

BEVERLY RESIDENCES OF KENT

1637 W MEEKER ST
KENT, WA 98032

OFFERING MEMORANDUM

BEVERLY RESIDENCES OF KENT

1637 W MEEKER ST
KENT, WA 98032

EXCLUSIVELY PRESENTED BY:

BART BORUSINSKI

Broker

Mobile: 2062267303

BBCRE@LIVE.COM

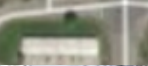
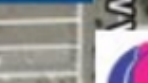
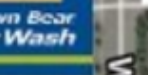
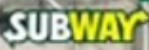
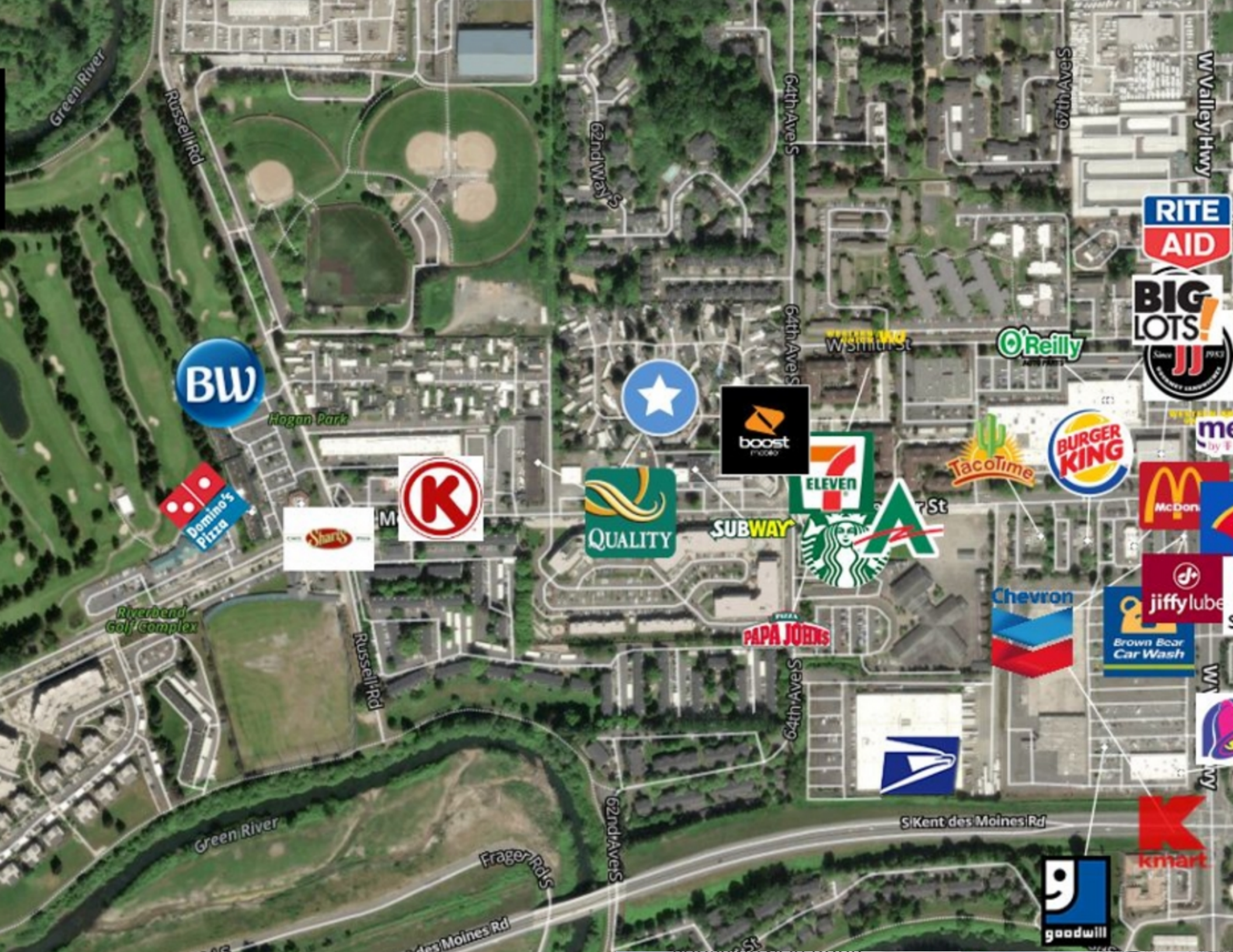
COOPER JACOBS
COMMERCIAL | SKYLINE

