

LEASE

Kennewick Food & Retail Park

6494 W SKAGIT AVE

Kennewick, WA 99336

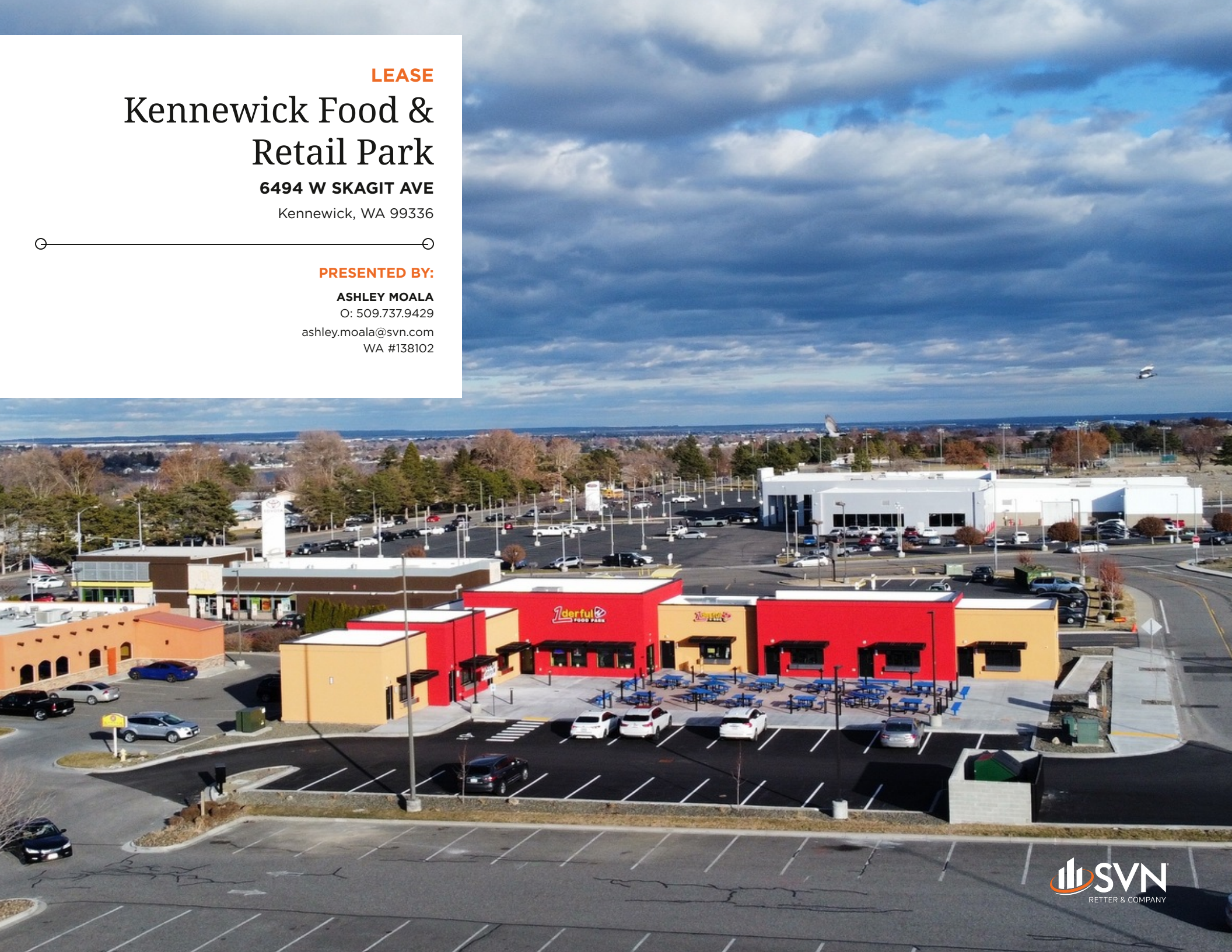
PRESENTED BY:

ASHLEY MOALA

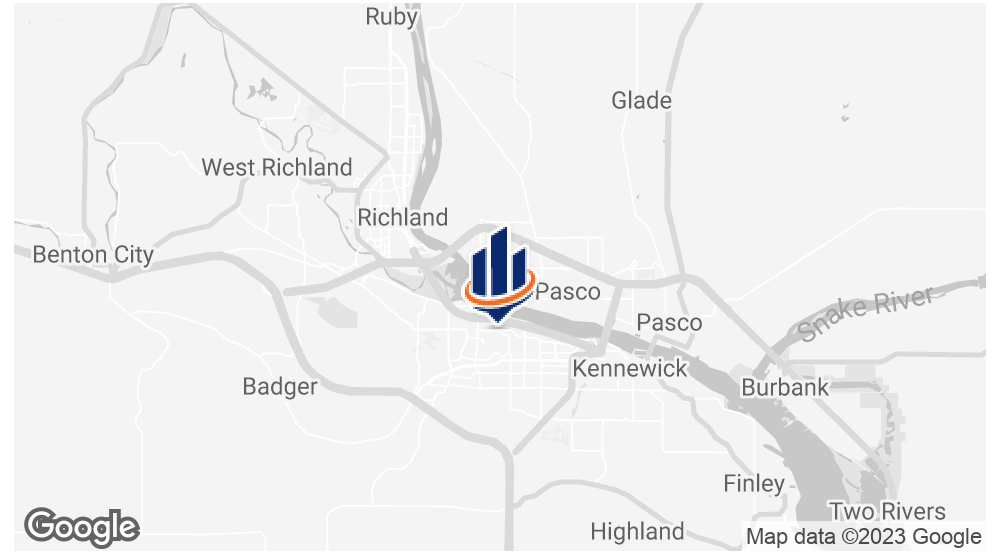
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WA #138102



