

**FOR LEASE**

17307 SE 272nd Street  
Covington, WA 98042

**PAD OPPORTUNITY!**

17307  
**BIGLOTS!**

**BIG 5** SPORTING  
GOODS

Serve Big.  
Save Lots.  
**BIGLOTS!**



## COVINGTON CENTER

Josh Parnell | Carrie Walker | Jacob Fors

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**COVINGTON CENTER** is a community focal point located in the city of Covington, near Seattle. The center aims to support local residents by providing a venue for educational workshops, cultural events, and family-friendly activities. Its role in the community is vital, acting as a hub for engagement, learning, and social interaction, helping to strengthen the bonds among residents of Covington.

**FOR LEASE - CALL FOR DETAILS**

2,126 SF - SUITE 114A - \$35 + NNN

3,564 SF - CALL FOR DETAILS

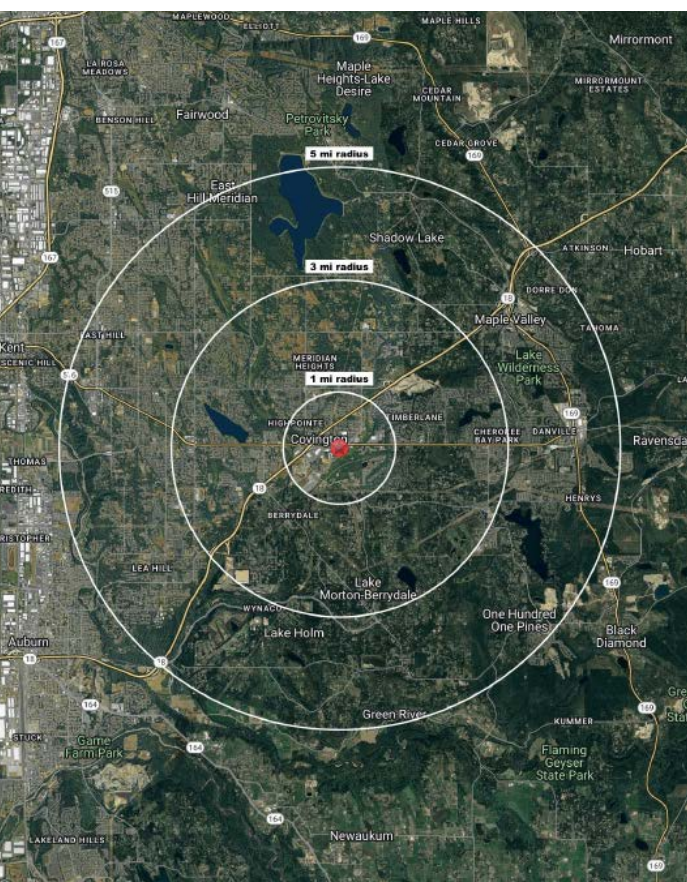
5,000 SF - PAD OPPORTUNITY

9,000 SF - PAD OPPORTUNITY

