

Harrison St.

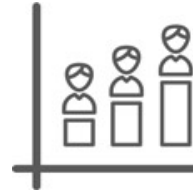
304 W. Harrison
Kent, WA 98032

THE SPACE

Location	304 W. Harrison, Kent, WA, 98032
County	King
APN	982570-0285
Square Feet	6849
Annual Rent PSF	\$15.00
Lease Type	NNN

HIGHLIGHTS

- Easy access to Highway 167
- Located in vibrant downtown Kent
- Close proximity to Kent Station and rail services
- Adjacent to Town Square Plaza and Kent Library
- Complete renovation of interior building
- Walking distance to King County Court House and Kent Commons



POPULATION

1 MILE	3 MILE	5 MILE
15,438	94,372	263,549



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$61,022	\$78,926	\$86,854



NUMBER OF HOUSEHOLDS

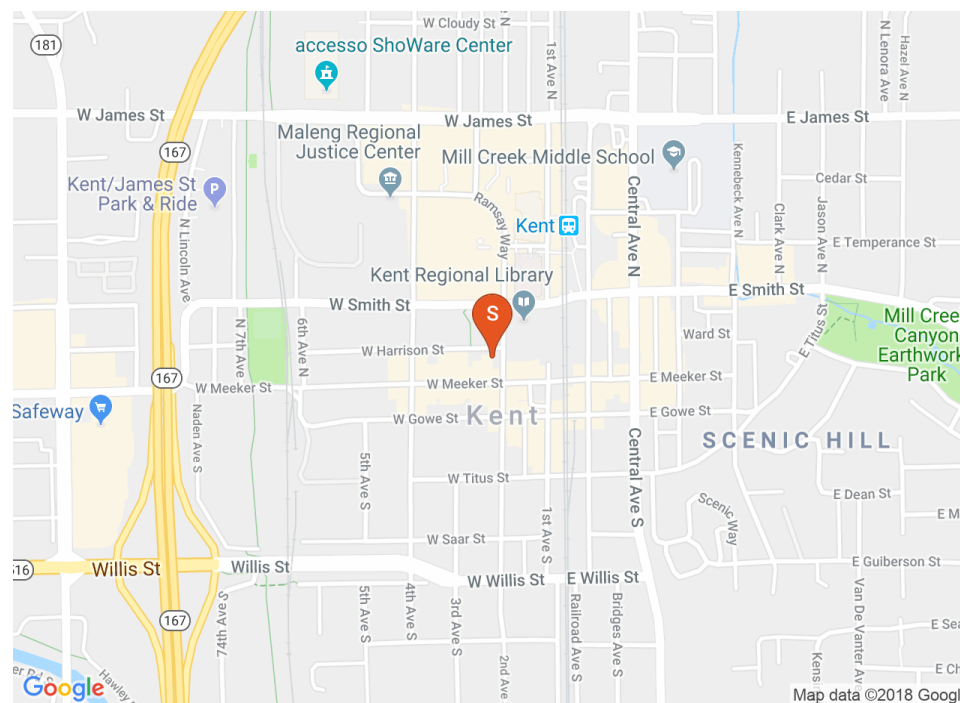
1 MILE	3 MILE	5 MILE
6,104	33,959	94,070

