

FOR LEASE

New Retail Pad Building for Lease

25246 Pacific Hwy S • Kent, WA 98032



PROPERTY INFORMATION

- Newly Constructed Out Parcel Shop Building
- Anchored by a High Volume Fred Meyer
- Great national tenant mix

AVAILABLE

±2,098 SF divisible

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 mile
2013 Estimate	14,983	86,426	187,249

AREA RETAILERS

Fred Meyer

Avg HH Income	1 Mile	3 Mile	5 mile
2013 Estimate	\$70,212	\$68,706	\$66,919



SUPERCUTS



T-Mobile

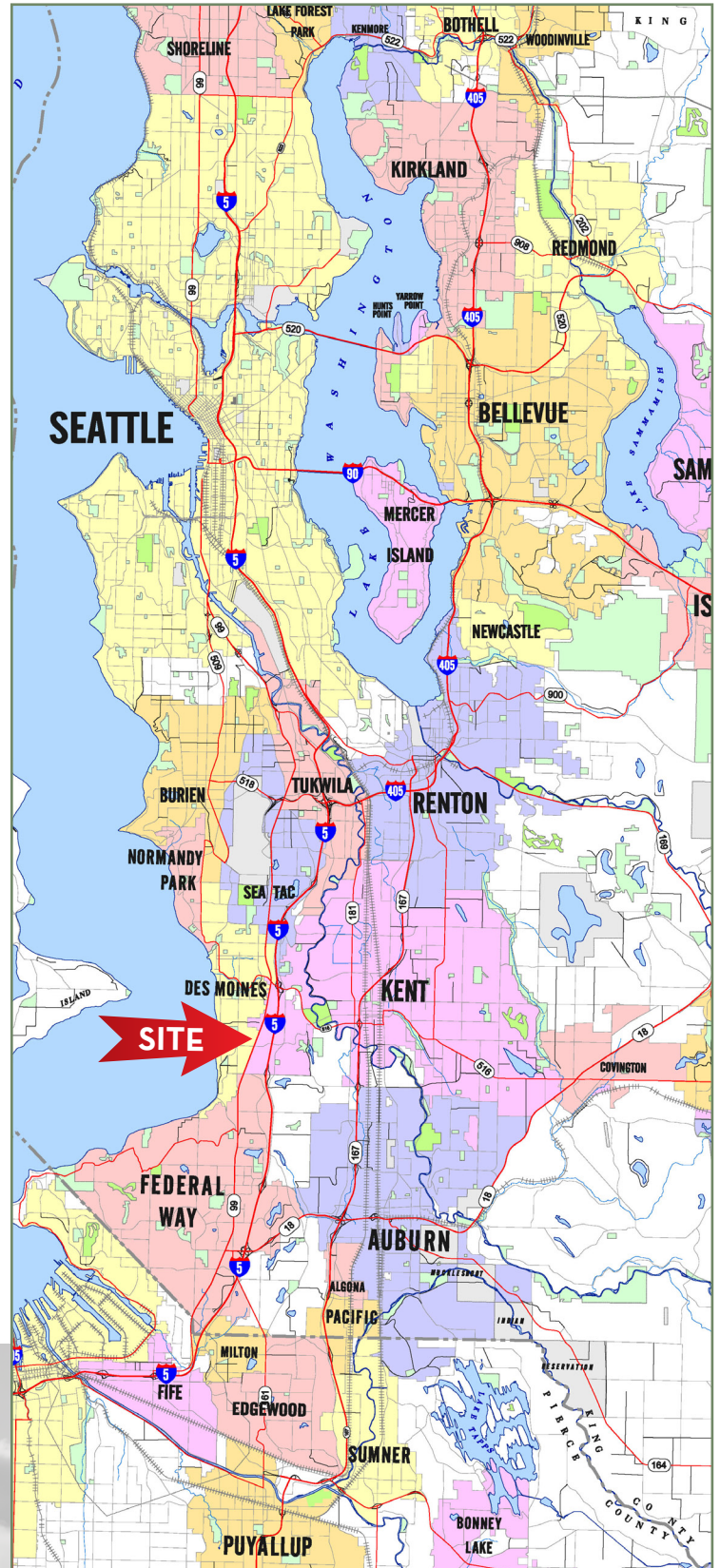
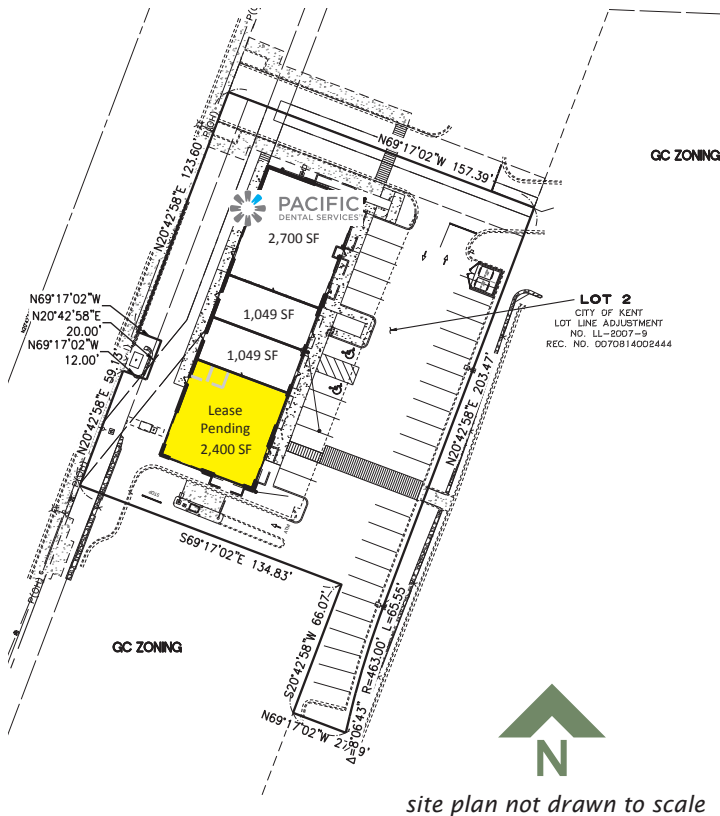


