



**WALLACE**  
PROPERTIES

330 112th Ave NE  
Bellevue, WA 98004  
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www.wallaceproperties.com

# PRIME KENT EAST HILL RETAIL FOR LEASE

44,536 SF Big Box Space Available! | 20600 108th Ave SE | Kent, WA 98031



## 44,536 SF Big Box Space Available!

### FEATURES

- Busy retail center with prime location on Kent East Hill
- Excellent access and exposure to 108th Avenue SE
- Abundant parking
- Monument signage available
- Cotenants include; Rite Aid, Papa Murphy's, Dollar Tree, Key Bank, John L. Scott, and more!

### Traffic Counts

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

### For more information, please contact:

Scott Blankenship  
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Kathleen (KT) Taylor  
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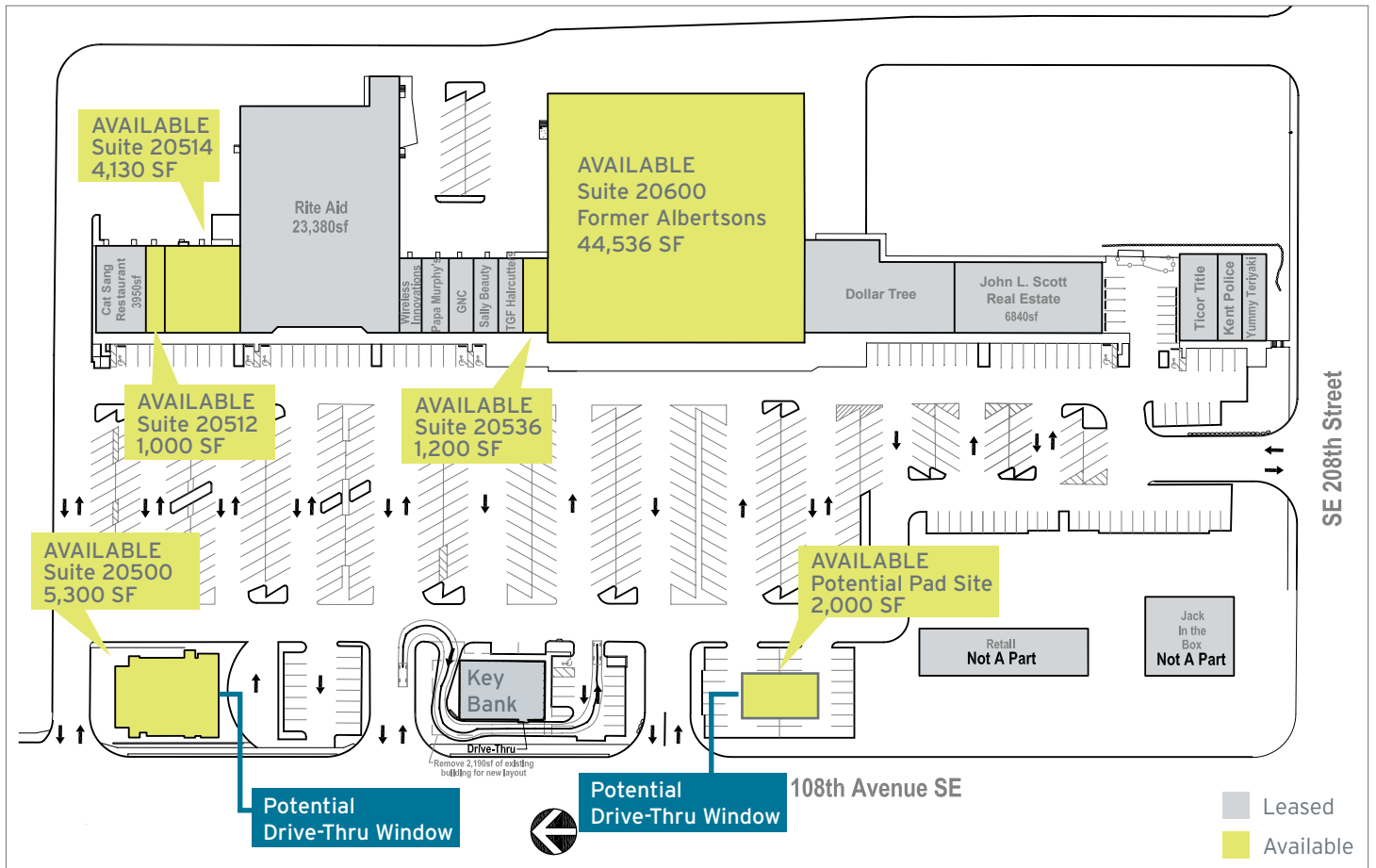
Availabilities		
Suite #	Size	Rate
20536	1,000 SF	\$20/SF/Year, NNN
Has 3 treatment rooms, office, and reception area - ideal for chiropractor or dental use		
20512	1,000 SF	\$20/SF/Year, NNN
Can be combined with adjacent space for 5,130 SF total		
20514	4,130 SF	\$18/SF/Year, NNN
Former liquor store with wide open space, 1 office, restrooms, kitchenette, and double door for easy loading		
20600	44,536 SF	\$12/SF/Year, NNN
Former Albertsons (can be demised)		
20500	5,300 SF	\$26/SF/Year, NNN
Free standing building and has potential for drive-thru window		
Potential Pad Site	2,000 SF	Rate \$TBD
Site has potential for drive-thru window		