Site Description

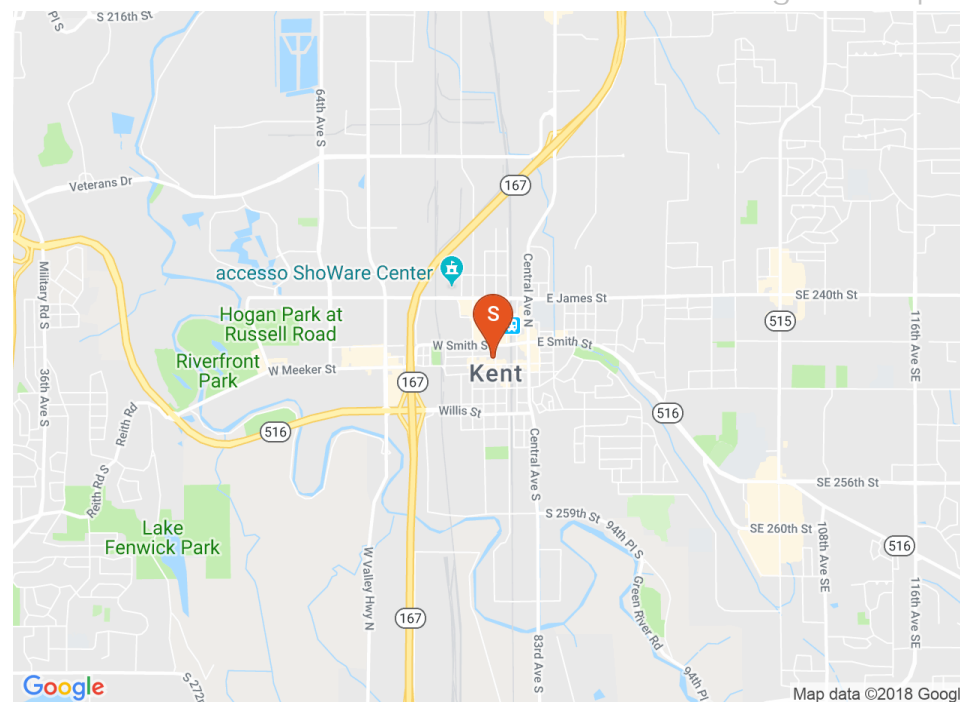
BUILDING SF	6,849
GLA (SF)	6,849
LAND SF	16,200
LAND ACRES	0.37
YEAR BUILT	1985
YEAR RENOVATED	2019
ZONING TYPE	DCE
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes

Great corner location at West Harrison Street and 2nd Avenue North. Building interior is being completely renovated for new tenants to enjoy! Location is prime in the heart of downtown Kent across the street to the Town Square Plaza which hosts food trucks, farmers' markets and holiday festivities and Kent Station - a one stop place for entertainment. Property is close to restaurants, shops, library, public parking, train station and the King County Courthouse, among many other locations.

Locator Map



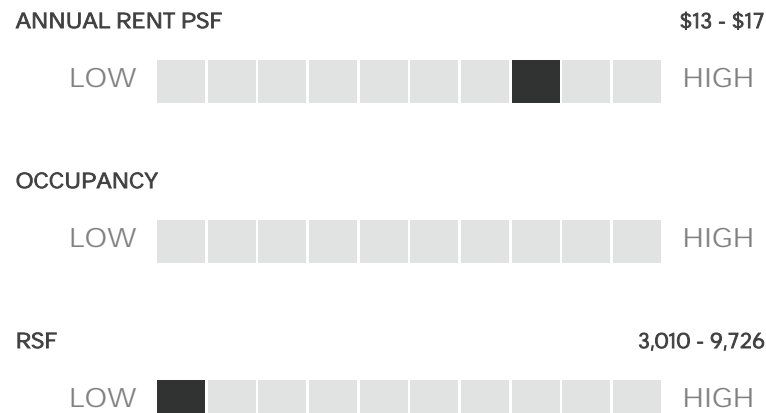
Regional Map





1

RSF	3,010
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$15.95
RENT PSF (MONTHLY)	\$1.33

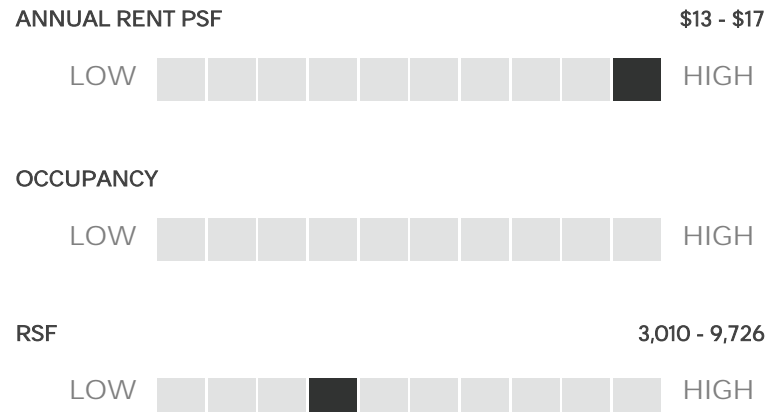


215 1st Ave S

215 1st Avenue S, Kent, WA
98032

2

RSF	5,690
LEASE TYPE	Modified Gross
RENT PSF (YEARLY)	\$17.00
RENT PSF (MONTHLY)	\$1.42

