

Kent Hill Plaza Shopping Center

25618 - 25928 104th Avenue SE

Kent, WA 98031

Kent East Hill Retail For Lease



KENT HILL PLAZA SHOPPING CENTER SPACE AVAILABLE

Suites range from 1,250 SF up to 42,055 SF

Rental Rate: \$16.00 - \$24.00 PSF/NNN

Free-standing building (former Keg Restaurant) also available; 6,800 SF

Property Highlights:

- Located in the heart of Kent Hill Shopping District
- Outstanding visibility from 104th Ave and Kent Kangley Road
- Over 45,000 vehicles per day pass this location
- Join Jo-Ann Fabrics and Old Country Buffet just to name a few
- Nearby retailers include Target, Top Foods, Home Depot, Rite Aid, Walgreens, Staples, Ross, and TJ Maxx

For more information contact:

John Booth

jbooth@wallaceproperties.com

	1 mile	3 mile	5 mile
2011 Population:	17,885	95,029	210,404
2011 Households:	6,463	33,878	75,481
2011 Average HHI:	\$60,249	\$71,852	\$75,881
2011 Daytime Population:	3,198	32,928	79,974

Wallace Properties, Inc.

330 112th Ave NE, Suite 200

Bellevue, WA 98004

(425) 455-9976

www.wallaceproperties.com



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LOCATION



The information contained herein has been obtained from sources deemed reliable but is not guaranteed.

