



WALLACE
PROPERTIES

330 112th Ave NE
Bellevue, WA 98004
425-455-9976
www.wallaceproperties.com

FORMER ALBERTSONS FOR LEASE | KENT

Panther Lake | 20600 108th Ave SE | Kent, WA 98031

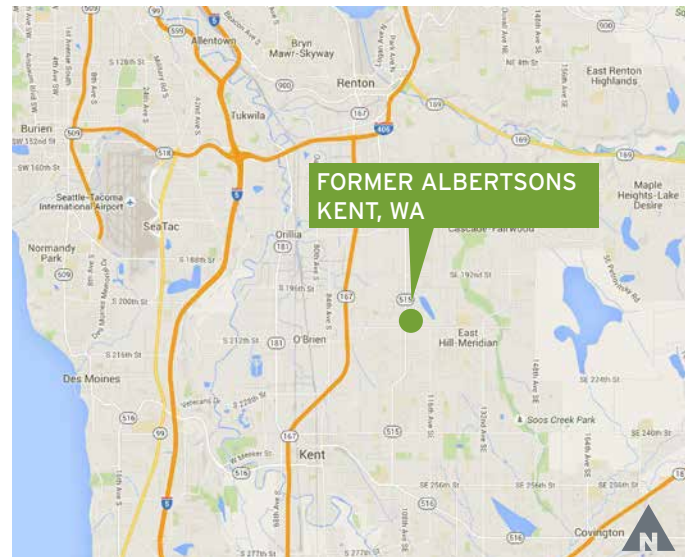


FEATURES

- Building Size: 44,536 SF
- Land Size: 176,853 SF
- Rental Rate: \$12/SF/Year, NNN
- Tenants in the market include; Rite Aid, Safeway, Key Bank, Starbucks and more
- Excellent access and exposure to 108th Avenue SE
- Zoning: CBSO
- Parcel #: 052205-9097

Traffic Counts

- Along SE 208th St: 57,935 VPD
- Along 108th Ave SE: 55,116 VPD



	1 mile	3 mile	5 mile
2015 Population:	15,286	95,230	236,254
2015 Households:	5,172	33,706	87,720
2015 Average HHI:	\$78,870	\$76,562	\$73,085
2015 Daytime Population:	1,882	31,541	114,355

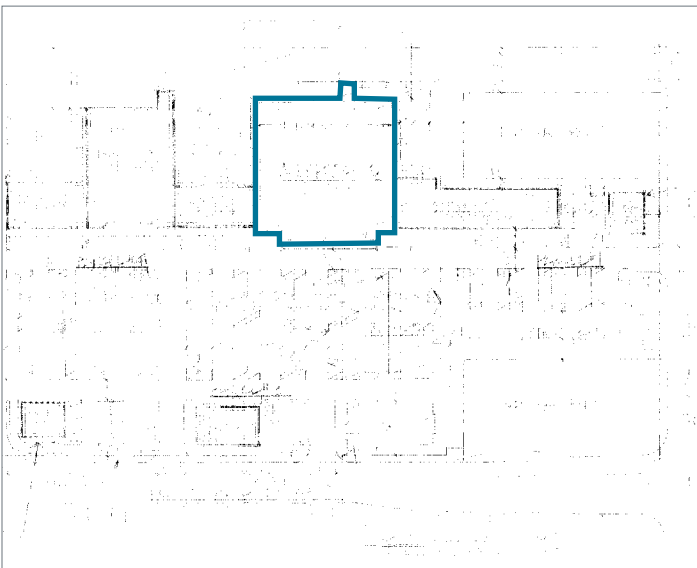
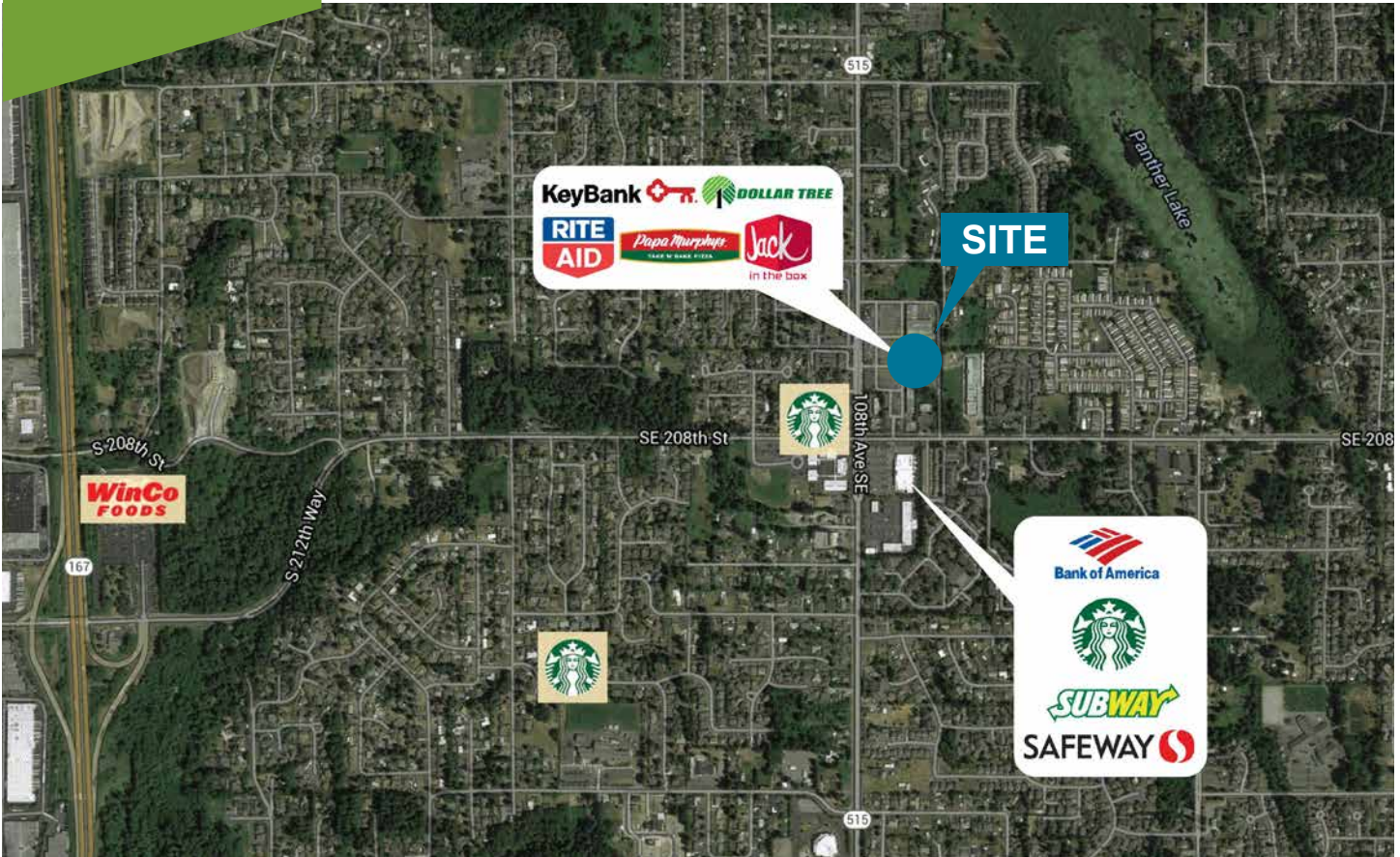
For more information, please contact:

Scott Blankenship
425.455.9976
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Demographics				
		1 Mile	3 Miles	5 Miles
POPULATION	2015 Estimated Population	15,286	95,230	236,254
	2020 Projected Population	16,532	102,567	253,810
	2010 Census Population	14,433	89,932	219,970
	2000 Census Population	13,166	78,244	191,176
	Projected Annual Growth 2015 to 2020	1.6%	1.5%	1.5%
	Historical Annual Growth 2000 to 2015	1.1%	1.4%	1.6%
	2015 Median Age	37.8	35.4	35.7
HOUSEHOLDS	2015 Estimated Households	5,172	33,706	87,720
	2020 Projected Households	5,549	35,963	93,336
	2010 Census Households	4,926	32,051	82,136
	2000 Census Households	4,647	28,901	74,096
	Projected Annual Growth 2015 to 2020	1.5%	1.3%	1.3%
	Historical Annual Growth 2000 to 2015	0.8%	1.1%	1.2%
RACE/ETHNICITY	2015 Estimated White	51.0%	51.5%	53.2%
	2015 Estimated Black or African American	9.2%	11.9%	12.3%
	2015 Estimated Asian or Pacific Islander	29.9%	24.2%	20.6%
	2015 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.7%
	2015 Estimated Other Races	9.5%	11.8%	13.2%
	2015 Estimated Hispanic	8.7%	11.4%	13.7%
INCOME	2015 Estimated Average Household Income	\$78,870	\$76,562	\$73,085
	2015 Estimated Median Household Income	\$70,135	\$67,467	\$63,204
	2015 Estimated Per Capita Income	\$26,781	\$27,274	\$27,342
EDUCATION (Age 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	9.4%	8.4%	9.7%
	2015 Estimated Some High School (Grade Level 9 to 11)	13.9%	12.1%	11.7%
	2015 Estimated High School Graduate	22.3%	20.9%	20.9%
	2015 Estimated Some College	19.1%	19.4%	19.5%
	2015 Estimated Associates Degree Only	7.0%	7.7%	7.9%
	2015 Estimated Bachelors Degree Only	16.4%	17.8%	17.1%
	2015 Estimated Graduate Degree	12.0%	13.6%	13.2%
BUSINESS	2015 Estimated Total Businesses	291	3,099	9,371
	2015 Estimated Total Employees	1,882	31,541	114,355
	2015 Estimated Employee Population per Business	6.5	10.2	12.2
	2015 Estimated Residential Population per Business	52.5	30.7	25.2

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