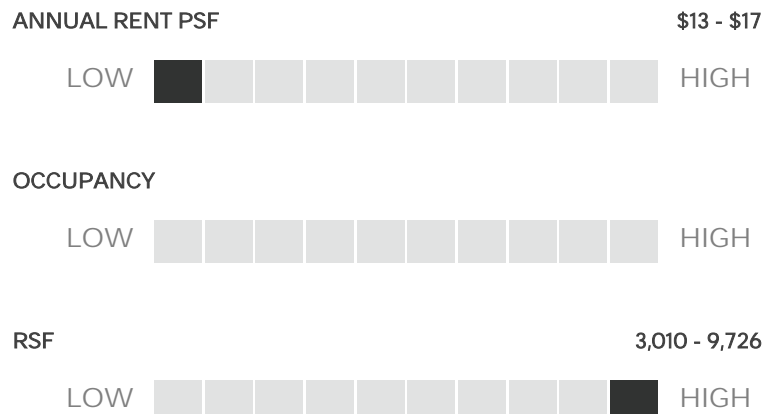


524 W. Meeker

524 West Meeker, Kent, WA
98032

3

RSF	9,726
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$13.00
RENT PSF (MONTHLY)	\$1.08

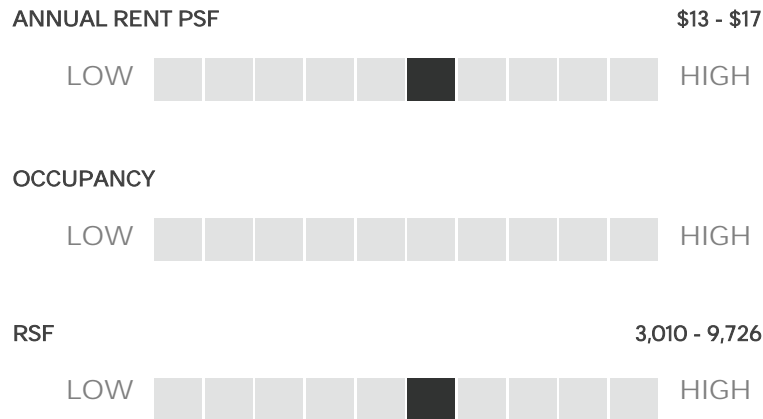


Kent Professional Center
 610 West Meeker, Kent, WA
 98032

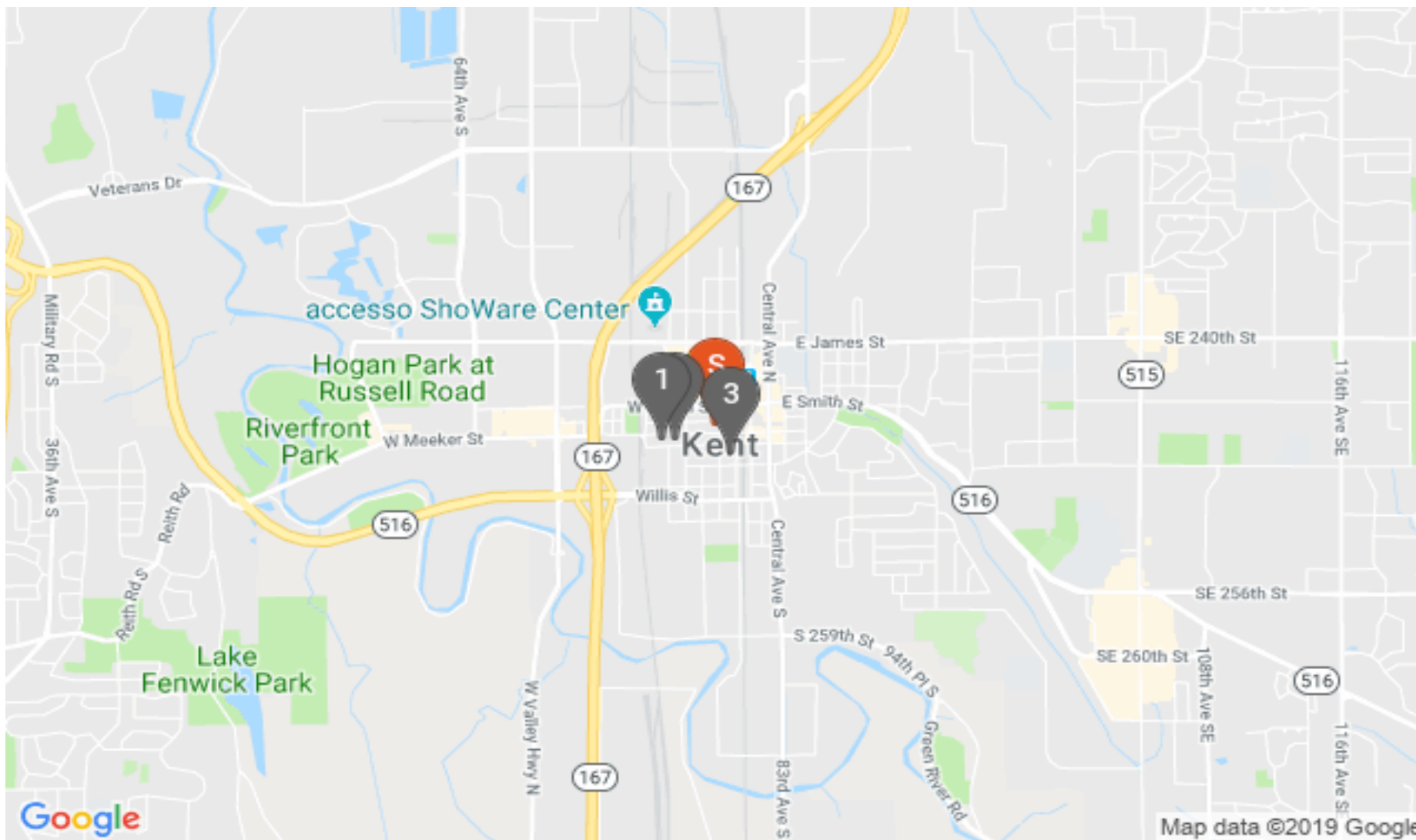
S



RSF	6,849