10700 Meridian Ave N Suite 505 Seattle, WA
98133
Seattle, WA

Office: 206 226 7303

Cooper Jacobs
COMMERCIAL





INVESTMENT SUMMARY

A unique opportunity to acquire a shovel ready property at 1637 W Meeker St, Kent, Wa 98032 in Kent, WA. This charming and location will provide expansive water and city views, with curated luxury living options reserved for Kent's best boutique buildings, where each unit was is expertly designed to emphasize indoor/outdoor living space functionality. A rare opportunity for any multi-family investor looking to add a highly sought after property to their portfolio.

SHOPPING NEXT DOOR



Offering Price	\$4,200,000.00
Building SqFt	7,910 SqFt
Lot Size (acres)	1.44
Levels	3
Year Built	1965, 1966
County	King
Parcel ID / APN	232204-9061, 232204-9060
Construction	MASONRY

APARTMENTS ACROSS THE STREET



POPULATION

88,584

AVG. HHSIZE

2.63

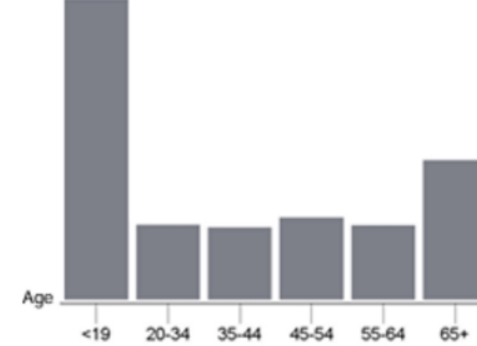
MEDIAN HH INCOME

\$55,425



46.58 %
Employed

1.85 %
Unemployed



RACE & ETHNICITY

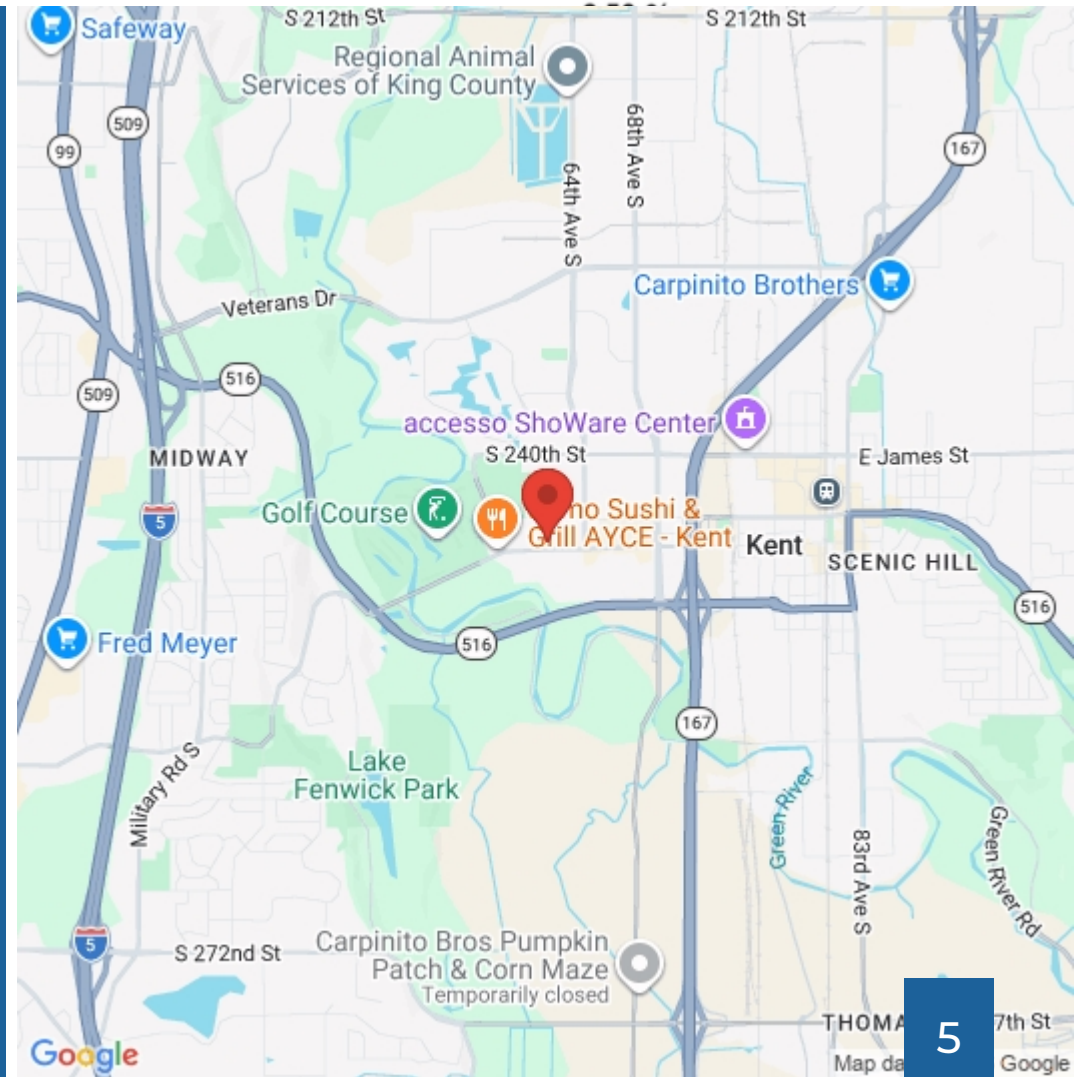
