Perform Properties

MERIDIAN VALLEY PLAZA
13201-13304 Se 240th Street, Kent, WA 98042
Generated on November 1, 2026

FULL YEAR 2026	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS	70% TRUE TRADE AREA
TOTAL POPULATION					
Total Population	12,505	106,571	224,330	323,668	183,114
Total Daytime Population	6,926	76,911	229,985	392,608	188,359
TOTAL HOUSEHOLD INCOME					
Total Households	4,026	35,428	78,173	115,904	63,388
Median Household Income	$145,507	$120,946	$123,066	$120,453	$122,137
Average Household Income	$172,319	$141,815	$146,386	$144,899	$144,386
Under $15,000	2.3%	4.0%	4.2%	4.5%	4.3%
$15,000 - $34,999	4.2%	6.4%	6.6%	7.1%	6.5%
$35,000 - $49,999	3.6%	6.8%	6.1%	6.5%	6.4%
$50,000 - $74,999	10.3%	14.0%	13.0%	13.0%	13.3%
$75,000 - $99,999	11.2%	13.2%	13.2%	13.6%	13.3%
$100,000 - $124,999	9.7%	11.6%	12.0%	12.1%	11.9%
$125,000 - $149,999	11.6%	9.4%	9.4%	9.1%	9.5%
$150,000+	47.2%	34.7%	35.4%	34.1%	34.8%
BUSINESSES					
Total Businesses	123	1,601	5,641	10,715	4,925
RACE/ETHNICITY					
White/Caucasian	44.8%	42.2%	44.3%	45.5%	43.5%
Black/African American	8.3%	10.6%	10.0%	9.7%	10.5%
Asian/Pacific Islander	29.6%	24.6%	21.3%	19.5%	22.2%
Hispanic/Latino	7.1%	13.0%	14.3%	14.9%	13.6%
Other	10.2%	9.7%	10.2%	10.4%	10.2%

Source: Advan, 2025.