YEAR BUILT	1985
RENT PSF (YEARLY)	\$15.00
RENT PSF (MONTHLY)	\$1.25



Harrison St.
 304 W. Harrison, Kent, WA
 98032



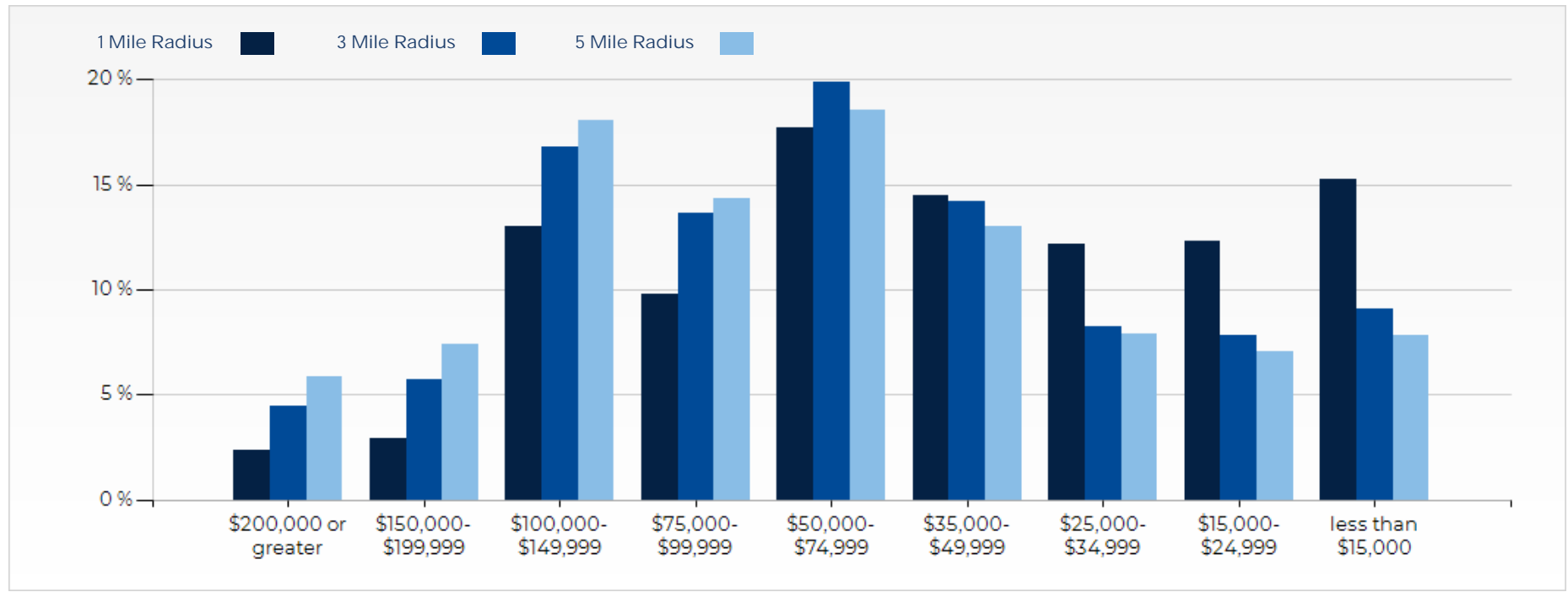
#	Property Name	Address	City
S	Harrison St.	304 W. Harrison	Kent
1	Kent Professional Center	610 West Meeker	Kent
2	524 W. Meeker	524 West Meeker	Kent
3	215 1st Ave S	215 1st Avenue S	Kent