MATTIS PARTNERS

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CONTACT INFORMATION

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MATTIS PARTNERS

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FULL PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Lat/Lon: 47.3758/-122.2999

RF1

2701 S 252nd St		1 mi radius	3 mi radius	5 mi radius
Kent, WA 98032				
POPULATION	2013 Estimated Population	14,983	86,426	187,249
	2018 Projected Population	15,700	90,525	196,136
	2010 Census Population	14,441	83,326	180,526
	2000 Census Population	13,552	77,163	166,302
	Projected Annual Growth 2013 to 2018	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2013	0.8%	0.9%	1.0%
HOUSEHOLDS	2013 Estimated Households	5,332	32,978	71,397
	2018 Projected Households	5,625	34,782	75,305
	2010 Census Households	5,138	31,773	68,791
	2000 Census Households	5,212	30,310	65,647
	Projected Annual Growth 2013 to 2018	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2013	0.2%	0.7%	0.7%
AGE	2013 Est. Population Under 10 Years	14.9%	13.7%	13.4%
	2013 Est. Population 10 to 19 Years	12.8%	12.3%	12.4%
	2013 Est. Population 20 to 29 Years	14.6%	15.2%	14.5%
	2013 Est. Population 30 to 44 Years	21.5%	21.6%	21.1%
	2013 Est. Population 45 to 59 Years	19.8%	20.3%	20.6%
	2013 Est. Population 60 to 74 Years	11.9%	11.9%	12.5%
	2013 Est. Population 75 Years or Over	4.5%	5.1%	5.4%
	2013 Est. Median Age	35.1	35.8	36.5
MARITAL STATUS & GENDER	2013 Est. Male Population	50.0%	49.6%	49.8%
	2013 Est. Female Population	50.0%	50.4%	50.2%
	2013 Est. Never Married	34.2%	33.1%	33.4%
	2013 Est. Now Married	42.8%	41.6%	42.8%
	2013 Est. Separated or Divorced	17.4%	20.0%	18.3%
	2013 Est. Widowed	5.6%	5.3%	5.5%
INCOME	2013 Est. HH Income \$200,000 or More	2.9%	3.6%	3.6%
	2013 Est. HH Income \$150,000 to \$199,999	4.5%	5.5%	5.4%
	2013 Est. HH Income \$100,000 to \$149,999	17.3%	14.1%	13.3%
	2013 Est. HH Income \$75,000 to \$99,999	13.9%	12.9%	12.7%
	2013 Est. HH Income \$50,000 to \$74,999	19.2%	20.0%	20.1%
	2013 Est. HH Income \$35,000 to \$49,999	18.6%	16.2%	16.2%
	2013 Est. HH Income \$25,000 to \$34,999	8.2%	8.7%	9.9%
	2013 Est. HH Income \$15,000 to \$24,999	7.1%	8.7%	8.9%
	2013 Est. HH Income Under \$15,000	8.1%	10.3%	10.1%
	2013 Est. Average Household Income	\$70,212	\$68,706	\$66,919
	2013 Est. Median Household Income	\$62,269	\$60,502	\$59,186
	2013 Est. Per Capita Income	\$25,148	\$26,515	\$25,798
	2013 Est. Total Businesses	454	2,935	9,143
	2013 Est. Total Employees	4,733	29,610	120,505

