



Canyon Ridge Plaza

Kent, WA

Seattle-Tacoma-Bellevue (WA)



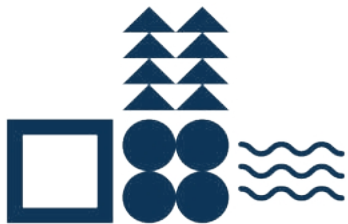
Kristina Burmeister
Leasing Representative
(425) 641-9718
kburmeister@kimcorealty.com





As of 05/15/24

AERIAL



GROSS LEASABLE AREA (GLA)	86,909 SF
PARKING SPACES	1,322
PARKING RATIO	15.21 per 1,000 SF

Kristina Burmeister

Leasing Representative | (425) 641-9718 | kburmeister@kimcorealty.com



DENSITY AERIAL



Property Overview

Canyon Ridge is a 86,909-square-foot center located in Kent, Washington, along 104th Avenue SE. The center includes a mix of local and national retailers.

Kristina Burmeister

Leasing Representative | (425) 641-9718 | kburmeister@kimcorealty.com



Available Non-Controlled Curbside Pick-up



	TENANT	SQ FT
1	Available	2,508
2	America's Best Contacts & [...]	7,087
3	Old Navy	12,500
4	Petco	8,336
5	Verizon Wireless	2,066
6	Bath & Body Works	4,992
7	Comcast/Xfinity	2,863
8	Available	2,698
9	Ross Dress for Less	27,200
10	Novelty Sweets	1,315
11	Iconic Cuts	1,300
12	Express Smoke & Market	1,356
14	Urvashi Beauty Salon	1,200
15	State Farm Insurance	1,200
16	Flooring N More	1,487
17	Domino's Pizza	1,313
18	Skechers	7,488

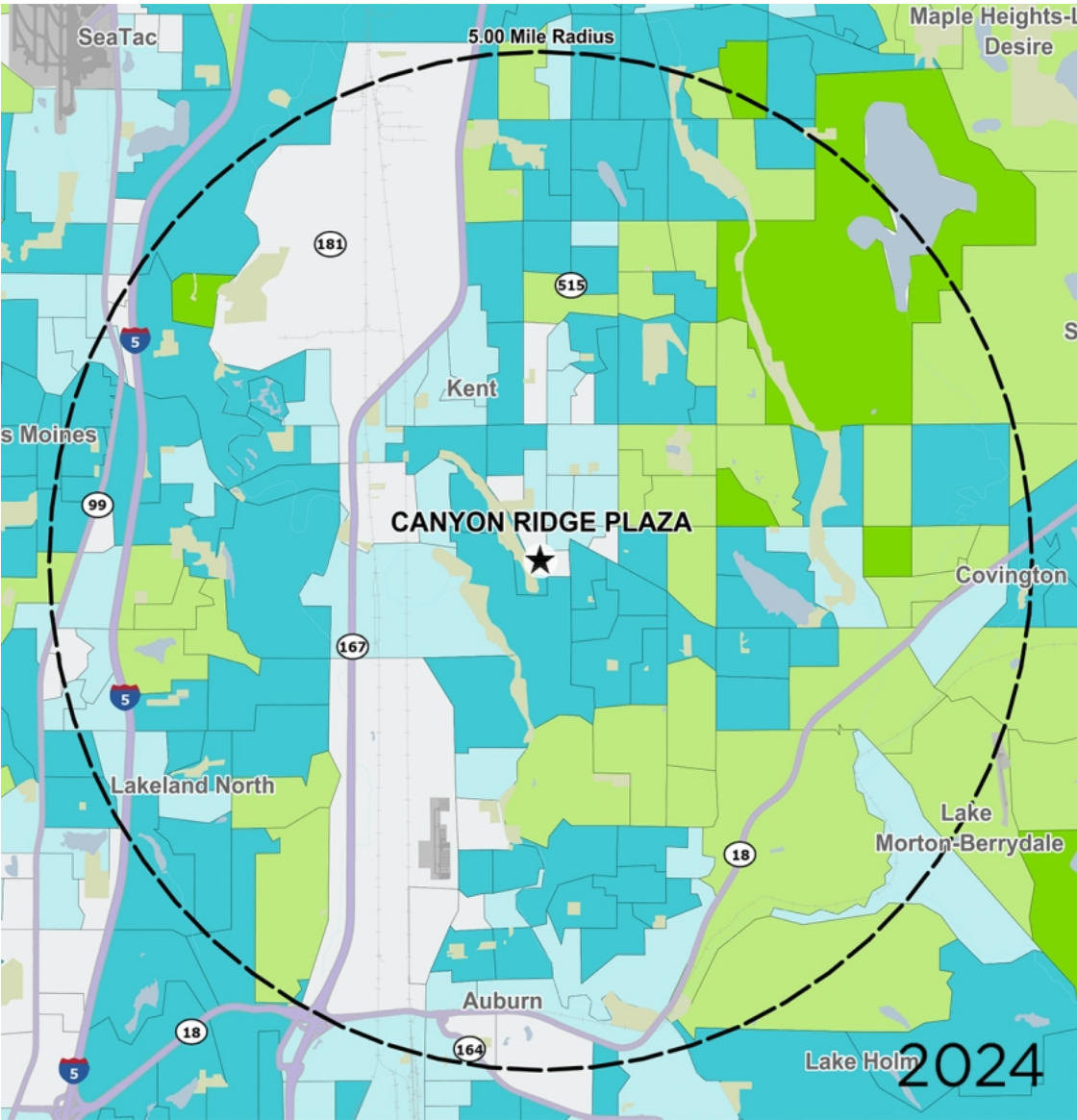
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Kristina Burmeister

Leasing Representative | (425) 641-9718 | kburmeister@kimcorealty.com



COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	18,704	109,994	244,752
Daytime Pop	13,478	105,153	275,929
Households	6,528	38,124	85,031
Average HH Income	\$96,561	\$115,368	\$119,979
Median HH Income	\$80,689	\$91,388	\$95,393
Per Capita Income	\$33,882	\$40,344	\$41,964

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K



Kristina Burmeister

Leasing Representative | (425) 641-9718 | kburmeister@kimcorealty.com

Canyon Ridge Plaza

104th Ave. SE & SE 260th St., Kent, WA



Kristina Burmeister
Leasing Representative
(425) 641-9718
kburmeister@kimcorealty.com