### PRIME RETAIL FOR LEASE

MLS 269084

# 5211 W CLEARWATER AVE KENNEWICK WA 99336

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## EXECUTIVE SUMMARY

### **Mal**Tri-Cities



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Lease Price:	\$26 PSF + NNN	
Building Size:	±4,431SF	
Available SF:	±4,431SF	
Zoning:	Commercial	
APN:	104892010424006	

#### **Property Overview**

High-visibility signalized corner lot located on a major artery with 23,000 ADT. The current tenant will be out June 2024, extreme makeover coming July 2024. This high-volume shopping center features easy in/out access to ample parking.

- · High-volume, iconic shopping center
- Prime corner lot
- 23,000 ADT
- Surrounded by a dense residential neighborhood
- Growing daytime population
- Ample parking
- Drive-thru available







# PHOTOS









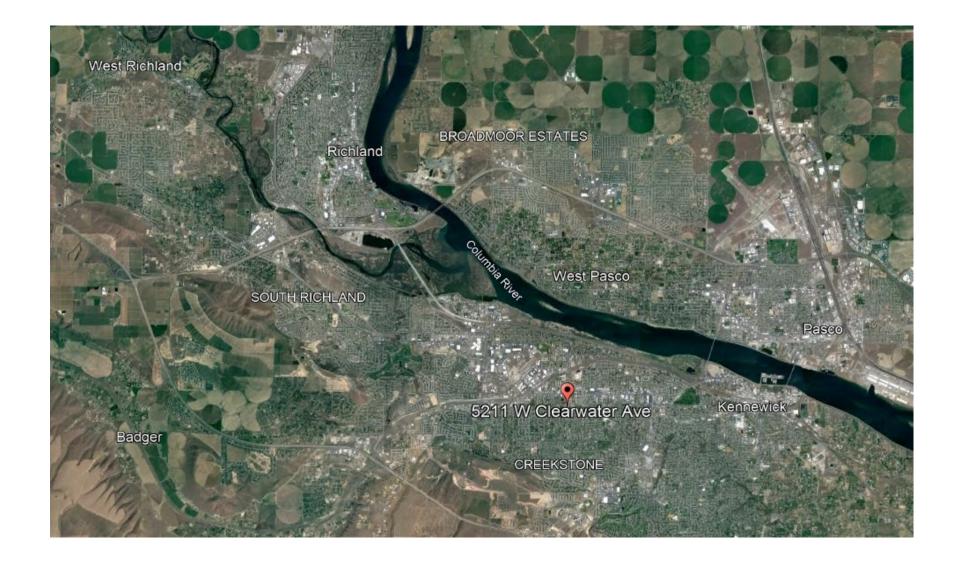
## MARKET AREA CLOSE-UP VIEW



# MARKET AREA



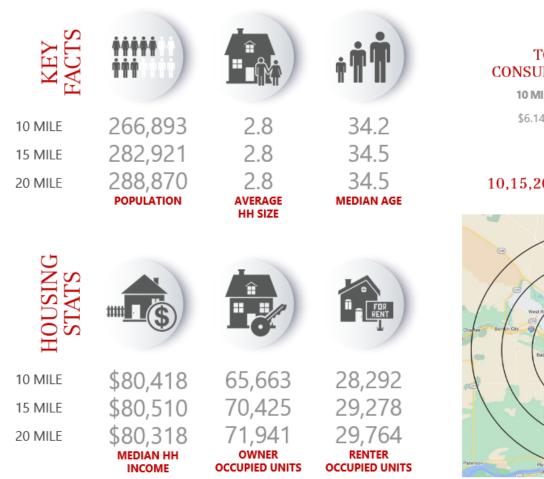
# LOCATION MAP





Source: Sites USA 2022 Est.

### MalTri-Cities



#### TOTAL ANNUAL CONSUMER EXPENDITURE

10 MILE	15 MILE	20 MILE
\$6.14 B	\$6.51 B	\$6.63 B

#### 10,15,20 MILE DRIVE TIMES