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## Site Plan



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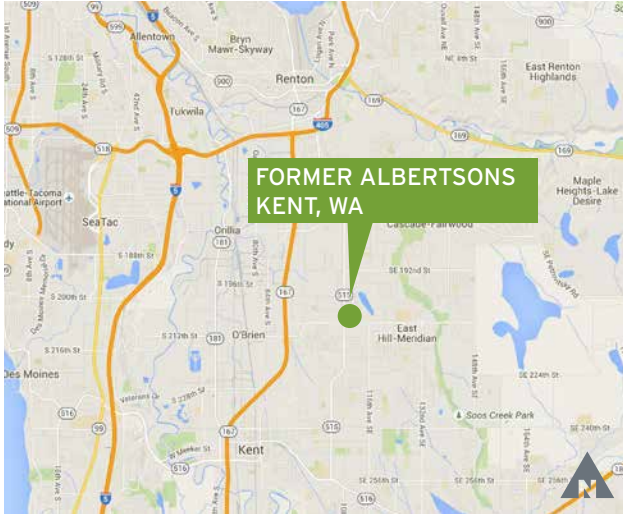
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Demographics				
		1 Mile	3 Miles	5 Miles
POPULATION	2016 Estimated Population	15,494	96,156	237,527
	2021 Projected Population	16,714	103,681	255,880
	2010 Census Population	14,344	89,938	219,505
	2000 Census Population	13,089	78,242	190,846
	Projected Annual Growth 2016 to 2021	1.6%	1.6%	1.5%
	Historical Annual Growth 2000 to 2016	1.1%	1.4%	1.5%
	2016 Median Age	37.7	35.5	35.7
HOUSEHOLDS	2016 Estimated Households	5,227	33,896	87,817
	2021 Projected Households	5,614	36,334	94,021
	2010 Census Households	4,899	32,053	81,906
	2000 Census Households	4,622	28,902	73,926
	Projected Annual Growth 2016 to 2021	1.5%	1.4%	1.4%
	Historical Annual Growth 2000 to 2016	0.8%	1.1%	1.2%
RACE/ETHNICITY	2016 Estimated White	50.4%	50.8%	52.7%
	2016 Estimated Black or African American	9.4%	12.0%	12.3%
	2016 Estimated Asian or Pacific Islander	30.3%	24.8%	21.0%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
	2016 Estimated Other Races	9.5%	11.8%	13.3%
	2016 Estimated Hispanic	8.8%	11.5%	13.8%
INCOME	2016 Estimated Average Household Income	\$82,079	\$81,165	\$76,647
	2016 Estimated Median Household Income	\$75,746	\$73,922	\$68,354
	2016 Estimated Per Capita Income	\$27,774	\$28,782	\$28,536
EDUCATION (Age 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	6.5%	5.1%	5.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	8.5%	6.9%	6.6%
	2016 Estimated High School Graduate	26.1%	25.4%	25.0%
	2016 Estimated Some College	21.9%	23.2%	23.7%
	2016 Estimated Associates Degree Only	9.1%	9.9%	10.2%
	2016 Estimated Bachelors Degree Only	20.4%	20.9%	20.4%
	2016 Estimated Graduate Degree	7.4%	8.7%	8.4%
BUSINESS	2016 Estimated Total Businesses	290	3,113	9,207
	2016 Estimated Total Employees	1,735	31,342	107,259
	2016 Estimated Employee Population per Business	6.0	10.1	11.7
	2016 Estimated Residential Population per Business	53.5	30.9	25.8

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