

# Prime Retail Commercial Space



FOR LEASE

6018 Clearwater  
Kennewick , WA 99336

**Timothy Bush**  
Bush Realty  
Commercial Broker  
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**RE/MAX**  
THE COLLECTIVE

# THE SPACE

Location	6018 Clearwater Kennewick , WA 99336
County	Benton
Size	4,000 SF
Lease Rate	\$23.00 PSF (Yearly)
Lease Type	NNN

**Notes** Space can be divided.

# HIGHLIGHTS

- 🕒 Prime Commercial Space for Lease in Kennewick, WA Take advantage of this incredible opportunity to lease a brand new commercial space in a prime location right on Kennewick's main street, Clearwater. With a daily traffic count exceeding 17,000 vehicles, your business will benefit from unmatched visibility and convenience in a highly desirable central location. Space Options: Entire building: 4,100 sq. ft. Option to split: Two, 2,050 sq. ft. spaces Pricing: \$26.00 per sq. ft. annually \$5.00 per sq. ft. Triple Net (NNN) 5% monthly management fee Features: Shell building included, with Tenant Improvements negotiable to suit your business needs. Prime central location with easy access and high exposure. Whether you're an established business or a new venture, this premium space offers the flexibility and visibility to thrive. Contact us today for more information and secure your spot in one of Kennewick's most sought-after commercial locations!



## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	10,810	70,227	176,743

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$76,314	\$103,527	\$110,524

## NUMBER OF HOUSEHOLDS

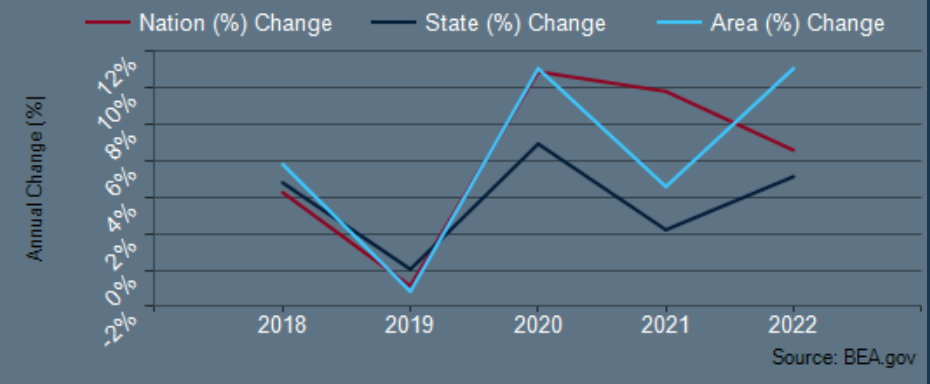
	1.00 MILE	3.00 MILE	5.00 MILE
	4,195	27,081	63,057

- The property is located in Kennewick, Washington, which is part of the Tri-Cities area along the Columbia River. Kennewick is known for its outdoor recreational activities, including parks, trails, and water sports on the river.
- Clearwater Avenue is a major thoroughfare in Kennewick, offering high visibility and accessibility for businesses. The street is lined with a mix of commercial establishments, including restaurants, retail stores, and service providers.
- The surrounding area is a vibrant commercial hub with a diverse mix of businesses, such as the Columbia Center Mall, which is a popular shopping destination in the region. Other nearby attractions include restaurants, hotels, and entertainment venues.
- Kennewick has a growing population and a strong economy driven by industries like agriculture, healthcare, and manufacturing. This provides a solid customer base for businesses in the area and contributes to the overall vitality of the local economy.
- The property's proximity to major highways, such as Highway 395 and I-82, makes it easily accessible for customers and employees. This convenient location can attract more foot traffic and enhance the property's visibility to potential customers.

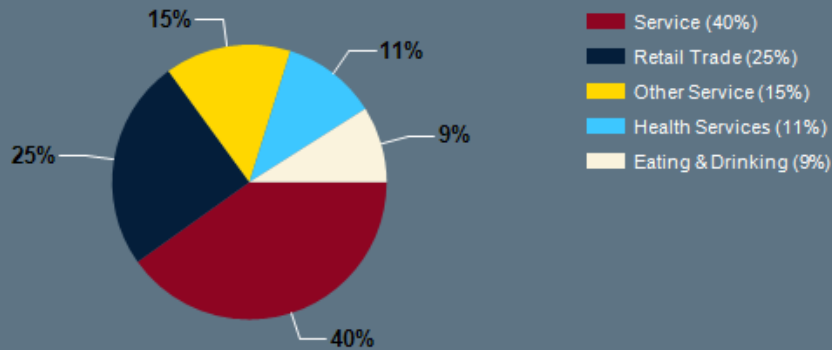
## Largest Employers

Battelle/Pacific Northwest National Laboratory	5,300
Kadlec Regional Medical Center	3,800
Kennewick School District	3,043
Lamb Weston	3,000
Washington River Protection Solutions	2,336
Pasco School District	2,700
First Fruits Farms	3,000
Richland School District	2,200