White: 39.04 %

Asian: 7.21 %

EDUCATION

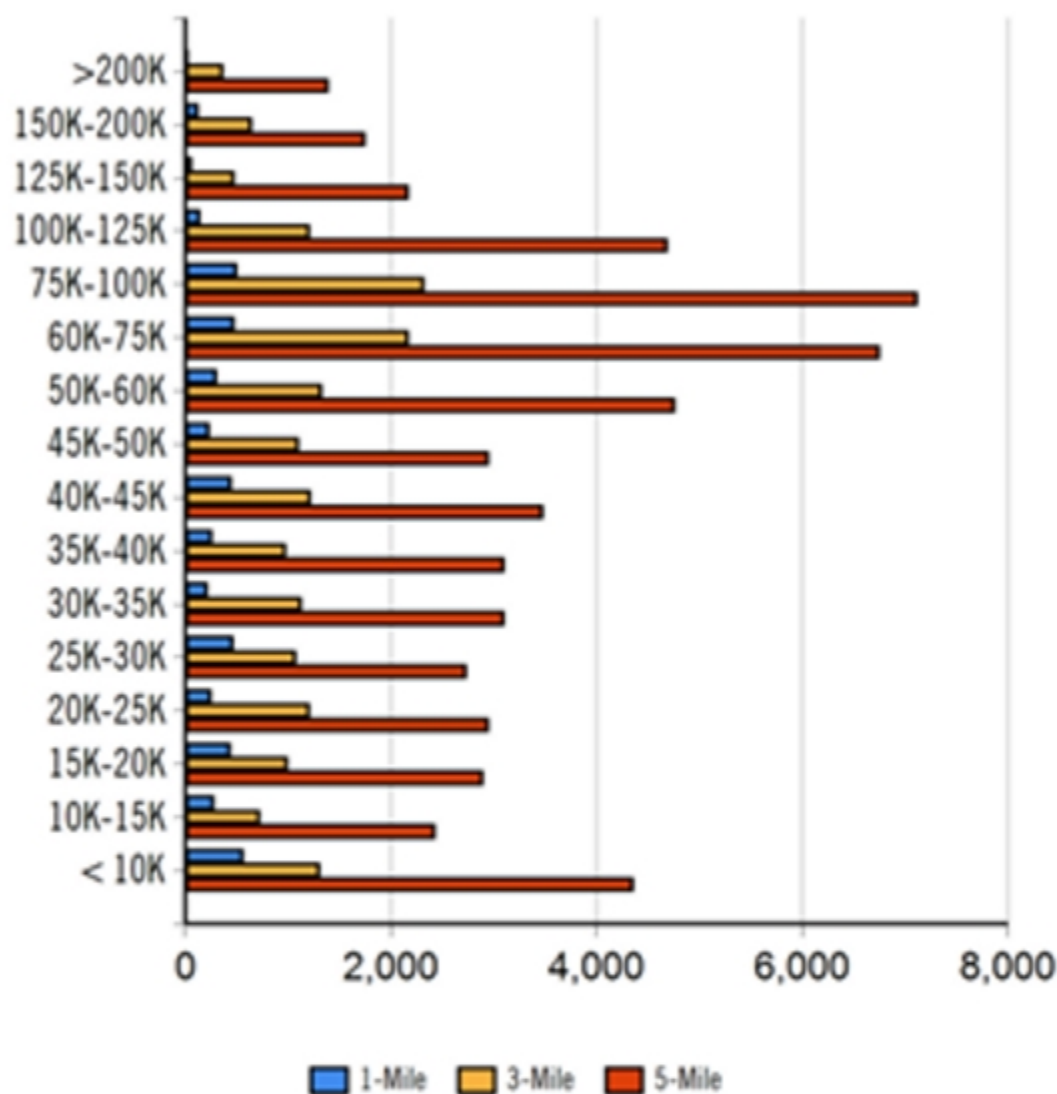
INVESTMENT HIGHLIGHTS

- Priced below appraised value, this property offers great value for the savvy investor looking to scale.





Household Income



Radius	Median Household Income
1-Mile	\$46,385.4
3-Mile	\$54,310.8
5-Mile	\$60,062.8

Radius	Average Household Income
1-Mile	\$55,349.5
3-Mile	\$61,894.6
5-Mile	\$66,709.8

Radius	Aggregate Household Income
1-Mile	\$220,998,941.7
3-Mile	\$1,092,406,598.3
5-Mile	\$3,564,311,201.4