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,350	73,446	209,090
2010 Population	13,639	84,750	236,399
2018 Population	15,438	94,372	263,549
2023 Population	16,499	100,183	281,064
2018 African American	2,196	11,675	28,680
2018 American Indian	211	896	2,277
2018 Asian	1,583	18,948	49,924
2018 Hispanic	3,686	16,943	41,933
2018 White	7,911	45,234	137,301
2018 Other Race	1,970	8,742	21,886
2018 Multiracial	1,028	6,781	17,342
2018-2023: Population: Growth Rate	6.70 %	6.00 %	6.50 %

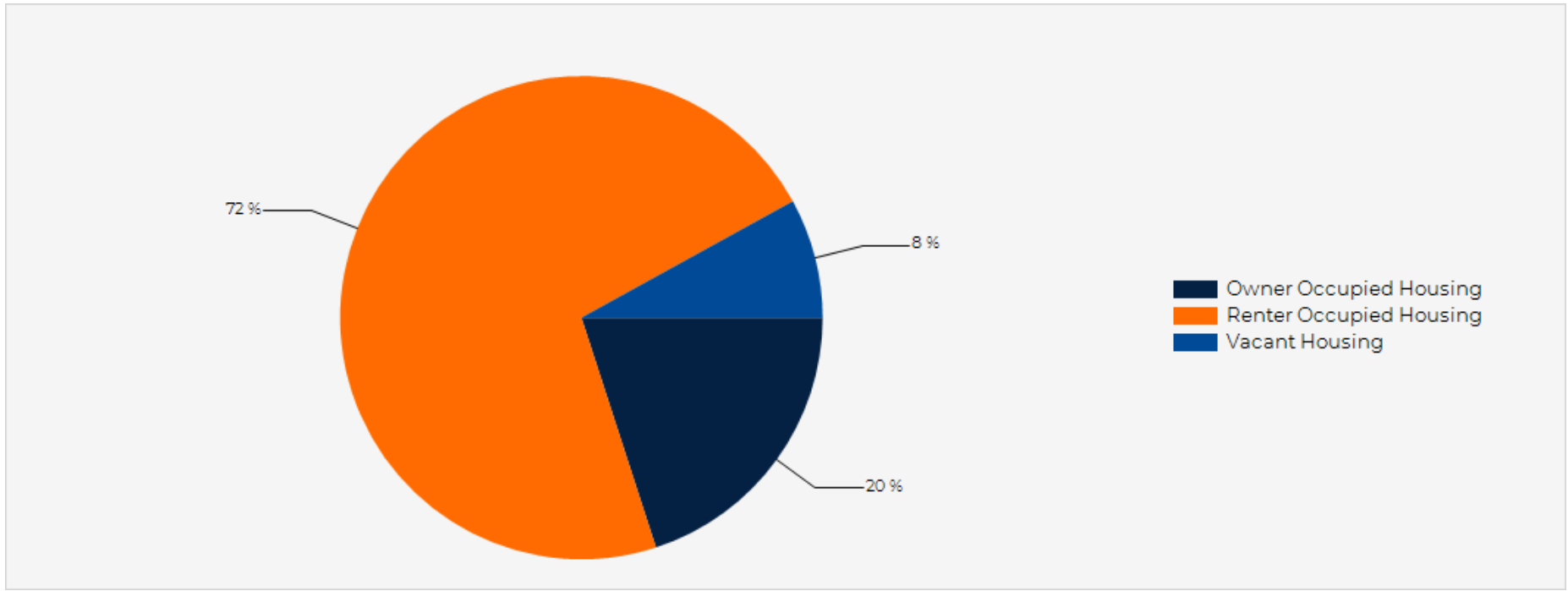
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	931	3,098	7,350
\$15,000-\$24,999	751	2,664	6,659
\$25,000-\$34,999	741	2,801	7,444
\$35,000-\$49,999	885	4,826	12,227
\$50,000-\$74,999	1,081	6,755	17,439
\$75,000-\$99,999	597	4,642	13,490
\$100,000-\$149,999	795	5,715	17,000
\$150,000-\$199,999	177	1,950	6,958
\$200,000 or greater	144	1,507	5,503
Median HH Income	\$44,610	\$60,787	\$67,317
Average HH Income	\$61,022	\$78,926	\$86,854