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RACE	2013 Est. White	54.9%	56.4%	58.1%
	2013 Est. Black	11.2%	10.8%	10.5%
	2013 Est. Asian or Pacific Islander	14.5%	14.7%	15.1%
	2013 Est. American Indian or Alaska Native	1.4%	1.2%	1.1%
	2013 Est. Other Races	18.1%	16.9%	15.2%
HISPANIC	2013 Est. Hispanic Population	3,582	17,704	33,531
	2013 Est. Hispanic Population	23.9%	20.5%	17.9%
	2018 Proj. Hispanic Population	25.2%	21.6%	18.9%
	2010 Hispanic Population	22.9%	19.6%	17.2%
EDUCATION (Adults 25 or Older)	2013 Est. Adult Population (25 Years or Over)	9,675	56,523	123,378
	2013 Est. Elementary (Grade Level 0 to 8)	6.2%	5.7%	6.3%
	2013 Est. Some High School (Grade Level 9 to 11)	10.0%	8.3%	7.6%
	2013 Est. High School Graduate	27.8%	26.6%	26.8%
	2013 Est. Some College	25.7%	26.3%	26.2%
	2013 Est. Associate Degree Only	12.0%	10.5%	9.7%
	2013 Est. Bachelor Degree Only	12.4%	16.5%	16.7%
	2013 Est. Graduate Degree	6.0%	6.1%	6.7%
HOUSING	2013 Est. Total Housing Units	5,601	34,662	75,037
	2013 Est. Owner-Occupied	56.3%	50.9%	51.6%
	2013 Est. Renter-Occupied	38.9%	44.2%	43.6%
	2013 Est. Vacant Housing	4.8%	4.9%	4.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	4.7%	5.4%	5.8%
	2010 Homes Built 2000 to 2004	4.5%	6.8%	6.6%
	2010 Homes Built 1990 to 1999	15.2%	16.5%	15.8%
	2010 Homes Built 1980 to 1989	16.3%	19.0%	18.4%
	2010 Homes Built 1970 to 1979	20.7%	19.8%	19.6%
	2010 Homes Built 1960 to 1969	21.7%	16.2%	15.9%
	2010 Homes Built 1950 to 1959	8.0%	7.3%	8.9%
	2010 Homes Built Before 1949	8.9%	8.9%	9.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.8%	1.5%	1.4%
	2010 Home Value \$500,000 to \$999,999	5.4%	8.5%	9.3%
	2010 Home Value \$400,000 to \$499,999	4.9%	7.5%	8.5%
	2010 Home Value \$300,000 to \$399,999	26.2%	24.1%	23.3%
	2010 Home Value \$200,000 to \$299,999	40.3%	36.0%	34.2%
	2010 Home Value \$150,000 to \$199,999	11.0%	10.8%	10.8%
	2010 Home Value \$100,000 to \$149,999	3.3%	4.0%	4.7%
	2010 Home Value \$50,000 to \$99,999	1.4%	1.9%	2.4%
	2010 Home Value \$25,000 to \$49,999	0.3%	1.5%	1.7%
	2010 Home Value Under \$25,000	5.5%	4.4%	3.7%
	2010 Median Home Value	\$271,313	\$278,215	\$282,988
	2010 Median Rent	\$868	\$826	\$827