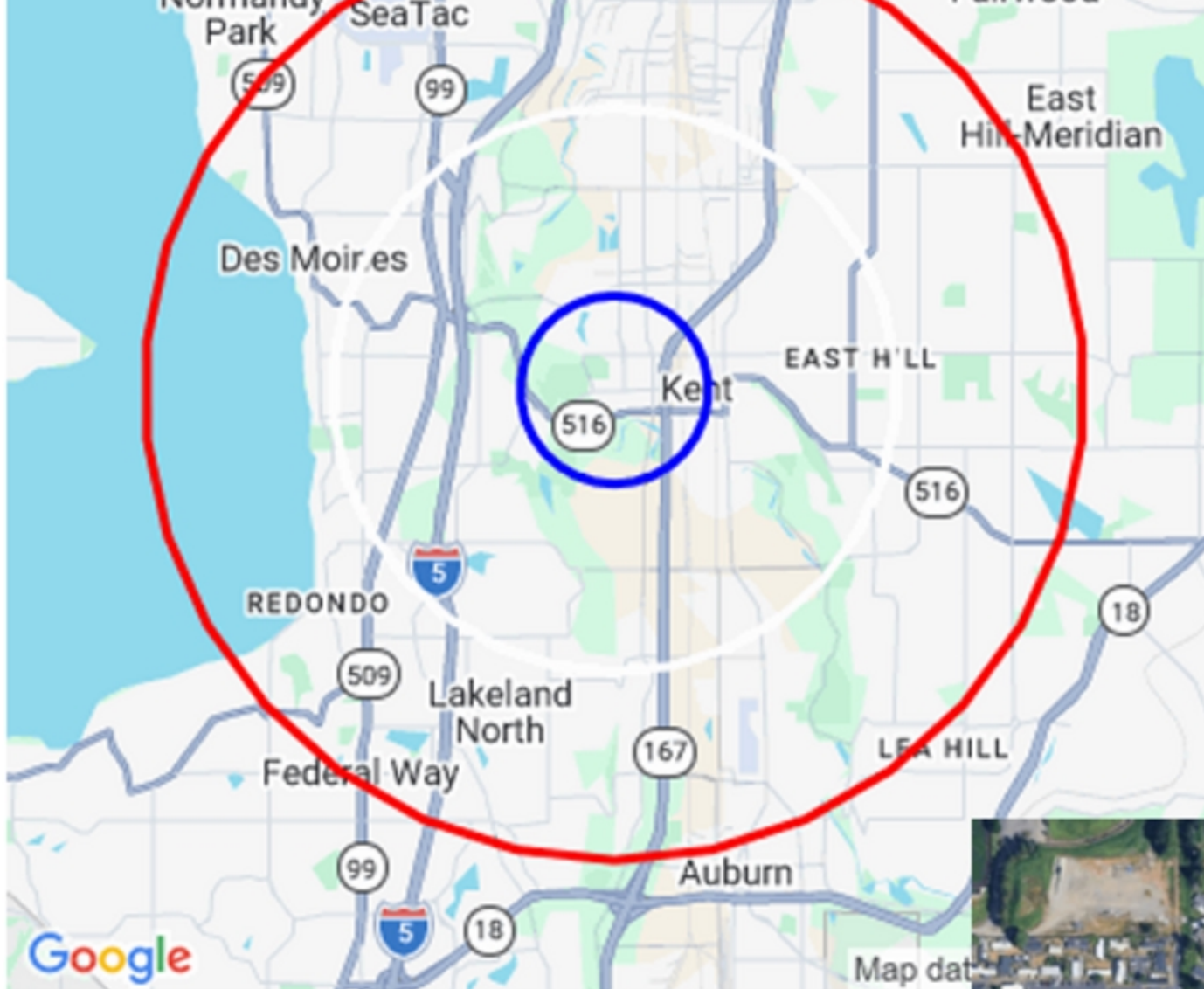
Education

	1-Mile	3-mile	5-mile
Pop > 25	6,751	29,485	96,631
High School Grad	2,226	8,521	26,171
Some College	1,508	7,863	25,631
Associates	401	2,371	8,331
Bachelors	1,462	5,082	15,531
Masters	346	1,184	3,531
Prof. Degree	55	537	1,231
Doctorate	15	125	431

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	13 %	26 %	21 %
Teen's	40 %	67 %	85 %
Expensive Homes	0 %	1 %	14 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Beverly Residences of Kent

Population

Distance	Male	Female	Total
1- Mile	5,270	5,370	10,640
3- Mile	22,586	23,207	45,793
5- Mile	75,910	76,605	152,514