## Benton County GDP Trend



## Major Industries by Employee Count







6018 W CLEARWATER AVE  
KENNEWICK, WA



TARGET

COLUMBIA SQUARE  
Burlington  
TJ-maxx  
PLATO'S CLOSET  
jiffy lube  
DOLLAR TREE  
ULTA BEAUTY  
MEN'S WEARHOUSE  
craft  
Andy's COFFEE & BREAK

HOBBY LOBBY

STEVE'S WIRE & AUTO REPAIR

SRS BUILDING PRODUCTS

Lawrence S cott Park

W CANAL DR

PAC'S FITNESS BYM

KAMIKIN HIGH SCHOOL

LOWE'S

SPECTRUM STUDIOS

THREE RIVERS CONVENTION CENTER

SPRINGHILL SUITES MARRIOTT

GRANDRIDGE Dental

Hilton Garden Inn

SPENCER CARLSON

Sotheby's

WELLS FARGO

Paradise TATTOO

SAFEWAY

COMMUNITY THRIFT TRAFFIC JAMES

N COLUMBIA CENTER BLVD

Super 8 Applebee's

SUBWAY

W DESCHUTES AVE

wesco

Thai Elephant

360

ibk

ORACLE CONSULTING

Starbucks

IMPAKT FITNESS

Archibald's

MILLENNIUM AUTO SALES

W CLEARWATER AVE

W CLEARWATER AVE

McDonald's

Mercedes

O'Reilly AUTO PARTS

SHOP SMALLER LOCALLY OWNED SHOP LOCAL

Templemark MARKET

NAPA

RED LION HOTELS

Manneland Dental Care

CLEARWATER DENTAL HAN, BOSE AND BERGEN RUNNERS SOUL

N KELLOGG ST

TRI-CITIES BATTERY TIRE PROS

Artmill

ROCK STEADY SPEEDY GLASS

KENNEWICK

N EDISON ST

W 4TH AVE

community first bank

ups COLUMBIA

ROCK STEADY SPEEDY GLASS TRI-CITIES, WA

W 4TH AVE

EDISON ELEMENTARY SCHOOL

N KELLOGG ST

CEDAR FENCE

Goodwill Industries of the Chesapeake, Inc.

