

SUNNY SUPERMARKET

25414 104th Ave SE, Kent, WA 98030

FOR SALE

VIDEO

AERIAL

MAP



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agencyone



CCM Commercial

Commercial Real Estate Services



Property Features

FOR SALE

\$200,000 Offering Price

PROPERTY / BUSINESS FEATURES

- Premise Size: 10,000 SF
- New Five (5) Year Lease
- One Five (5) Year Option Available
- \$7,083 Base Rent + NNNs
- Property Type: Commercial / Retail
- Long-Term Well Established Business
- Anchored by TJ Maxx and Staples
- Major Shopping Center, Tons of Foot Traffic
- Excellent Street Visibility
- Abundant Free Parking & Great Traffic Counts
- Prime Street-Facing Signage
- Located on Busy Canyon Drive & SE 256th St.
- 35,000+ VPD (Vehicles Per Day)
- Minutes from Downtown Kent & East Valley Freeway

TOUR INSTRUCTIONS

- Please call Cal at 425.922.2886 to Schedule All Tours
- No Tours Without Listing Agent Present
- Do Not Contact or Disturb Employees

SUNNY SUPERMARKET is a family-owned Indian and South-Asian grocery store. Located in a prime, high visibility location on busy Canyon Drive and SE 256th St. 35,000+ vehicles pass everyday. FREE parking. Numerous retail businesses and restaurant amenities nearby. Minutes from downtown Kent & East Valley Freeway.

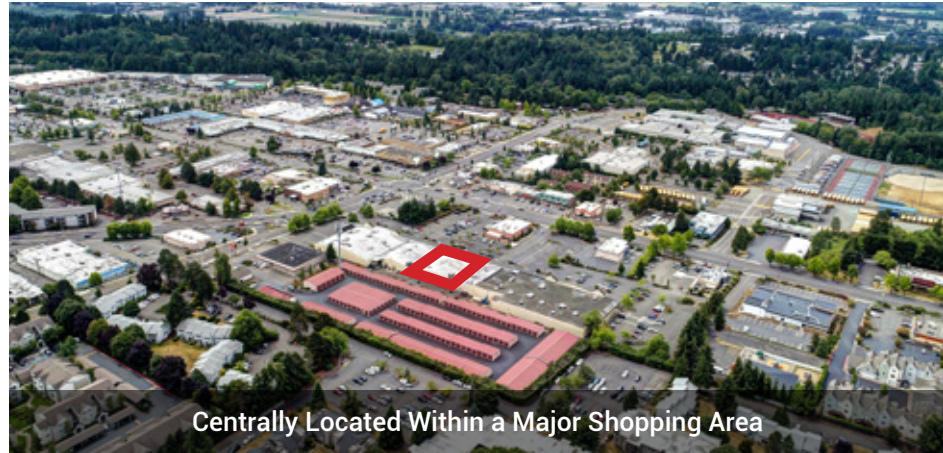
Aerial Views of Shopping Center





Prime, Street-Facing Location w/ Plenty of FREE Parking All Around

Exact Location Within Shopping Center



Centrally Located Within a Major Shopping Area



Located on Busy Canyon Drive & SE 256th Street w/ 35,000+ Vehicles Passing By Per Day



Street View 1

Street Views & Exterior Signage



Street View 2



High Visibility, Street-Facing Signage



Interior Views





Interior Views





Interior Views



Area Demographics

- Property Detail
- Comparables
- Market Trends
- Neighbors
- Neighborhood Profile
- Assessor Map
- Flood Map

Based on ZIP Code: **98030**

Demographics

Population

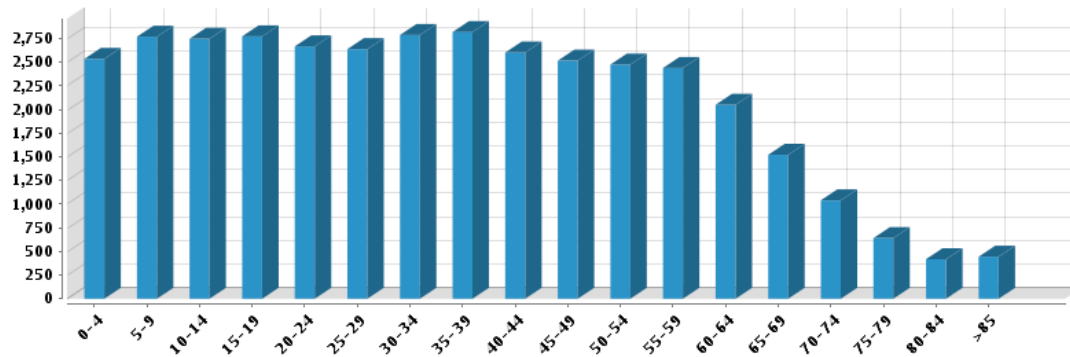
Summary

Estimated Population:	37,884
Population Growth (since 2010):	12.2%
Population Density (ppl / mile):	5,318
Median Age:	35.04

Household

Number of Households:	13,211
Household Size (ppl):	3
Households w/ Children:	5,161

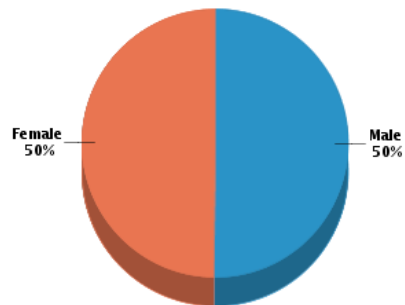
Age



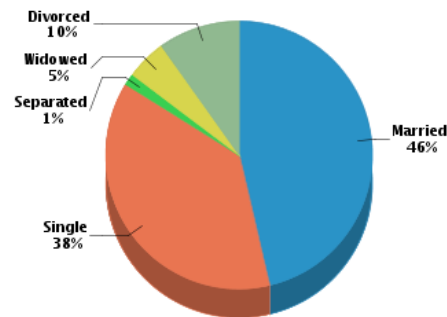
Workers by Industry

Agricultural, Forestry, Fishing:	6
Construction:	329
Manufacturing:	675
Transportation and Communications:	668
Wholesale Trade:	120
Retail Trade:	1,215
Finance, Insurance and Real Estate:	161
Services:	356
Public Administration:	861
Unclassified:	20