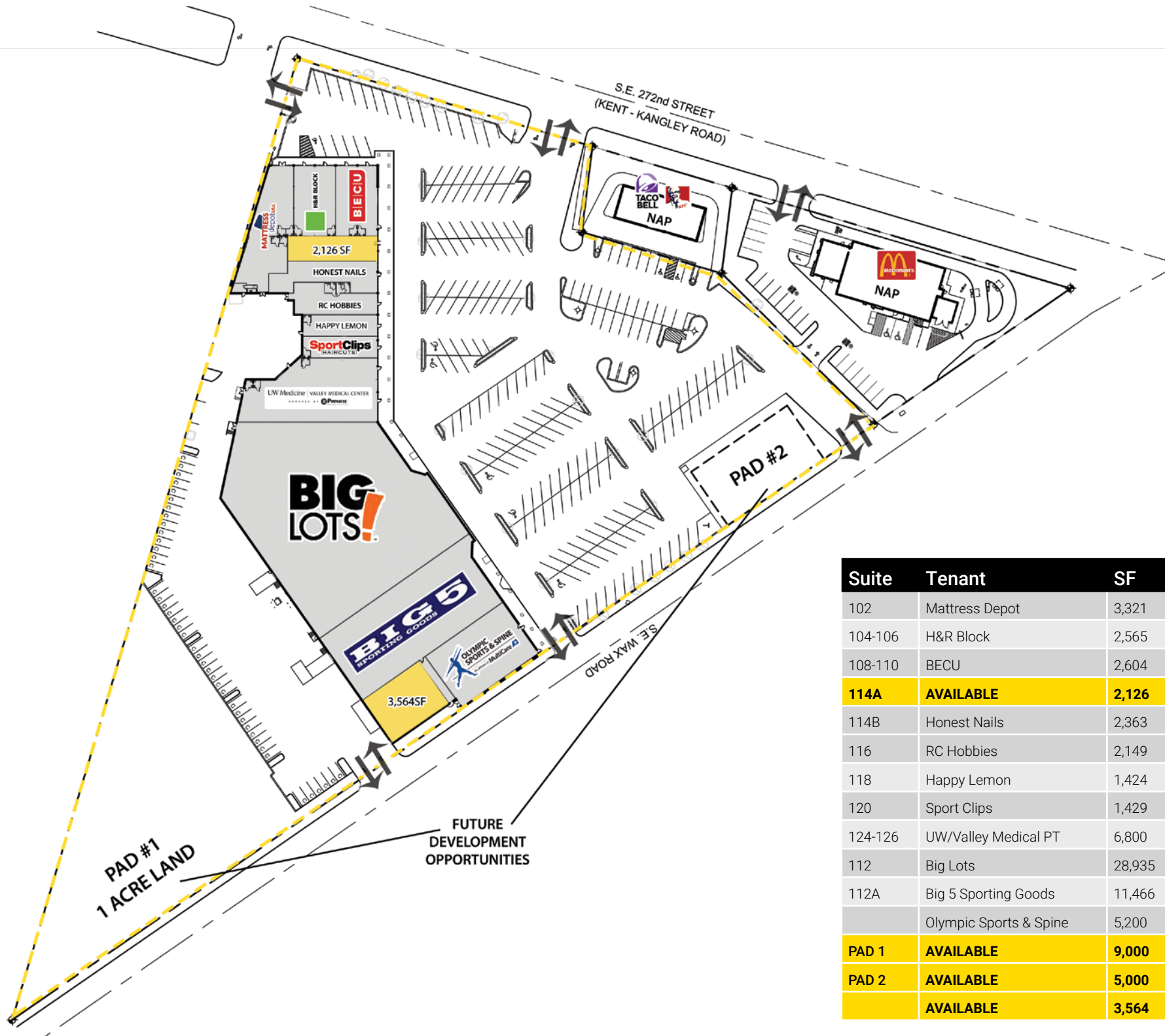
- 38,000 cars per day on corner of 272nd Street and Wax Road
- Covington is a high growth market with high-end average incomes
- Ample parking
- Big Lots and Big 5 Sporting Anchored Center
- BECU & Olympic Sports & Spine now open!

Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	8,678	\$158,500	5,078
Mile 3	57,448	\$170,161	22,140
Mile 5	161,965	\$160,748	62,963

**TENANTS**



# SITE PLAN



Suite	Tenant	SF
102	Mattress Depot	3,321
104-106	H&R Block	2,565
108-110	BECU	2,604
<b>114A</b>	<b>AVAILABLE</b>	<b>2,126</b>
114B	Honest Nails	2,363
116	RC Hobbies	2,149
118	Happy Lemon	1,424
120	Sport Clips	1,429
124-126	UW/Valley Medical PT	6,800
112	Big Lots	28,935
112A	Big 5 Sporting Goods	11,466
	Olympic Sports & Spine	5,200
<b>PAD 1</b>	<b>AVAILABLE</b>	<b>9,000</b>
<b>PAD 2</b>	<b>AVAILABLE</b>	<b>5,000</b>
	<b>AVAILABLE</b>	<b>3,564</b>