TRI-CITIES GAMING





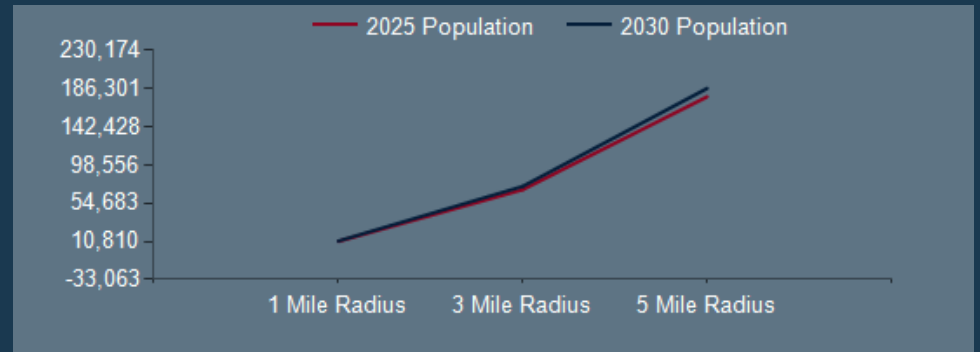




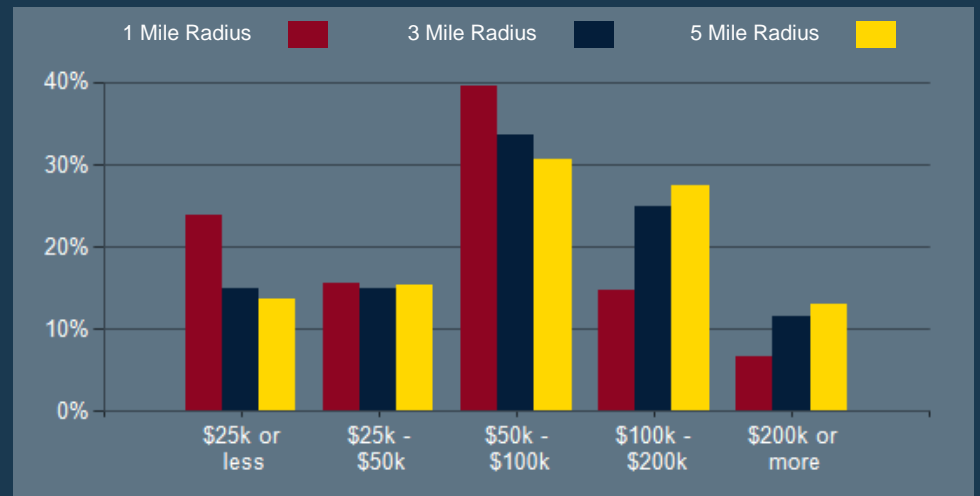


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,642	42,920	96,227
2010 Population	10,045	55,122	137,997
2025 Population	10,810	70,227	176,743
2030 Population	11,238	73,913	186,301
2025 African American	275	1,344	3,209
2025 American Indian	162	843	2,046
2025 Asian	254	2,186	5,736
2025 Hispanic	4,085	20,506	64,140
2025 Other Race	2,372	10,317	33,054
2025 White	6,196	45,889	106,605
2025 Multiracial	1,523	9,389	25,439
2025-2030: Population: Growth Rate	3.90%	5.15%	5.30%

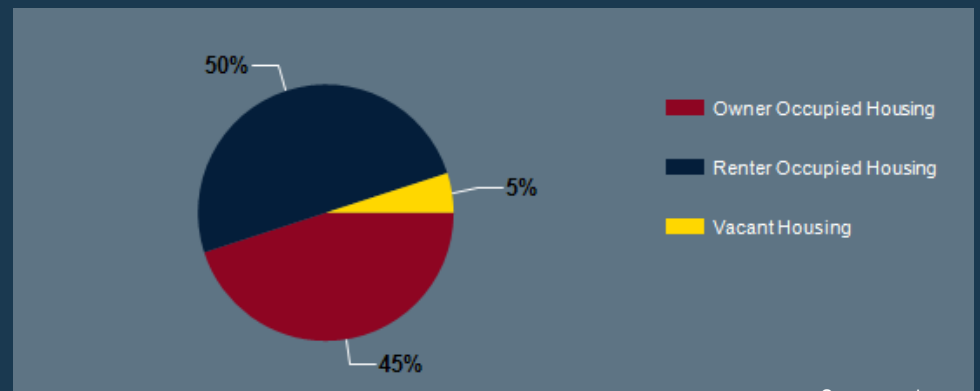
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	736	2,744	4,956
\$15,000-\$24,999	260	1,306	3,593
\$25,000-\$34,999	279	1,582	3,954
\$35,000-\$49,999	372	2,464	5,707
\$50,000-\$74,999	907	4,947	9,597
\$75,000-\$99,999	752	4,133	9,727
\$100,000-\$149,999	488	4,397	11,102
\$150,000-\$199,999	126	2,362	6,167
\$200,000 or greater	275	3,146	8,254
Median HH Income	\$63,067	\$77,266	\$82,840
Average HH Income	\$76,314	\$103,527	\$110,524



