



**LEASE**

# The Colonnade

6501 CROSSWINDS BLVD. SUITE D

Kennewick, WA 99336

**PRESENTED BY:**

**KEN DAVIS**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	1,272 SF
<b>LOT SIZE:</b>	9.91 Acres
<b>BUILDING SIZE:</b>	118,413 SF

## LOCATION DESCRIPTION

Positioned in the heart of Kennewick, WA, The Colonnade offers an exceptional leasing opportunity for Retail / Power Center tenants. The area benefits from a robust local economy and a high level of consumer activity, with notable attractions such as the Columbia Center Mall, which draws a steady flow of shoppers. Surrounding retailers, including Target, Costco, and Red Robin, contribute to the strong commercial draw of the location. With its prime positioning and vibrant surroundings, The Colonnade presents an ideal setting for retailers seeking to tap into the dynamic market of Kennewick, WA.

## SPACE DESCRIPTION

1,272 square foot former bakery space at the Colonnade Shopping Center. This space features small residential style hood (approved by the City of Kennewick for a bakery), 3 basin sinks, mop sinks, spacious retail area and work spaces.

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**ADDITIONAL PHOTOS**



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**FLOOR PLAN**



Suite #	Occupant Area	Rentable Area
Suite 650ID	1,272	1,272

Area Analysis performed in accordance with

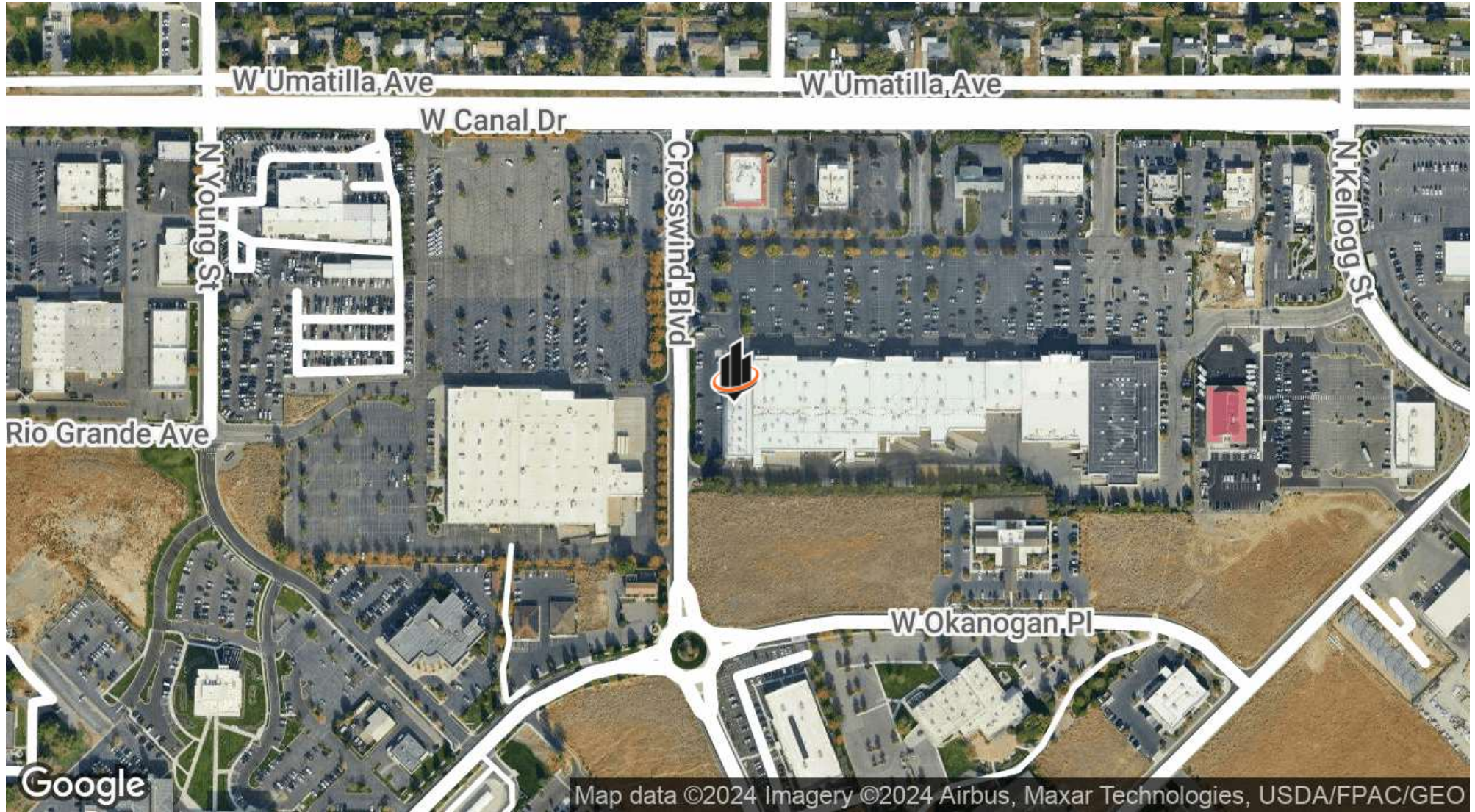
Adjacent Suite



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# LOCATION MAP



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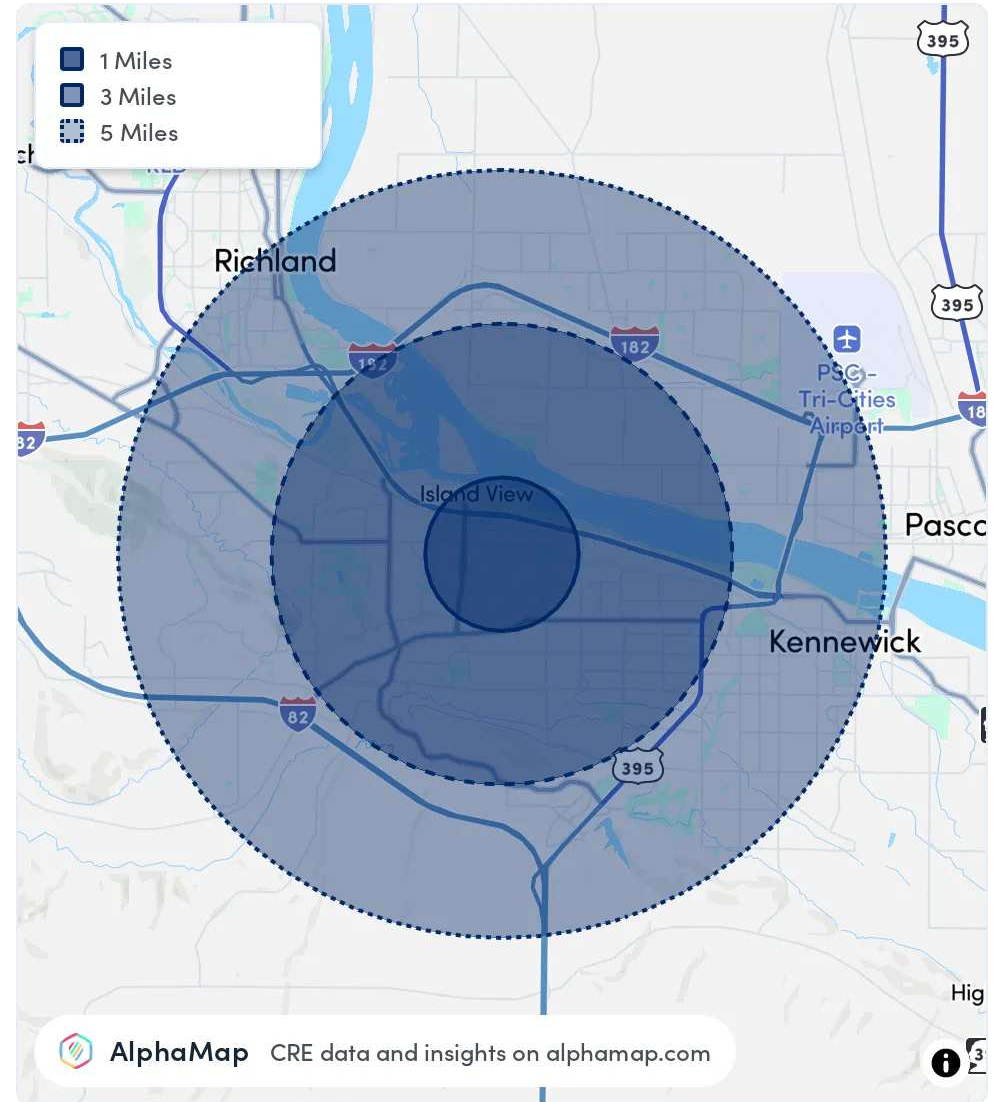
# AREA ANALYTICS

## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,994	69,648	173,370
AVERAGE AGE	41	39	37
AVERAGE AGE (MALE)	39	38	36
AVERAGE AGE (FEMALE)	43	40	38

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,495	26,491	61,911
PERSONS PER HH	2.7	2.6	2.8
AVERAGE HH INCOME	\$96,474	\$114,620	\$116,846
AVERAGE HOUSE VALUE	\$377,293	\$407,570	\$407,608
PER CAPITA INCOME	\$35,731	\$44,084	\$41,730



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