LOCATION DETAILS



Located adjacent to  
LA Fitness & Chick-fil-A



Located in the  
Covington Retail Core

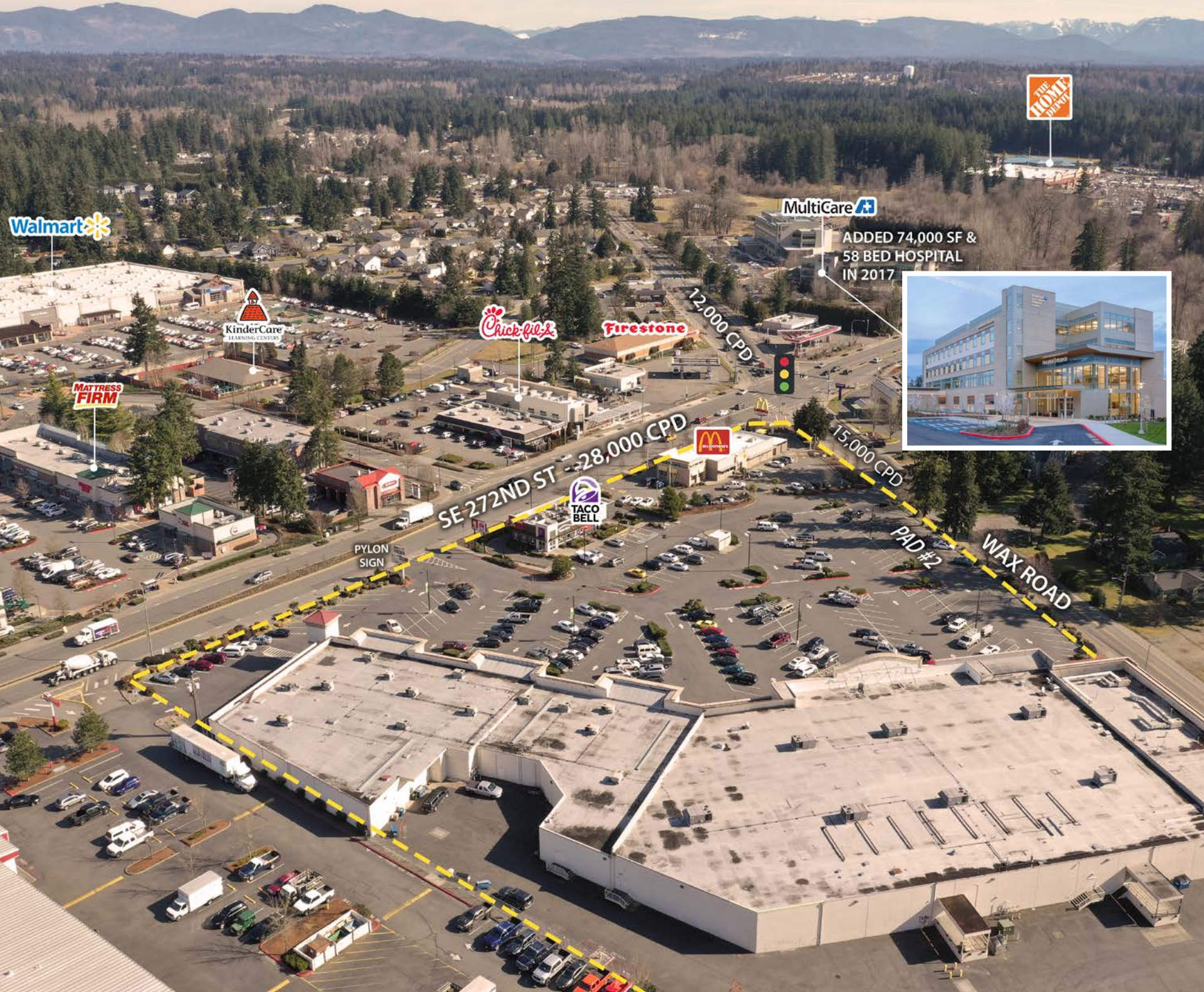


28,000 CPD  
SE 272nd Street



Great access to  
and from HWY 18

LOCATION DETAILS



Walmart



Firestone

MultiCare

ADDED 74,000 SF & 58 BED HOSPITAL IN 2017



MATRESS FIRM



SE 272ND ST - 28,000 CPD

15,000 CPD

WAX ROAD

PYLON SIGN

PAD #2



**BIG  
LOTS!**

**BIG 5  
SPORTING GOODS**

**WAX ROAD**

**PAD #2  
5,000 SF  
20,000 SF - LAND**

**PAD #1  
9,000 SF  
1 ACRE - LAND**

## **PAD OPPORTUNITIES**

Anchor approved building pads of 9,000 SF (Pad #1) and 5,000 SF (Pad #2).

Excellent locations on Wax Road, which is slated for expansion and connection to the new Town Center entrance.

Wax Road is on the City of Covington's six-year improvement plan to be widened and improved on east side of road.

No off-sites required.

Town Center Zoning encourages density, medical and other commercial uses.

Build-to-suit or ground lease available.

# COVINGTON, WA | GROWING TOWARD GREATNESS


Covington, WA is a youthful city that plays home to successful retail business in a family-friendly environment. Major thoroughfares transport commuters to the adventure in the mountains and fun on the Puget Sound, all while holding onto small town character. There has been rapid population growth fueling the retail industry as well as the growth in the medical sector. Bringing residents to not only shop but work in Covington.

<b>154K</b>	<b>\$122K</b>	<b>33%</b>
TRADE AREA POPULATION	AVERAGE HH INCOME	BACHELOR DEGREE OR HIGHER




# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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