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LABOR FORCE	2013 Est. Labor Population Age 16 Years or Over	11,490	66,651	144,894
	2013 Est. Civilian Employed	63.6%	63.0%	61.9%
	2013 Est. Civilian Unemployed	4.3%	4.6%	4.6%
	2013 Est. in Armed Forces	0.4%	0.3%	0.3%
	2013 Est. not in Labor Force	31.7%	32.2%	33.2%
	2013 Labor Force Males	49.6%	48.9%	49.0%
	2013 Labor Force Females	50.4%	51.1%	51.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,605	39,246	85,143
	2010 Mgmt, Business, & Financial Operations	10.0%	13.1%	12.9%
	2010 Professional, Related	13.8%	14.7%	15.8%
	2010 Service	17.1%	18.9%	19.3%
	2010 Sales, Office	28.5%	27.1%	26.3%
	2010 Farming, Fishing, Forestry	1.3%	0.5%	0.4%
	2010 Construction, Extraction, Maintenance	12.0%	9.2%	9.6%
	2010 Production, Transport, Material Moving	17.4%	16.5%	15.7%
	2010 White Collar Workers	52.3%	54.9%	54.9%
	2010 Blue Collar Workers	47.7%	45.1%	45.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	72.4%	73.1%	72.1%
	2010 Drive to Work in Carpool	14.9%	13.5%	13.0%
	2010 Travel to Work by Public Transportation	7.1%	7.2%	7.4%
	2010 Drive to Work on Motorcycle	0.2%	0.4%	0.4%
	2010 Walk or Bicycle to Work	1.7%	1.9%	2.8%
	2010 Other Means	0.1%	0.7%	0.7%
	2010 Work at Home	3.6%	3.2%	3.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	17.5%	19.0%	20.4%
	2010 Travel to Work in 15 to 29 Minutes	41.0%	40.4%	38.5%
	2010 Travel to Work in 30 to 59 Minutes	34.3%	32.7%	32.4%
	2010 Travel to Work in 60 Minutes or More	7.2%	7.9%	8.7%
	2010 Average Travel Time to Work	24.0	24.2	24.4
CONSUMER EXPENDITURE	2013 Est. Total Household Expenditure	\$293 M	\$1.78 B	\$3.78 B
	2013 Est. Apparel	\$14.1 M	\$85.8 M	\$182 M
	2013 Est. Contributions, Gifts	\$18.6 M	\$116 M	\$245 M
	2013 Est. Education, Reading	\$8.11 M	\$50.2 M	\$106 M
	2013 Est. Entertainment	\$16.4 M	\$99.6 M	\$212 M
	2013 Est. Food, Beverages, Tobacco	\$46.7 M	\$283 M	\$602 M
	2013 Est. Furnishings, Equipment	\$12.9 M	\$78.5 M	\$166 M
	2013 Est. Health Care, Insurance	\$20.7 M	\$126 M	\$268 M
	2013 Est. Household Operations, Shelter, Utilities	\$87.6 M	\$532 M	\$1.13 B
	2013 Est. Miscellaneous Expenses	\$4.88 M	\$29.6 M	\$63.0 M
	2013 Est. Personal Care	\$4.25 M	\$25.8 M	\$54.8 M
	2013 Est. Transportation	\$59.1 M	\$355 M	\$754 M

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