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,500.00 per month (NNN)
BUILDING SIZE:	4,200 SF
AVAILABLE SF:	400 SF
LOT SIZE:	0.70 Acres
YEAR BUILT:	2022
ZONING:	Commercial Regional
VIDEO:	View Here

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PROPERTY OVERVIEW

Now open! Urban outdoor food and retail plaza. Open your restaurant, wine bar or retail shop! Suites available and ready for tenants to customize to their needs. Retail customers can order at the walk-up window and enjoy the outdoor patio or shared indoor space and restrooms for the colder months. Ample parking available on site for easy access as well as cross street parking. MLS# 264773

PROPERTY HIGHLIGHTS

- Prime Location at the Colonnade Shopping Center
- Situated in a main retail hub
- High traffic volume on Kellogg St. and Canal Dr.

PROPERTY DESCRIPTION



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ZONING DESCRIPTION

The property is zoned COMMERCIAL REGIONAL DISTRICT (CR), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

The purpose of the CR district is to provide areas for a wide range of commercial uses to serve the entire region.

LOCATION DESCRIPTION

Located in Kennewick, off of Canal Dr. between McDonald's and Sportman's Warehouse and near the up-and-coming Port of Kennewick's Vista Field urban redevelopment site; 1derful Food Park will draw a number of prospective customers.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represents the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car.

ADDITIONAL PHOTOS



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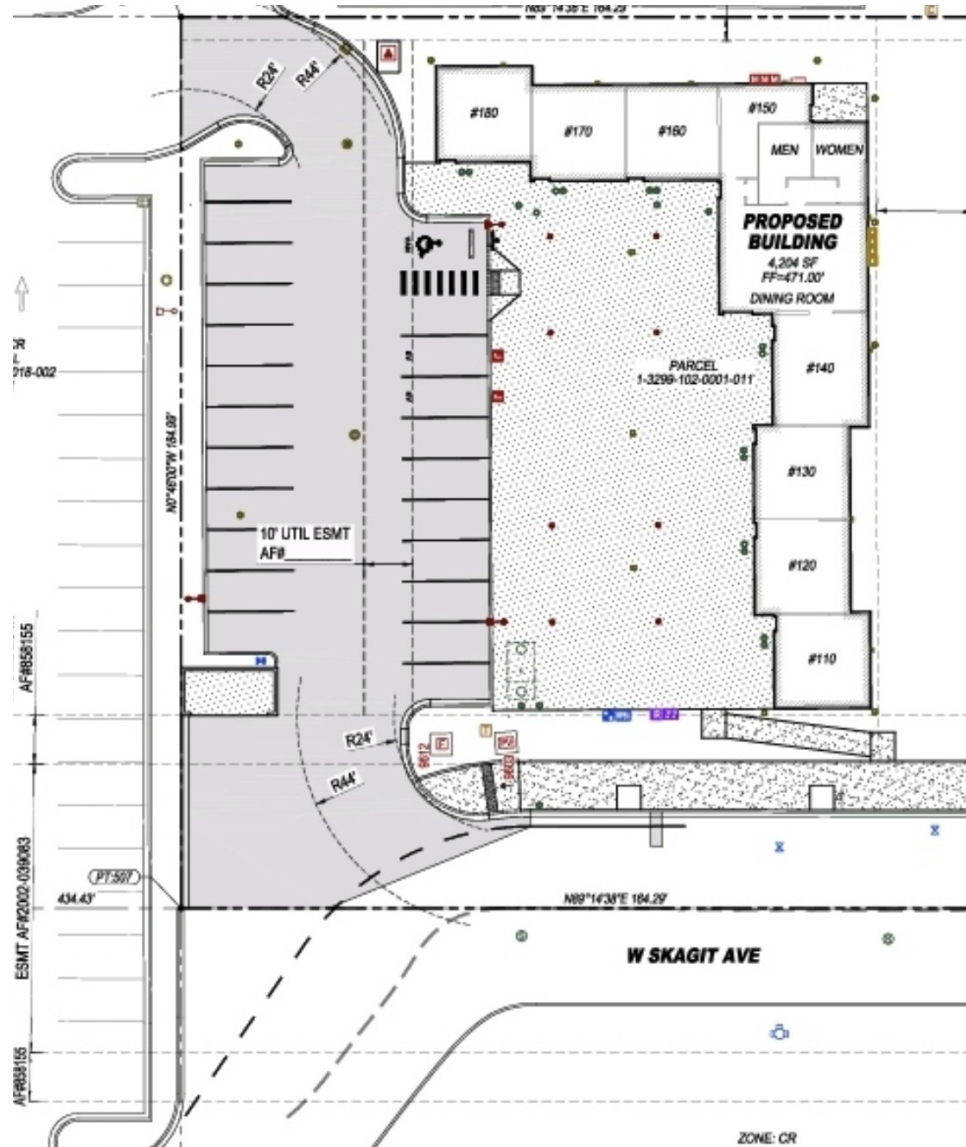
RETAILER MAP



