FOR SALE
HOTEL SITE - KENT, WA

THE OFFERING

CBRE Hotels is pleased to offer, on an exclusive basis, the opportunity to acquire fee-simple interest in part of the City of Kent’s mixed-use development, Naden Avenue Assembly. The site is approximately 1.96 acres (85,755 square feet), and is located on Naden Avenue South, extending from Meeker Street to the north all the way to Willis Street to the south. The seller is flexible and can sell up to 3.0 acres for hotel development. The site is currently vacant, but was previously planned to house an aquatics center for the City of Kent. The site is zoned for Downtown Commercial Enterprise (CME), which permits hotel use.

The City’s development interest is geared specifically towards a new downtown hotel in the categories of select, full-service or focused-service, and preferably of a premier, recognized brand. An architectural site plan is available showing the site accommodates a four-story hotel with approximately 120 rooms, 65,000 square feet of building space and required parking. The city would require a developer to build 650 ft road from Willis St to a mini roundabout on the east side of the site. The city would help vacate Nader Ave S which would expand the hotel development foot print.

The site is conveniently situated at the hub of several transportation routes and is equidistant to the central business districts of Seattle, Bellevue and Tacoma. The site is also approximately eight miles east of SeaTac Airport. A new hotel would serve the increasing demand generated by Kent’s growing community of residents, robust base of employers in the industrial sector, as well as the shopping and entertainment hubs of Kent Station and access to ShoWare Center.
INVESTMENT HIGHLIGHTS

+ Zoning: Downtown Commercial Enterprise (DCE)
+ 1.96 Acres (85,755 SF) - Seller is flexible and can sell up to 3.0 acres for hotel development
+ Hotel is Permitted Use
+ Unmatched Location
+ Within walking distance to transportation and leisure attractions
+ Growing demand for hotel rooms in the area
+ Thriving industrial sector
+ The city has added and compacted fill dirt on the site
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PROPERTY LOCATION

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