



Canyon Ridge Plaza

Kent, WA

Seattle-Tacoma-Bellevue (WA)



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





AERIAL



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

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DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Available	2,508
2	Americas Best Contacts & Eye	7,087
3	Old Navy	12,500
4	Petco	8,336
5	GameStop	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	Available	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	Available	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 purposes 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.

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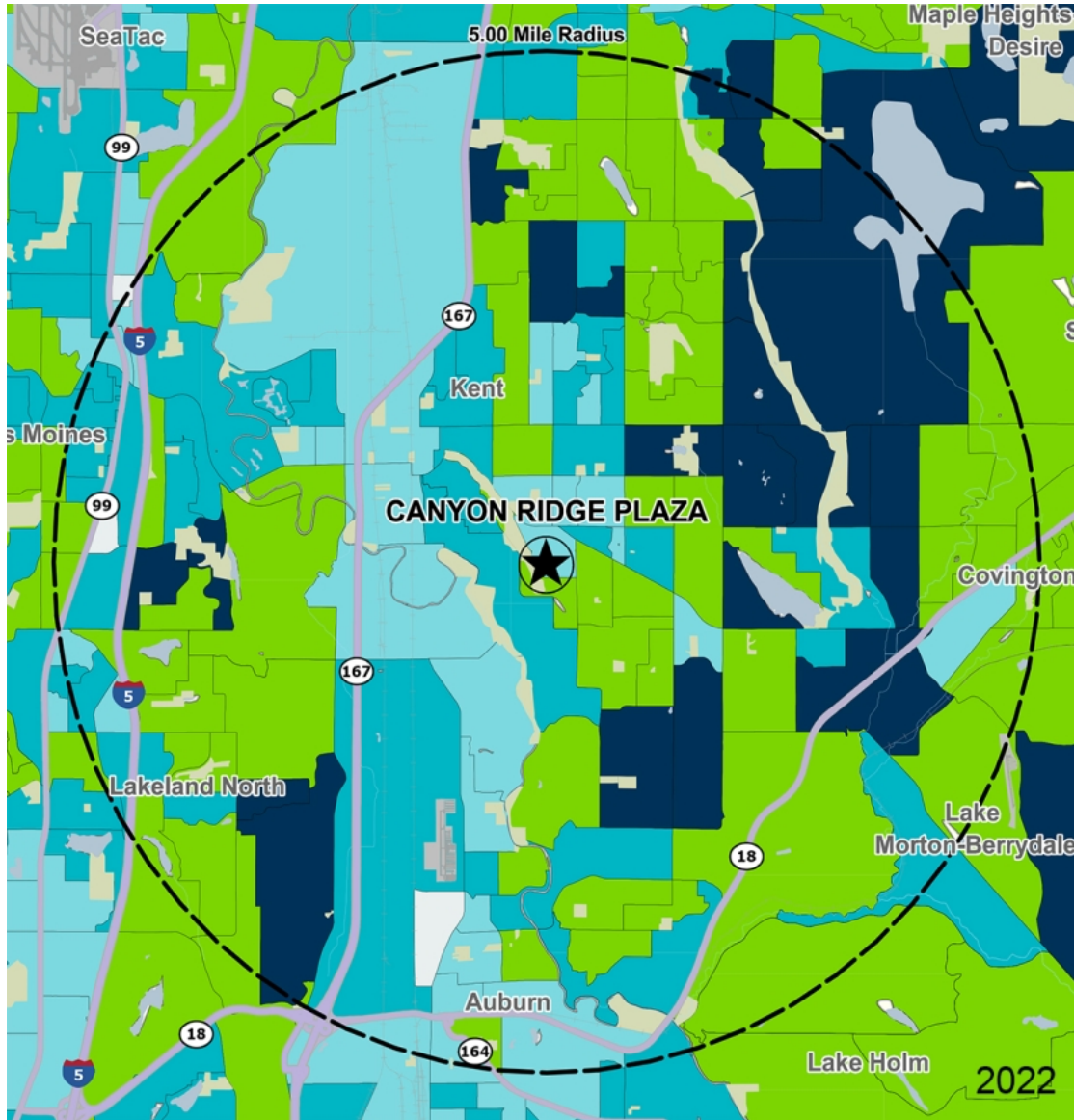




COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,940	103,204	236,127
Daytime Pop	12,439	105,709	279,787
Households	6,579	37,308	85,078
Average HH Income	\$82,144	\$100,741	\$104,024
Median HH Income	\$69,448	\$79,993	\$82,586
Per Capita Income	\$30,272	\$36,788	\$37,747

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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



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