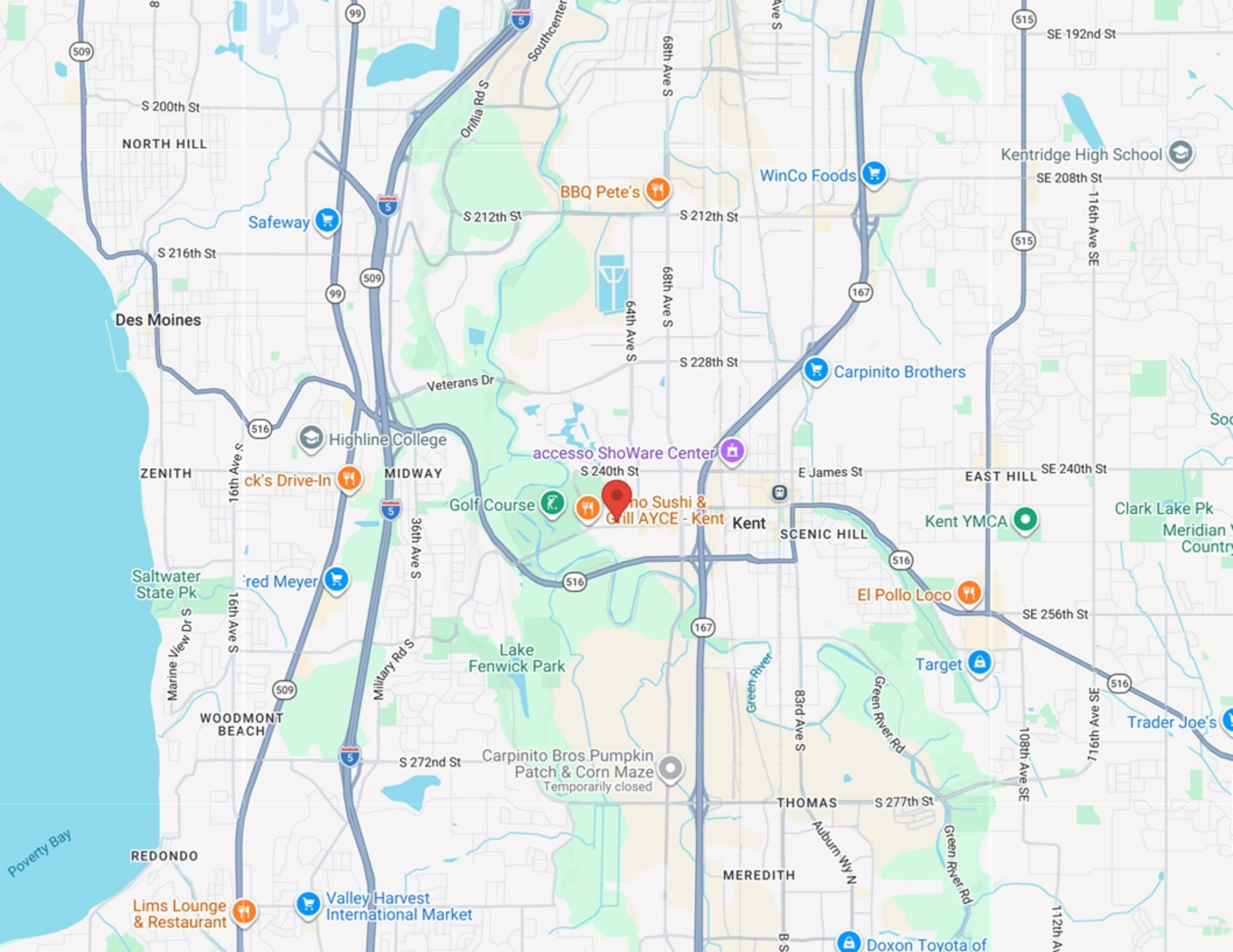
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,315	78,571	205,177
2010 Population	13,131	89,163	226,867
2025 Population	17,811	111,295	273,150
2030 Population	18,279	114,816	279,115
2025-2030 Growth Rate	0.52 %	0.62 %	0.43 %
2025 Daytime Population	15,511	112,424	275,569

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	623	2,657	5,862
\$15000-24999	531	2,173	4,445
\$25000-34999	320	1,937	4,470
\$35000-49999	676	4,163	8,709
\$50000-74999	1,295	7,147	14,689
\$75000-99999	1,308	5,496	12,646
\$100000-149999	1,181	7,219	18,458
\$150000-199999	784	4,452	11,521
\$200000 or greater	787	5,022	15,200
Median HH Income	\$ 79,500	\$ 82,744	\$ 93,182
Average HH Income	\$ 102,182	\$ 109,839	\$ 121,732