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,850	30,288	82,228
2010 Total Households	5,547	31,275	86,295
2018 Total Households	6,104	33,959	94,070
2023 Total Households	6,454	35,666	99,310
2018 Average Household Size	2.38	2.73	2.77
2000 Owner Occupied Housing	1,564	13,932	45,776
2000 Renter Occupied Housing	3,867	15,064	33,441
2018 Owner Occupied Housing	1,342	16,419	53,994
2018 Renter Occupied Housing	4,762	17,540	40,075
2018 Vacant Housing	506	1,959	5,391
2018 Total Housing	6,610	35,918	99,461
2023 Owner Occupied Housing	1,486	17,688	58,478
2023 Renter Occupied Housing	4,968	17,977	40,833
2023 Vacant Housing	504	2,010	5,505
2023 Total Housing	6,958	37,676	104,815
2018-2023: Households: Growth Rate	5.60 %	4.95 %	5.45 %

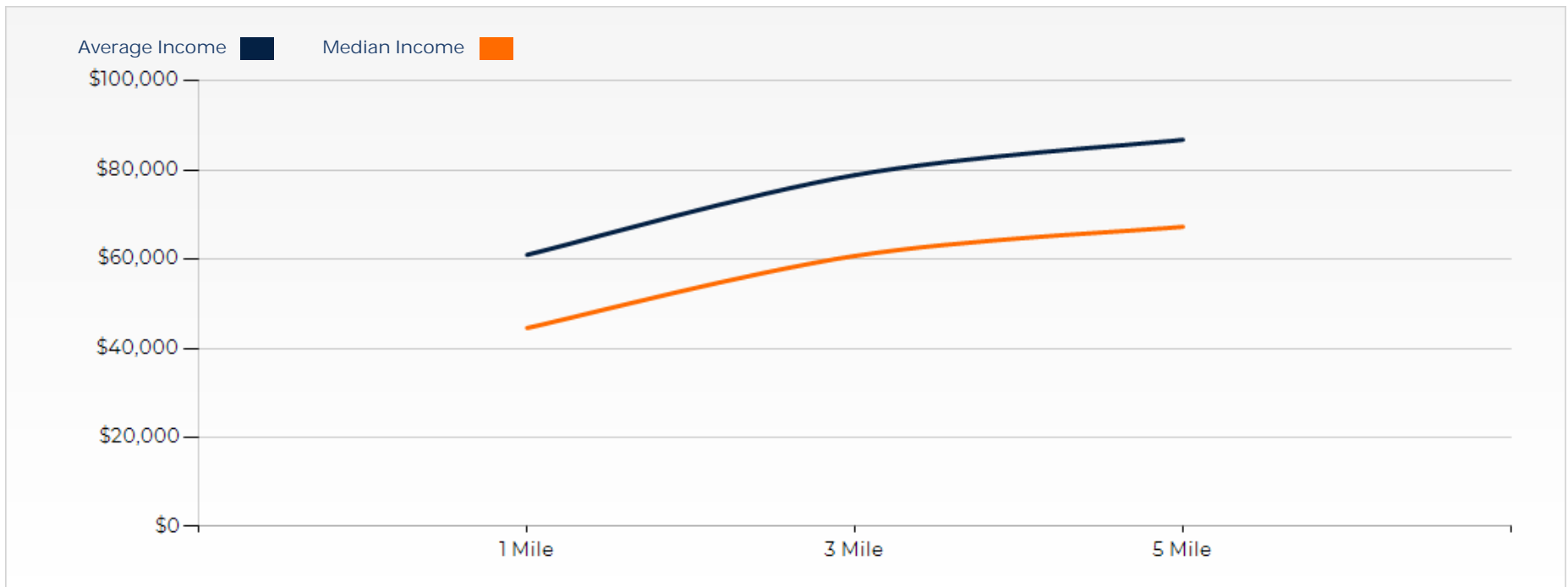
2018 Household Income



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median



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