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

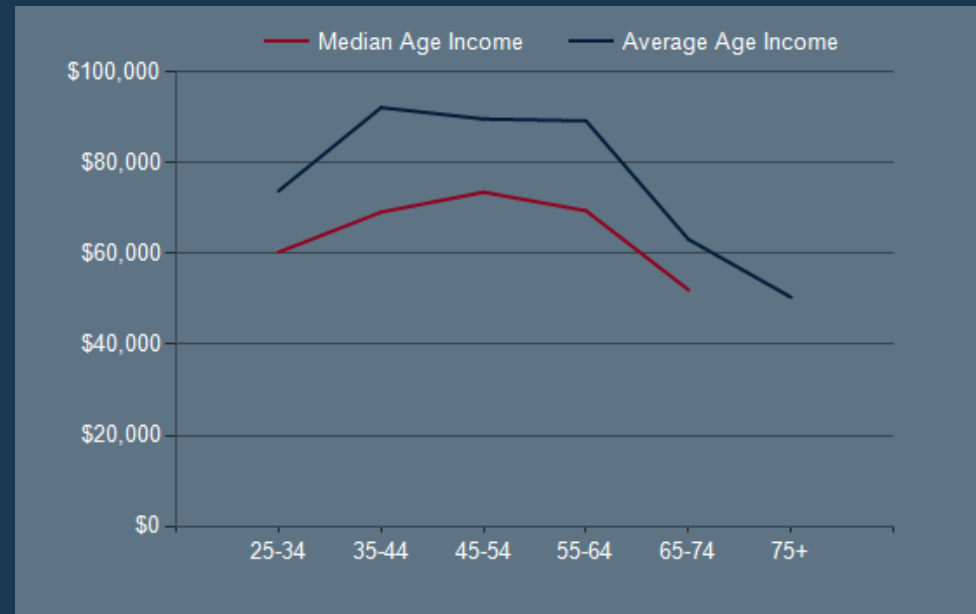
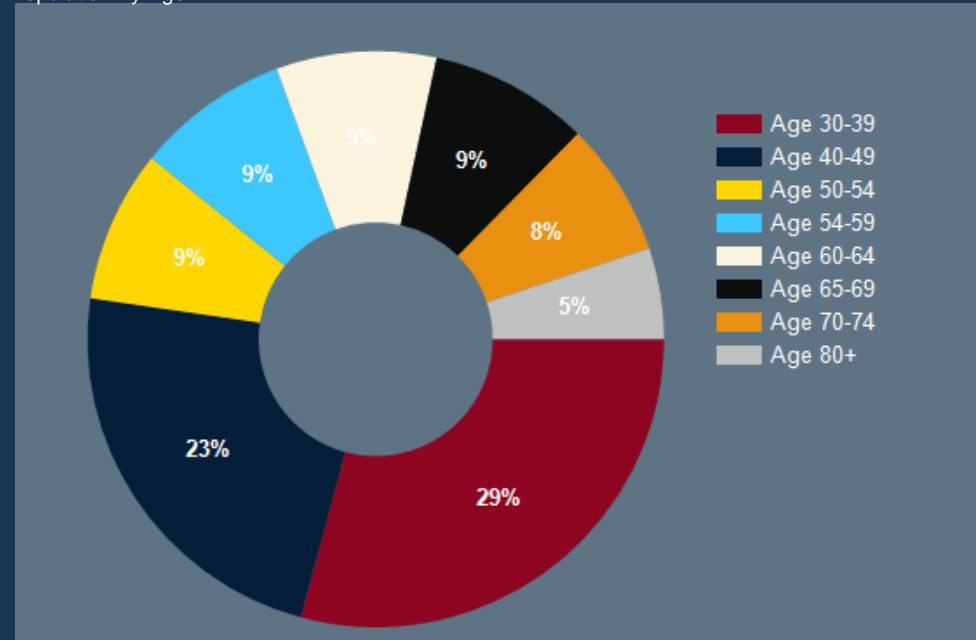


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	864	5,019	12,608
2025 Population Age 35-39	776	4,937	12,441
2025 Population Age 40-44	673	4,707	12,230
2025 Population Age 45-49	624	4,066	10,468
2025 Population Age 50-54	480	3,499	9,208
2025 Population Age 55-59	483	3,372	8,278
2025 Population Age 60-64	504	3,553	8,494
2025 Population Age 65-69	504	3,665	8,409
2025 Population Age 70-74	423	3,353	7,310
2025 Population Age 75-79	287	2,487	5,423
2025 Population Age 80-84	177	1,669	3,364
2025 Population Age 85+	190	1,621	2,918
2025 Population Age 18+	8,025	53,206	130,097
2025 Median Age	33	37	35
2030 Median Age	35	38	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,337	\$78,098	\$83,478
Average Household Income 25-34	\$73,830	\$100,241	\$105,546
Median Household Income 35-44	\$69,160	\$95,175	\$100,888
Average Household Income 35-44	\$92,193	\$127,186	\$129,886
Median Household Income 45-54	\$73,567	\$98,778	\$103,379
Average Household Income 45-54	\$89,670	\$128,634	\$134,625
Median Household Income 55-64	\$69,469	\$85,969	\$92,543
Average Household Income 55-64	\$89,282	\$114,534	\$123,286
Median Household Income 65-74	\$52,044	\$70,079	\$73,604
Average Household Income 65-74	\$63,170	\$92,043	\$97,908
Average Household Income 75+	\$50,411	\$65,350	\$68,767

Population By Age





**Timothy Bush**  
Commercial Broker

We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think its strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is extremely important to us, its what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.

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*Exclusively Marketed by:*



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