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,115	31,954	78,359
2010 Total Households	5,980	34,293	83,584
2025 Total Households	7,505	40,266	96,001
2030 Total Households	7,609	41,063	97,016
2025 Average Household Size	2.29	2.73	2.8
2025 Owner Occupied Housing	2,064	17,817	53,348
2030 Owner Occupied Housing	2,180	18,804	55,387
2025 Renter Occupied Housing	5,441	22,449	42,653
2030 Renter Occupied Housing	5,429	22,258	41,629
2025 Vacant Housing	486	2,141	4,181
2025 Total Housing	7,991	42,407	100,182



no Sushi & Grill AYCE - Kent

accesso ShoWare Center

BBQ Pete's

WinCo Foods

Carpinito Brothers

Safeway

Highline College

ck's Drive-In

red Meyer

El Pollo Loco

Target

Carpinito Bros Pumpkin Patch & Corn Maze
Temporarily closed

Lims Lounge & Restaurant

Valley Harvest International Market

Doxon Toyota of

CITY OF KENT

INCORPORATED

5/27/1890

AREA

CITY 34.4 SQ MI

LAND 33.8 SQ MI

WATER 0.6 SQ MI

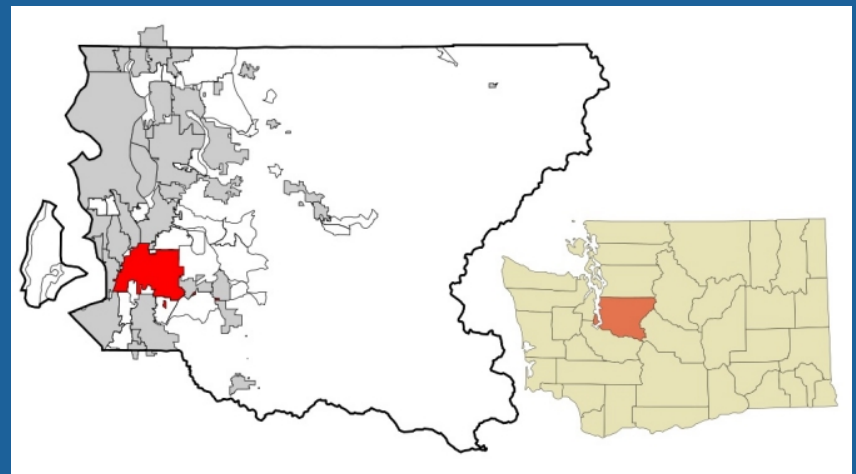
ELEVATION 394 FT

POPULATION



ABOUT KENT

Kent is a city in King County, Washington, United States. It is part of the Seattle metropolitan area and had a population of 136,588 as of the 2020 census, and was estimated at 136,588 in 2024, making it the fourth-most populous municipality in greater Seattle and the sixth-most populous in Washington state. The city is connected to Seattle, Bellevue and Tacoma via State Route 167 and Interstate 5, Sounder commuter rail, and commuter buses.



EXCLUSIVELY PRESENTED BY:

BART BORUSINSKI

Broker

Mobile: 2062267303

BBCRE@LIVE.COM

**COOPER JACOBS
COMMERCIAL I SKYLINE**

10700 Meridian Ave N Suite 505 Seattle, WA 98133
Seattle, WA

Office: 206 226 7303



The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from COOPER JACOBS COMMERCIAL I SKYLINE and it should not be made available to any other person or entity without the written consent of COOPER JACOBS COMMERCIAL I SKYLINE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to COOPER JACOBS COMMERCIAL I SKYLINE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. COOPER JACOBS COMMERCIAL I SKYLINE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, COOPER JACOBS COMMERCIAL I SKYLINE has not verified, and will not verify, any of the information contained herein, nor has COOPER JACOBS COMMERCIAL I SKYLINE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE COOPER JACOBS COMMERCIAL I SKYLINE ADVISOR
FOR MORE DETAILS.**