

LAND SPACE FOR LEASE

Build to Suit or Ground Lease

±4,500 SF | \$7,800/Mo. | MLS 222038

Medical Office/Office/Non-Food Producing Retail

845 N Columbia Center Blvd Kennewick, WA 99336



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Property Overview

MLS #222038 – Prime Pad Site in High-Traffic Tri-Cities Location

Rare opportunity to secure one of the last available pad sites on Columbia Center Boulevard, ideally situated in the heart of the Tri-Cities' Central Business District. With an average daily traffic count of 50K vehicles, this high-exposure site is perfect for businesses seeking strong visibility and accessibility.

Surrounded by major national and regional retailers, restaurants, and essential service providers including legal, financial, and medical this location is well-suited for Medical Office, Medical Spa, Dental, Orthodontic, and similar professional uses or non-food producing retail. The immediate area draws heavy traffic from a mix of national and regional retailers, as well as established professional practices. Located at a signalized intersection and directly across from Vista Field, this site offers both visibility and convenience in one of the region's most dynamic commercial zones.

Additional features include premium signage opportunities on a prominent pylon sign and excellent street frontage. Offered as a build-to-suit or ground lease opportunity, this site presents maximum flexibility to meet your development needs.

For More Information

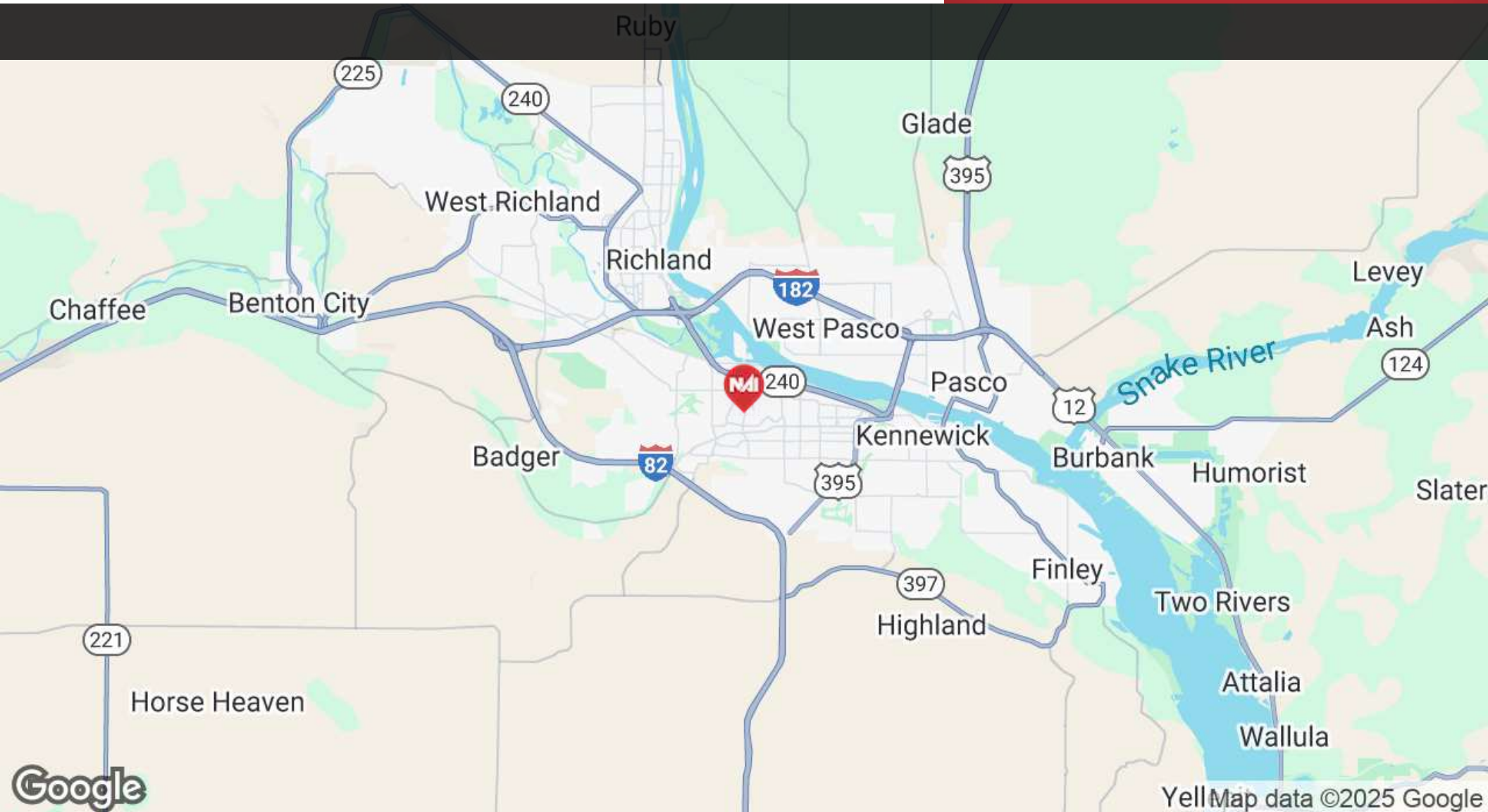
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,391	47,238	100,693
Average Age	31.6	34.9	33.7
Average Age (Male)	31.9	34.1	33.0
Average Age (Female)	31.8	35.8	34.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,167	17,443	36,735
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$71,327	\$77,403	\$73,428
Average House Value	\$187,057	\$214,536	\$203,047

2020 American Community Survey (ACS)

