



**LEASE**

# The Colonnade Shopping Center

**6807 W. CANAL DRIVE**

Kennewick, WA 99336

**PRESENTED BY:**

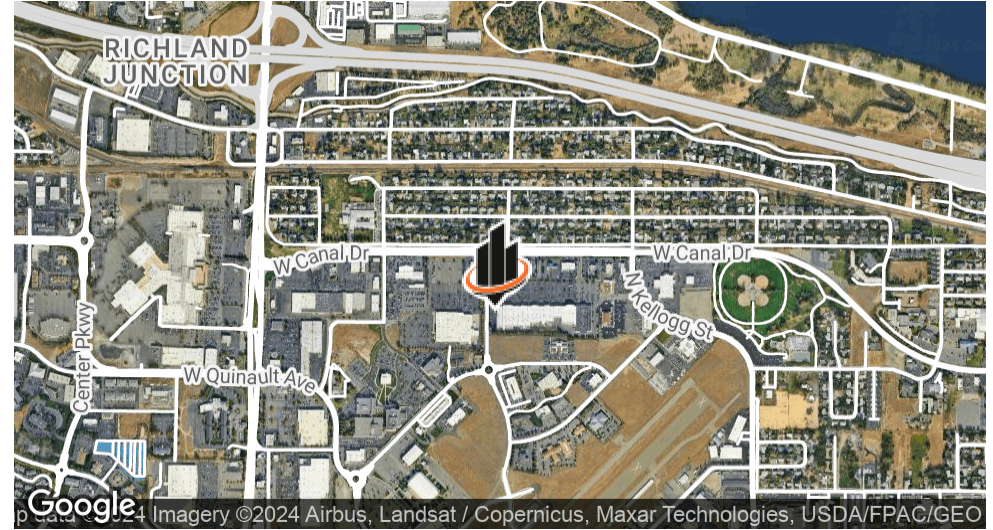
**KEN DAVIS**

O: 509.949.0860

ken.davis@svn.com



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.50 SF/yr (NNN)
<b>AVAILABLE SF:</b>	9,204 SF
<b>LOT SIZE:</b>	9.91 Acres
<b>BUILDING SIZE:</b>	118,413 SF

## PROPERTY DESCRIPTION

Unlock the potential of 6807 W. Canal Drive, a premier retail space offering 9,204 SF of available leasing opportunity. Benefit from high traffic volumes and exceptional signage, ensuring unparalleled visibility to captivate customers. With a lineup of very strong co-tenants, this location presents an ideal environment for attracting and retaining a steady flow of patrons. Positioned within an area slated for high-density housing and office development, seize the opportunity to establish your retail presence in a thriving and evolving market. Elevate your business in this sought-after location, strategically poised for success and growth.

## 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.

**KEN DAVIS**  
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**INLINE RETAILERS AND SUITE E**



**KEN DAVIS**  
O: 509.949.0860  
ken.davis@svn.com

**THE COLONNADE** | 6807 W. Canal Drive Kennewick, WA 99336



# INTERIOR SPACE PHOTOS



**KEN DAVIS**  
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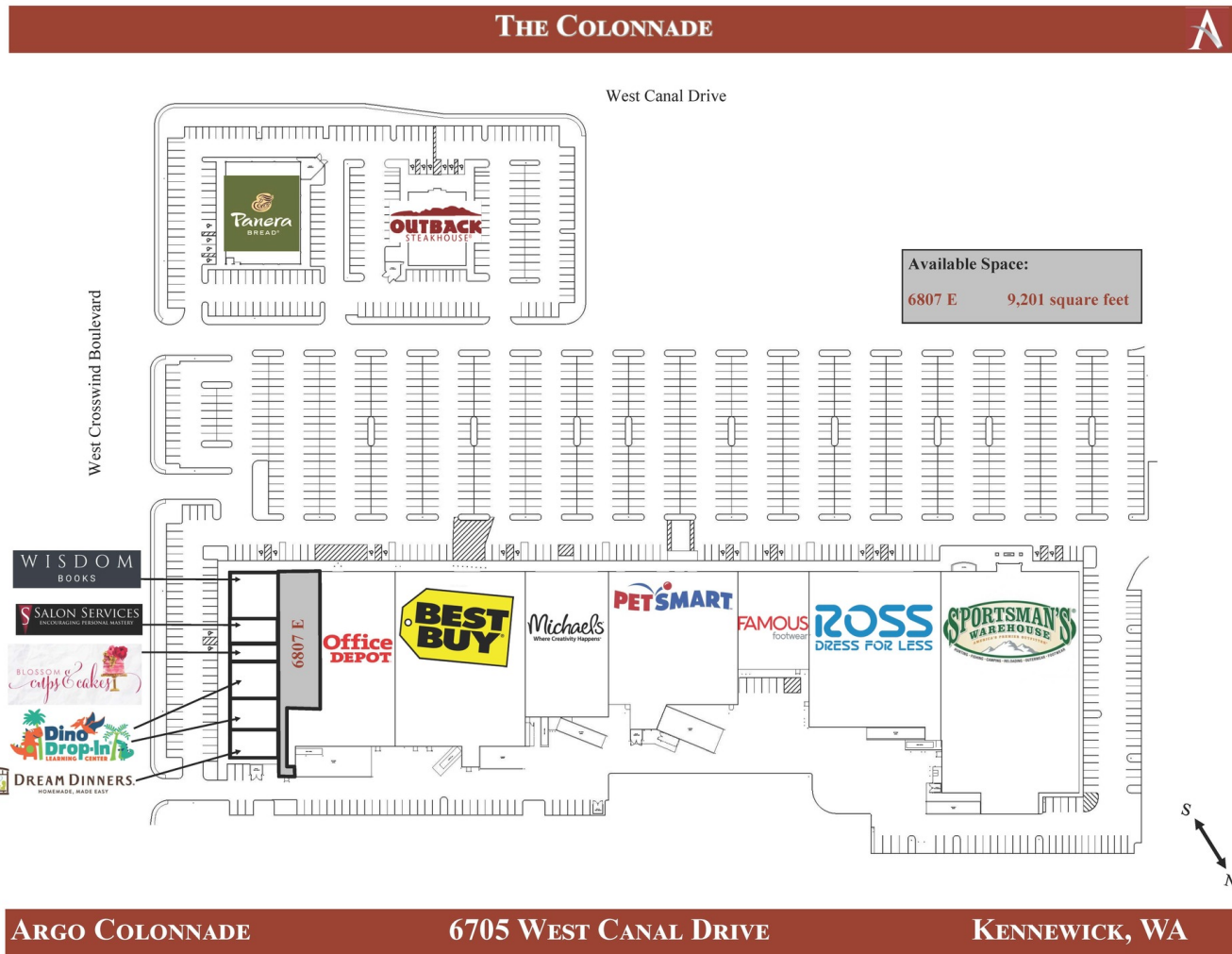
ADDITIONAL PHOTOS