Map data ©2022 Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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SITE PLAN



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DEMOGRAPHICS MAP & REPORT

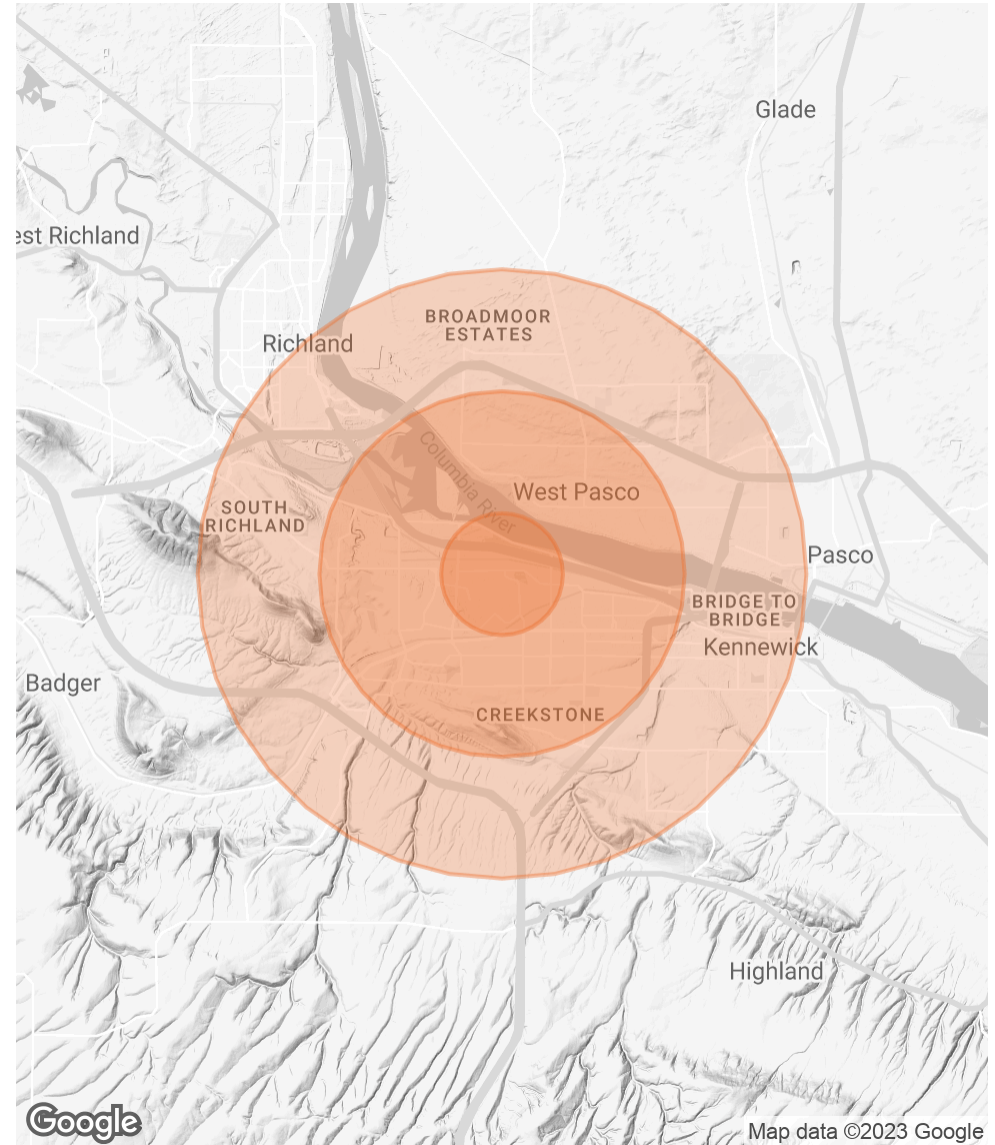
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,857	63,744	155,882
AVERAGE AGE	34.8	37.6	35.4
AVERAGE AGE (MALE)	35.6	36.0	34.3
AVERAGE AGE (FEMALE)	35.4	38.4	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,096	26,165	58,588
# OF PERSONS PER HH	2.8	2.4	2.7
AVERAGE HH INCOME	\$69,245	\$82,520	\$84,314
AVERAGE HOUSE VALUE	\$205,539	\$247,416	\$241,587

* Demographic data derived from 2020 ACS - US Census



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