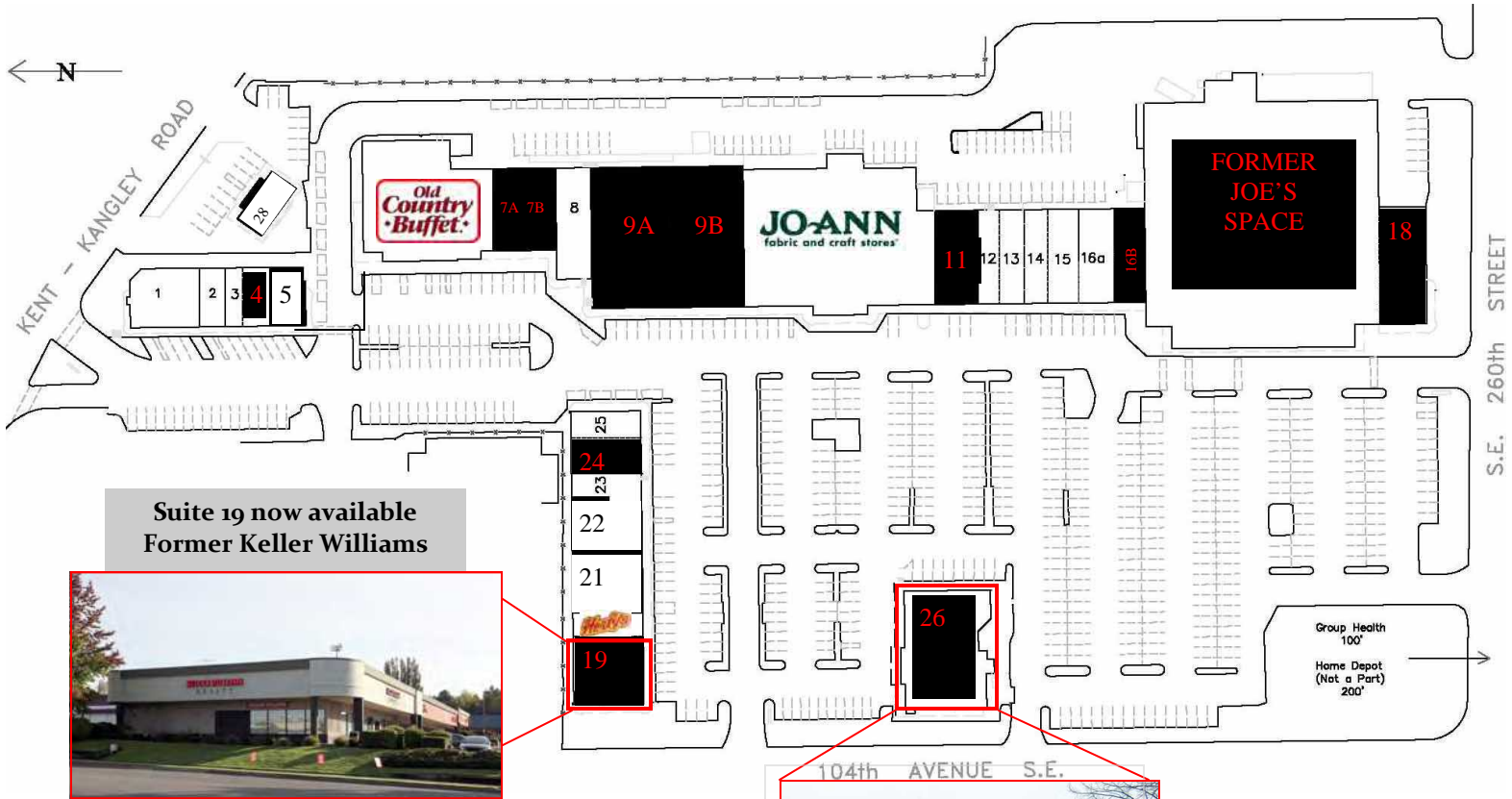


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SITE PLAN



**Suite 19 now available
Former Keller Williams**



**Suite 26 now available
Former Keg Restaurant
Free-standing building
Fronting 104th Avenue SE**



AVAILABLE SUITES

Please Note—all rates are PSF/NNN

Suite	Rate	SF Available	Address
4	\$22/SF	1,250 SF	25618 104th Ave SE
7A	\$19/SF	1,400 SF	25658 104th Ave SE
7B	\$19/SF	2,517 SF	25662 104th Ave SE
9A	PENDING	12,567 SF	25742 104th Ave SE
9B	\$20/SF	3,033 SF	25742 104th Ave SE
11	\$20/SF	2,950 SF	25818 104th Ave SE
16B	\$20/SF	1,819 SF	25846 104th Ave SE
18	PENDING	4,000 SF	25928 104th Ave SE
19	PENDING	4,164 SF	25664 104th Ave SE
24	\$20/SF	2,000 SF	104th Ave SE
26	\$22/SF	6,800 SF	Free-standing Bldg (former Keg Rest)
JOE's	CALL	42,055 SF	25928 104th Ave SE (former Joe's)

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QUICK FACTS

QUICK FACTS ABOUT KENT:

- The City of Kent is the 4th largest city in King County, WA
- Kent covers a geographic area of 29 square miles.
- Kent's current population is 86,660.
- During the next ten years, Kent will become a regional banking center and have the largest concentration of King County governmental services outside of Seattle.

Please visit the City of Kent website at:

<http://www.ci.kent.wa.us/index.aspx>

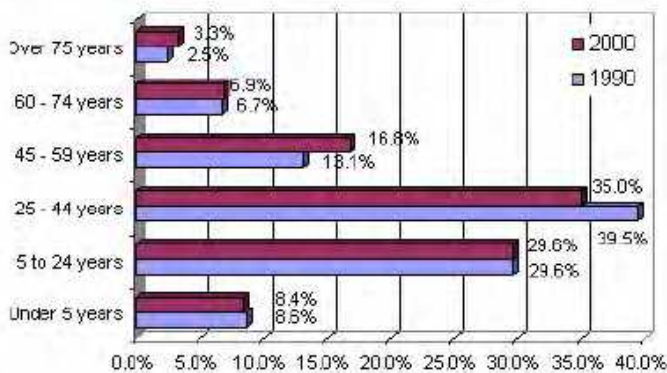


Population

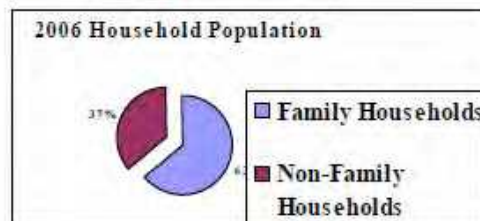
- Kent has a current population of 86,660, which is projected to grow to 100,000 within the next few years.

POPULATION COMPARISON OF YEAR 2000 and YEAR 1990

90 Population 37,960
 00 Population 79,524



HOUSEHOLDS AND FAMILIES:



In 2006 there were 34,000 households in Kent city. The average household size was 2.7 people. Families made up 63 percent of the households in Kent city. This figure includes both married-couple families (42 percent) and other families (21 percent). Non family households made up 37 percent of all households in Kent city.

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2016 Projection	18,946	100,611	220,356
2011 Estimate	17,885	95,029	210,404
2010 Census	17,740	93,968	208,868
Growth 2011-2016	5.90%	5.90%	4.70%
Growth 2010-2011	0.80%	1.10%	0.70%
2011 Population By Hispanic Origin	3,051	14,046	28,895
2011 Population by Race:			
White	9,063	53,662	127,642
Black or African American	2,530	9,956	18,491
American Indian and Alaska Native	141	818	1,990
Asian	3,048	15,930	31,850
Native Hawaiian and Pacific Islander	261	1,588	3,424
Other Race	1,380	6,989	14,515
Two or More Races	1,463	6,086	12,493
2011 Households:			
2016 Projection	6,791	35,622	78,611
2011 Estimate	6,463	33,878	75,481
2010 Census	6,404	33,512	75,013
Growth 2011-2016	5.10%	5.10%	4.10%
Growth 2010-2011	0.90%	1.10%	0.60%
Owner Occupied	2,401	17,630	44,666
Renter Occupied	4,062	16,248	30,815
2011 Avg Household Income	\$60,249	\$71,852	\$75,881
2011 Med Household Income	\$48,464	\$56,473	\$61,167
2011 Per Capita Income	\$22,168	\$26,180	\$27,611
2011 Households by Household Inc:			
Income Less than \$15,000	660	3,210	6,655
Income \$15,000 - \$24,999	695	3,163	6,245
Income \$25,000 - \$34,999	776	3,285	6,394
Income \$35,000 - \$49,999	1,190	5,004	10,314
Income \$50,000 - \$74,999	1,360	6,590	14,891
Income \$75,000 - \$99,999	870	4,902	11,719
Income \$100,000 - \$149,999	660	5,001	12,609
Income \$150,000 - \$199,999	153	1,706	4,190
Income \$200,000+	99	1,016	2,463