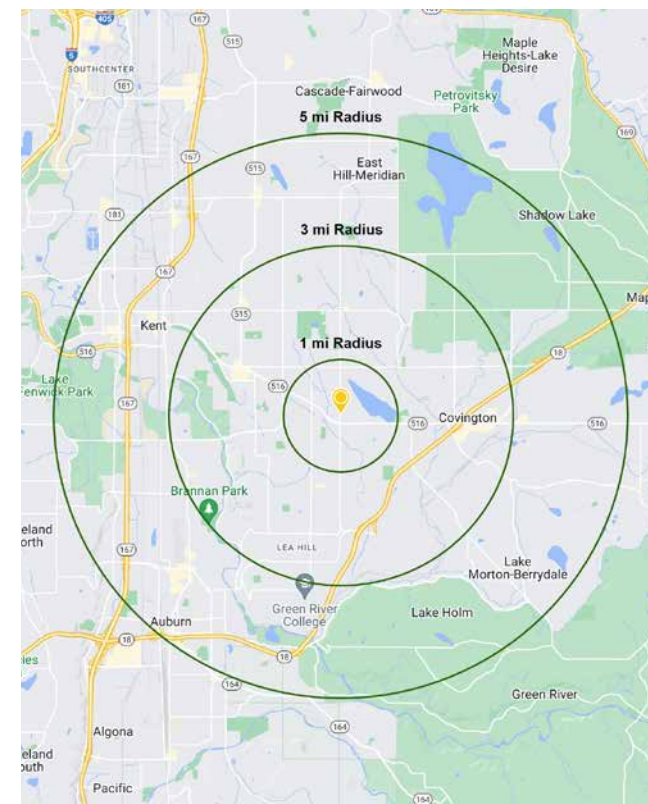
Mile 5

201,867

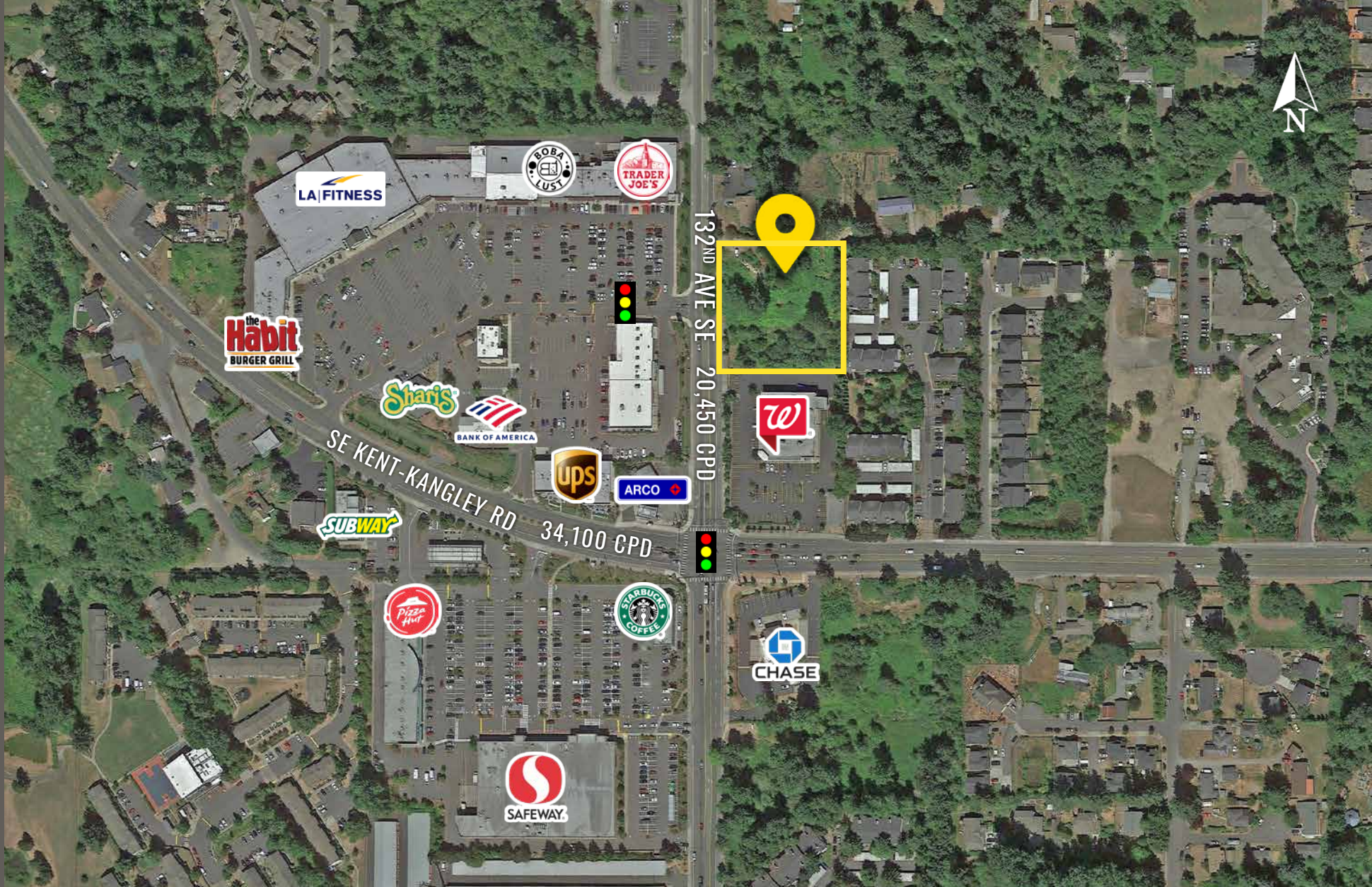
\$104,642

130,723

NEARBY RETAIL



LOCATION DETAILS



Located in the
Kent Retail Core



Located moments
from WA-18

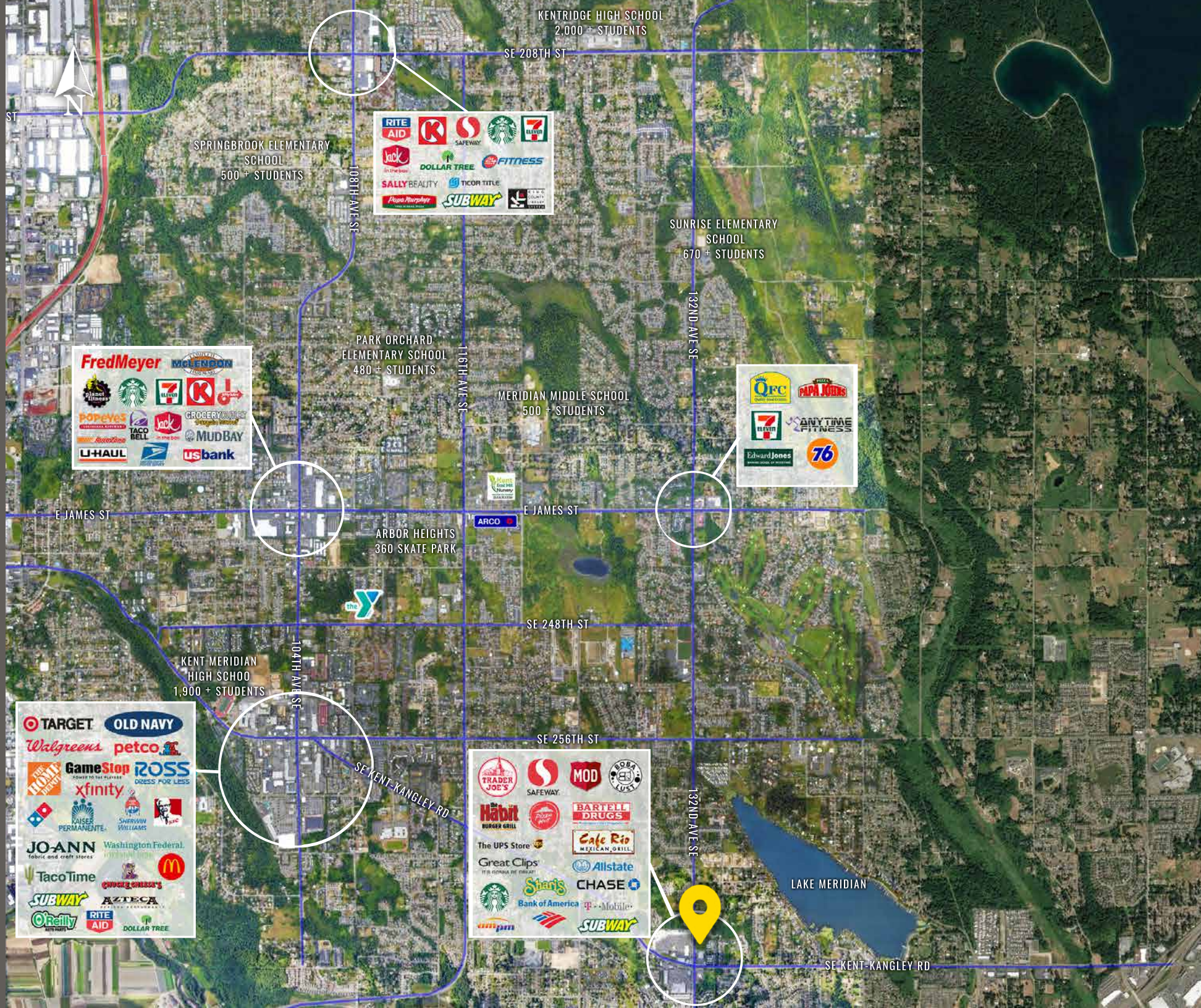


34,100 CPD
SE Kent-Kangley Rd



20,450 CPD
132nd Ave SE

LOCATION AERIAL



SPRINGBROOK ELEMENTARY
SCHOOL
500 + STUDENTS

KENTRIDGE HIGH SCHOOL
2,000 + STUDENTS



SUNRISE ELEMENTARY
SCHOOL
670 + STUDENTS

PARK ORCHARD
ELEMENTARY SCHOOL
480 + STUDENTS



MERIDIAN MIDDLE SCHOOL
500 + STUDENTS



ARBOR HEIGHTS
360 SKATE PARK



KENT MERIDIAN
HIGH SCHOOL
1,900 + STUDENTS



LAKE MERIDIAN

SE KENT-KANGLEY RD





KENT, WA is a prime location providing attractive and efficient access for product distribution as well as a highly skilled and centrally located labor force. With over 8,000 firms, 78,000 jobs and a diverse economic base, Kent has had very steady and strong increases over the past decade in gross business income, taxable sales, total employment and population. Totalling over \$8 billion, Kent has the highest gross business income among its peer cities in King County, exceeding second-ranked Renton by more than \$2.5 billion. Kent is home to the fourth largest manufacturing and distribution area in the United States ~ City of Kent

TACOMA | KIRKLAND | PORTLAND

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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