



FOR LEASE

17307 SE 272nd Street
Covington, WA 98042

PAD OPPORTUNITY!

17307
BIGLOTS!

BIG 5 SPORTING
GOODS



COVINGTON CENTER

Josh Parnell | Carrie Walker

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

FOR LEASE - CALL FOR DETAILS

1,424 SF (FORMER OPTOMETRIST CLINIC)

3,538 SF

5,000 SF - PAD OPPORTUNITY

9,000 SF - PAD OPPORTUNITY

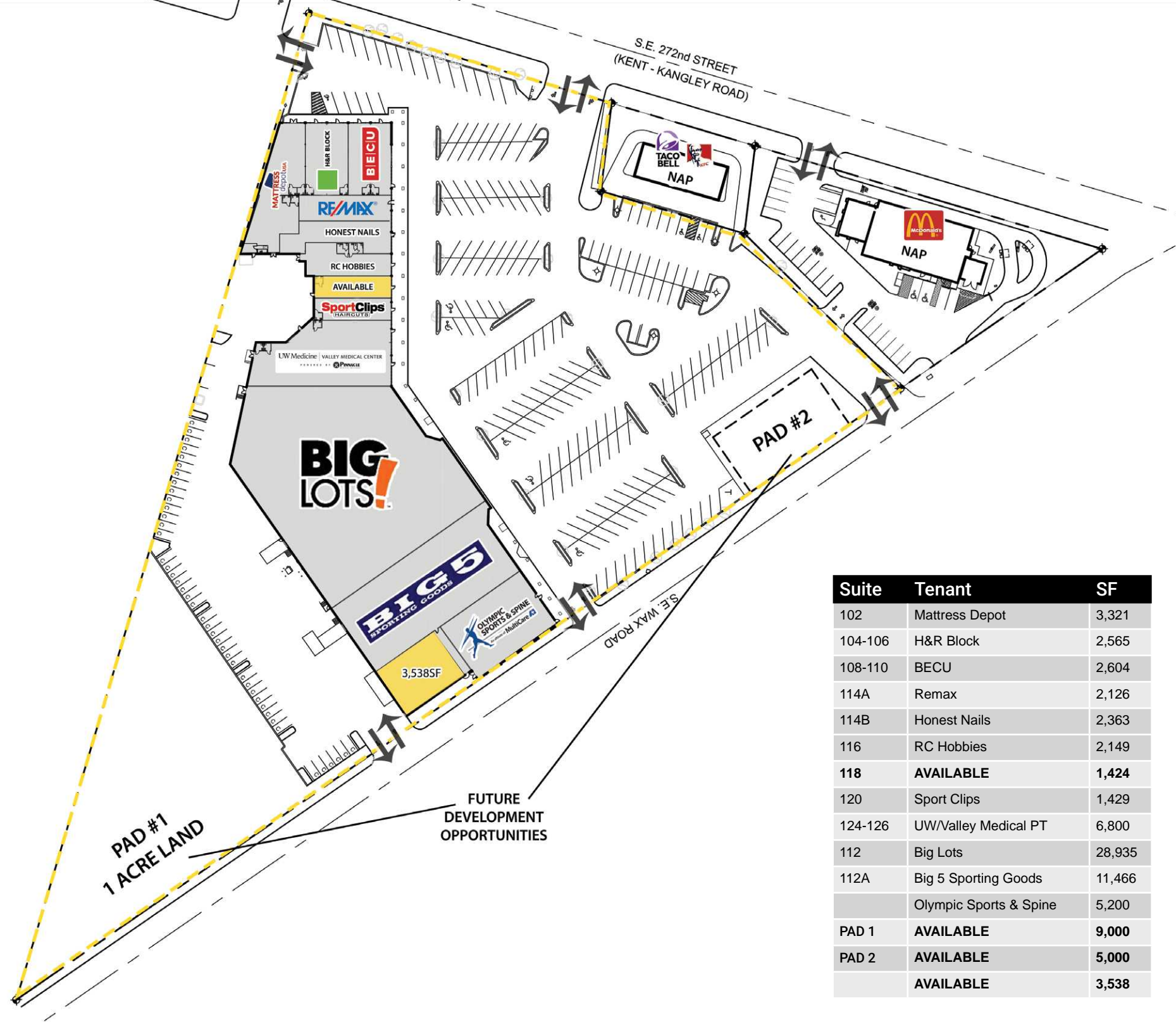
- 38,000 cars per day on corner of 272nd Street and Wax Road
- Covington is a high growth market with highend average incomes
- Ample parking
- Big Lots and Big 5 Sporting Anchored Center
- BECU & Olympic Sports & Spine now open!

Regis - 2021	Population	Average HH Income	Daytime Population
Mile 1	8,890	\$143,142	6,495
Mile 3	55,711	\$142,392	25,300
Mile 5	157,872	\$126,371	69,642

TENANTS



SITE PLAN



Suite	Tenant	SF
102	Mattress Depot	3,321
104-106	H&R Block	2,565
108-110	BECU	2,604
114A	Remax	2,126
114B	Honest Nails	2,363
116	RC Hobbies	2,149
118	AVAILABLE	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
PAD 1	AVAILABLE	9,000
PAD 2	AVAILABLE	5,000
	AVAILABLE	3,538

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

KinderCare
LEARNING CENTERS

Chick-fil-A

Firestone

MultiCare

ADDED 74,000 SF &
58 BED HOSPITAL
IN 2017

MATTRESS
FIRM

SE 272ND ST - 28,000 CPD

McDonald's

TACO
BELL

5,000 CPD

PYLON
SIGN

PAD #2

WAX ROAD





**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.

154K
TRADE AREA
POPULATION

\$122K
AVERAGE HH
I N C O M E

33%
BACHELOR DEGREE
OR HIGHER



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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