

JEROME O'LEARY

Senior Vice President, Shareholder

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Jerome joined Kidder Mathews in 2002, and has over 30 years of experience as a commercial real estate broker. Before coming to Kidder Mathews, Jerome spent 14 years with First Western Properties, where he was consistently recognized as a top producer and a member of the Presidents Club.

Before entering the real estate industry, Jerome worked for Pilcher Commercial Construction Company as an estimator and project manager for larger commercial and industrial projects. These projects were in both the private and public sectors. His background and experience in the commercial construction industry have proven extremely valuable when evaluating commercial real estate development and redevelopment opportunities for his clients.

Jerome also founded, owned, and operated Canopy Land, a retail outlet for campers and canopies in Tacoma.

As a senior vice president and shareholder with Kidder Mathews, he specializes in the acquisition, sales, and leasing of suburban office, retail, and multifamily projects. He works in both the Washington and Idaho markets. The blend of his broad background in business development, construction, and real estate allows him to be a valued asset to his clients.

Jerome has represented many regional and national clients as tenants, buyers, and developers. Some include Jack in the Box, Starbucks, Burger King, GE

Capital, Save-A-Lot Grocery, Goodwill Industries, Franciscan Health Care, Domino's, Washington State Fair, Heritage Bank, Washington Tractor, Central Pierce Fire, City of Sumner, and Dobler Management.

EDUCATION

Jerome O'Leary attended Tacoma Community College and Washington State University, emphasizing on business, and has completed the Kirby School of Pre-Engineered Building.

AWARDS & AFFILIATIONS

St. Francis House Board 2021 - Present

Pierce County Conservation Futures Board Appointed Pierce County Executive 2021 - Present

Master Builders of Pierce County Board Member 2022 - Present

Pierce County Agricultural Advisory Committee Pierce County Council Appointed 2018 - Present

Puyallup/Sumner Chamber of Commerce Board Member 2017 - 2020

City of Puyallup Lodging Tax Advisory Committee 2018 - 2019

Pierce County Surface Water Advisory Committee 2013 - 2014

Commercial Broker's Association (CBA) 1990 - Present

Member of King - Pierce Bureau Farm - Present

SELECT CLIENT LIST

Ambrosia QSR Franchisee (Burger King & Popeye's)

Apple Physical Therapy

Burger King Corporate

Central Pierce Fire & Rescue

City of Puyallup

City of Sumner

Dobler Management

Domino's Pizza

Excess Space Storage

FDIC

Franciscan Health Care

GE Capital

Goodwill Industries

Heritage Bank

Jack in the Box

The Kirk Company

Laird Norton Co.

Little Caesar's Pizza

Napa Auto Parts

Newland Communities (Tehaleh)

Papa John's Pizza

AWARDS & AFFILIATIONS

International Council of Shopping Centers (ICSC) 1989 - Present

Puyallup Food Bank Board Member 2008-2009

Washington State Fair Rodeo Committee 2004 - 2013

Chair of Kidder Mathews Northwest Retail Group 2002-2006

Rotary International, South Hill, Puyallup 1989 - Present, President 1994 - 1995; Secretary 1993 - 1994;
Board Member 1996 - 2001

NOTABLE LEASE TRANSACTIONS

Sale of 1.97 AC (Red Apple Site), Sumner, WA

Sale of 1.5 AC, Fryar Ave Property, Sumner, WA

200+ acres in various land sales over recent years

Co-development of 13,000 SF retail center, Puyallup, WA

Co-development of 118,000 SF retail site, Auburn, WA

Sale of 13,000 SF professional building, Puyallup, WA

Sale of 187,000 SF retail center, East Bremerton, WA

Sale of 89,000 SF retail center, Spanaway, WA

Sale of 54,000 SF retail center, Steilacoom, WA

Sale of 42,000 SF retail center, Tacoma, WA

Sale of 20,330 SF Midtown Plaza, Puyallup, WA

Sale of 24,000 SF retail center, Puyallup, WA

Sale of 20,000 SF professional building, Des Moines, WA

Sale of 42,000 SF Athletic Club, Renton, WA

Sale of 65,000 SF Athletic Club, Gig Harbor, WA

Sale of 19,500 SF former Auto Dealership on +4 acres of land, Renton, WA

Sale of 24,000 SF former Auto Dealership on 5 acres of land, Puyallup, WA

Sale of 24 acres of land to the City of Bonney Lake, Bonney Lake, WA

Lease of medical and dental office space over 70,000 SF

Over 22 Physical Therapy Clinics in western Washington

Assemblage and sale of five land parcels totaling 12.5 AC on SR-410, Bonney Lake, WA for professional office and retail campus

NOTABLE LEASE TRANSACTIONS

McDonald’s ground lease

Sale of 57 AC planned retail development

Multiple Burger King transactions, Pierce County, WA

Multiple Popeye’s Chicken transactions, Pierce County, WA

Lease of the first five Papa John’s Pizza in Pierce County

27+ Jack in the Box transactions, Washington and Idaho

Lease of eight Goodwill retail stores 40,000 - 58,000 SF each

Ground lease, Outback Steakhouse, Puyallup, WA

Lease of eight Little Caesar’s Pizza in Pierce County

Rezoned and sale of 10 AC, industrial land, Fife, WA

Pier One Imports lease, Puyallup, WA

Rite Aid land sale, Puyallup, WA

Multiple sales of land for 7/11 and Citco Gas facilities

Multiple Starbucks build-to-suit and leases Puget Sound Region

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ADDITIONAL CLIENTS

Pier One Imports

Retail Services, Inc.

Rite Aid

Save-A-lot Grocery

Sound Family Medicine

Starbucks Coffee

Washington State Fair

Washington State
Liquor Board

Washington Tractor

REFERENCES

*Central Pierce
Fire & Rescue*

MR. BARON BANKS
Deputy Chief (Ret.)
253.606.1580

*Washington
State Fair*

KENT HOJEM
CEO (Ret.)
253.841.5000

*F.O.R.
Northwest*

TOM GERMANN
Director of Development
425.891.9847

City of Sumner

ANDREA MARQUEZ
City Attorney
253.299.5612