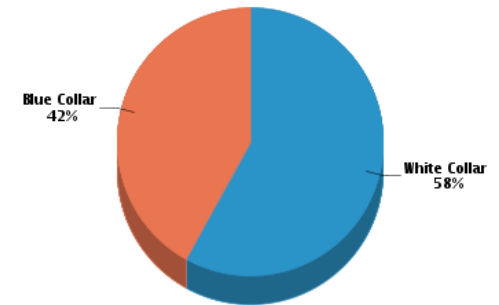
Gender



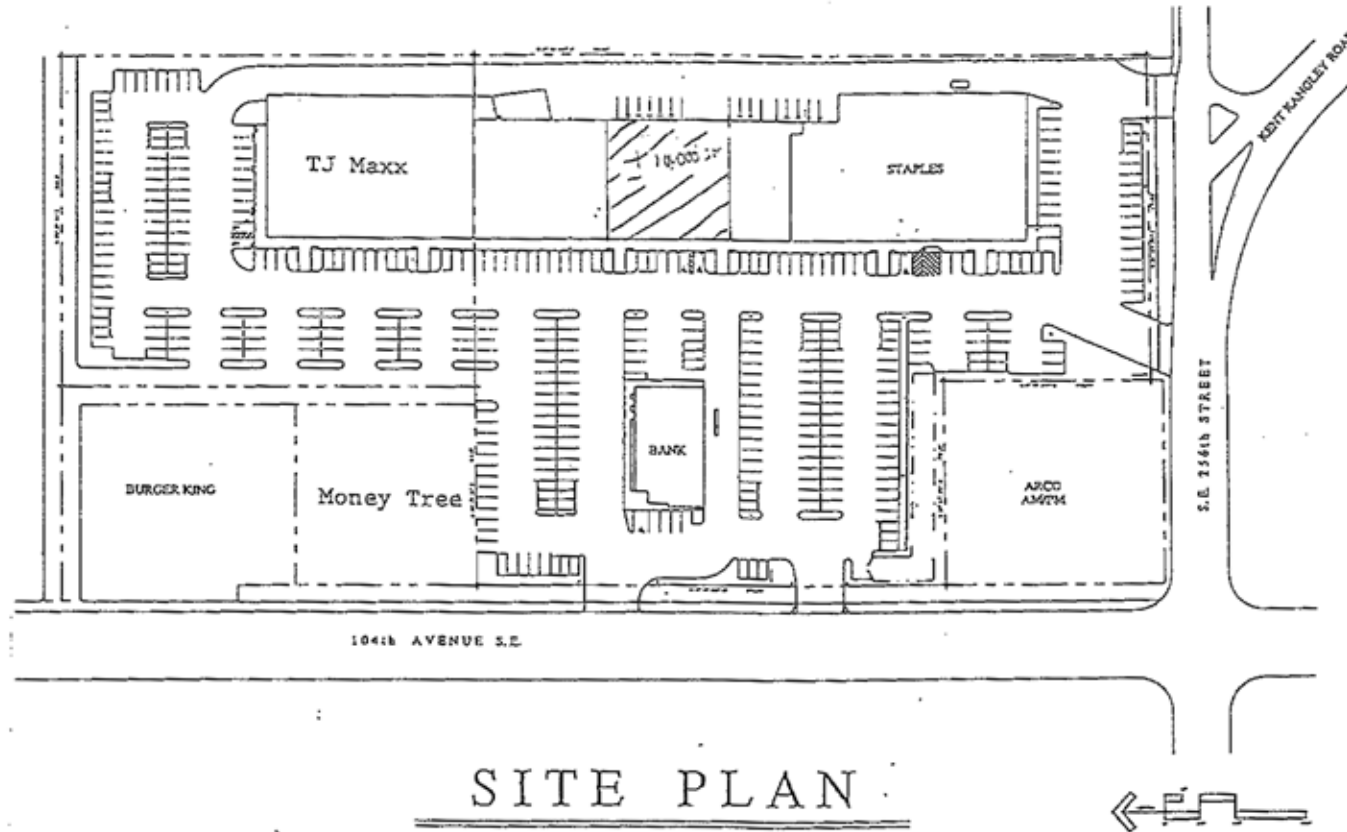
Marital Status



Workforce



Floor Plan



SITE PLAN

EAST KENT CENTER
 104th AVENUE S.E.
 AT S.E. 256th STREET
 KENT, WASHINGTON

This Exhibit is a representative diagram of the Shopping Center and is intended solely for the purpose of identifying general location of the Premises and the current configuration of the Shopping Center. Landlord reserves the right at all times herein to (i) remove, change, modify or relocate any tenant location in the Shopping Center; (ii) change the name, identity or type of other tenants or occupants of the Shopping Center; (iii) change the name and address of the Shopping Center; and/or (iv) change, modify, relocate, add to or subtract from the number of structures, rooms, elevators, parking spaces, entrances, service areas, common areas or other portions or parts of the Shopping Center and otherwise change or alter the configuration of all or any part of the Shopping Center as Landlord in its sole discretion deems necessary or appropriate.

Aerial Map & Amenities