**KEN DAVIS**  
O: 509.949.0860  
ken.davis@svn.com



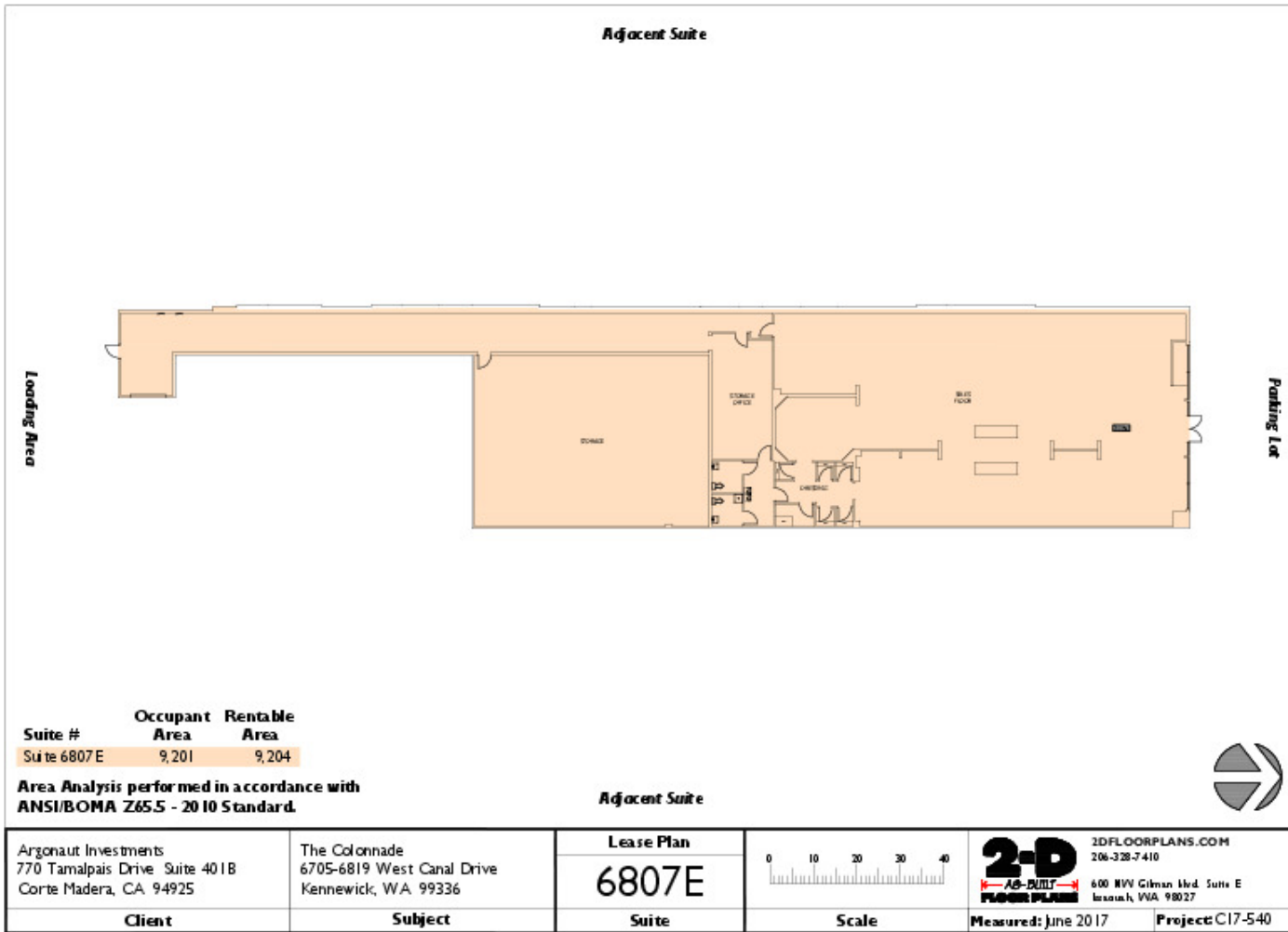
# SITE PLAN



**KEN DAVIS**  
O: 509.949.0860  
ken.davis@svn.com



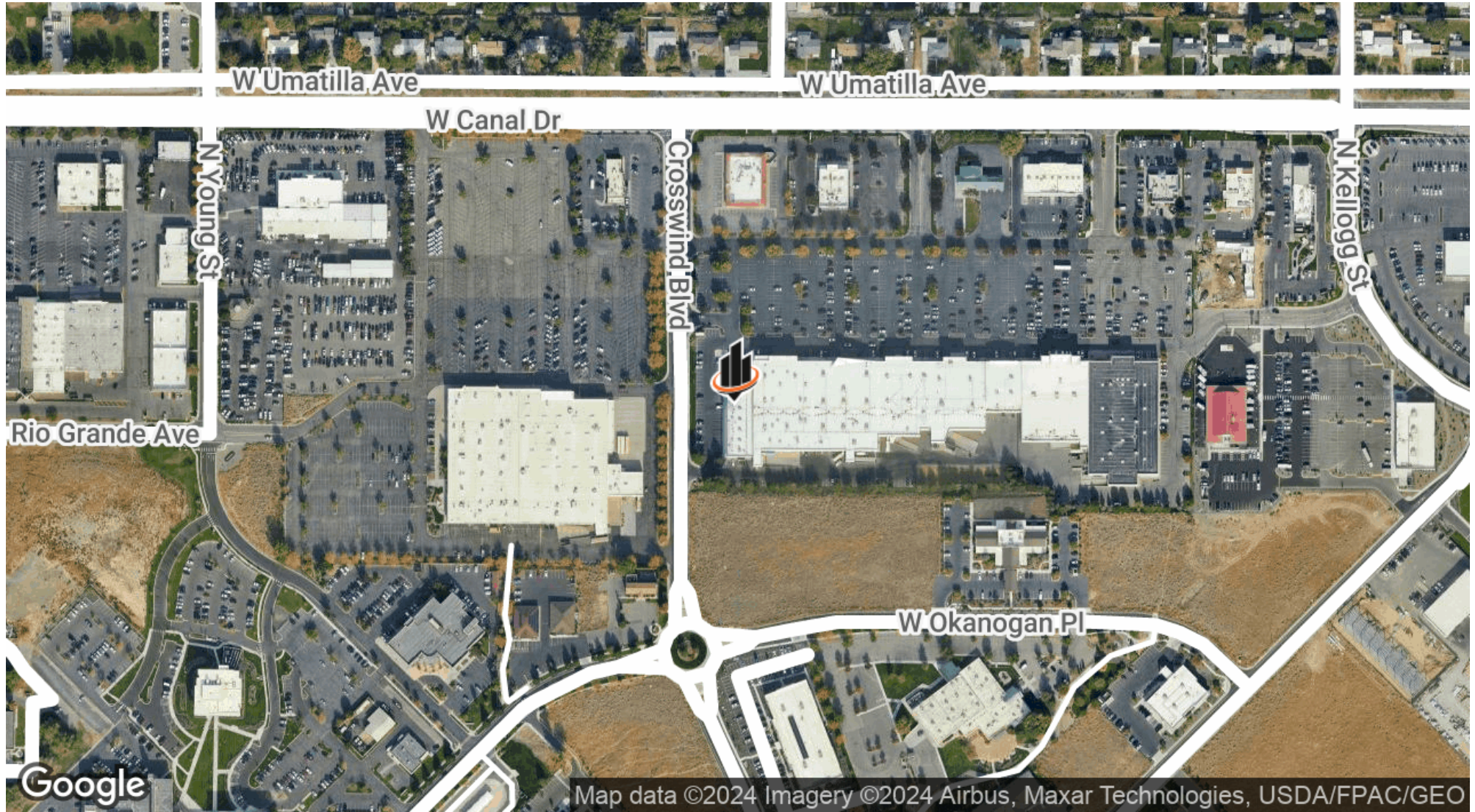
# FLOOR PLAN



**KEN DAVIS**  
 O: 509.949.0860  
 ken.davis@svn.com



# LOCATION MAP



**KEN DAVIS**  
O: 509.949.0860  
ken.davis@svn.com



# DEMOGRAPHICS MAP & REPORT

## POPULATION

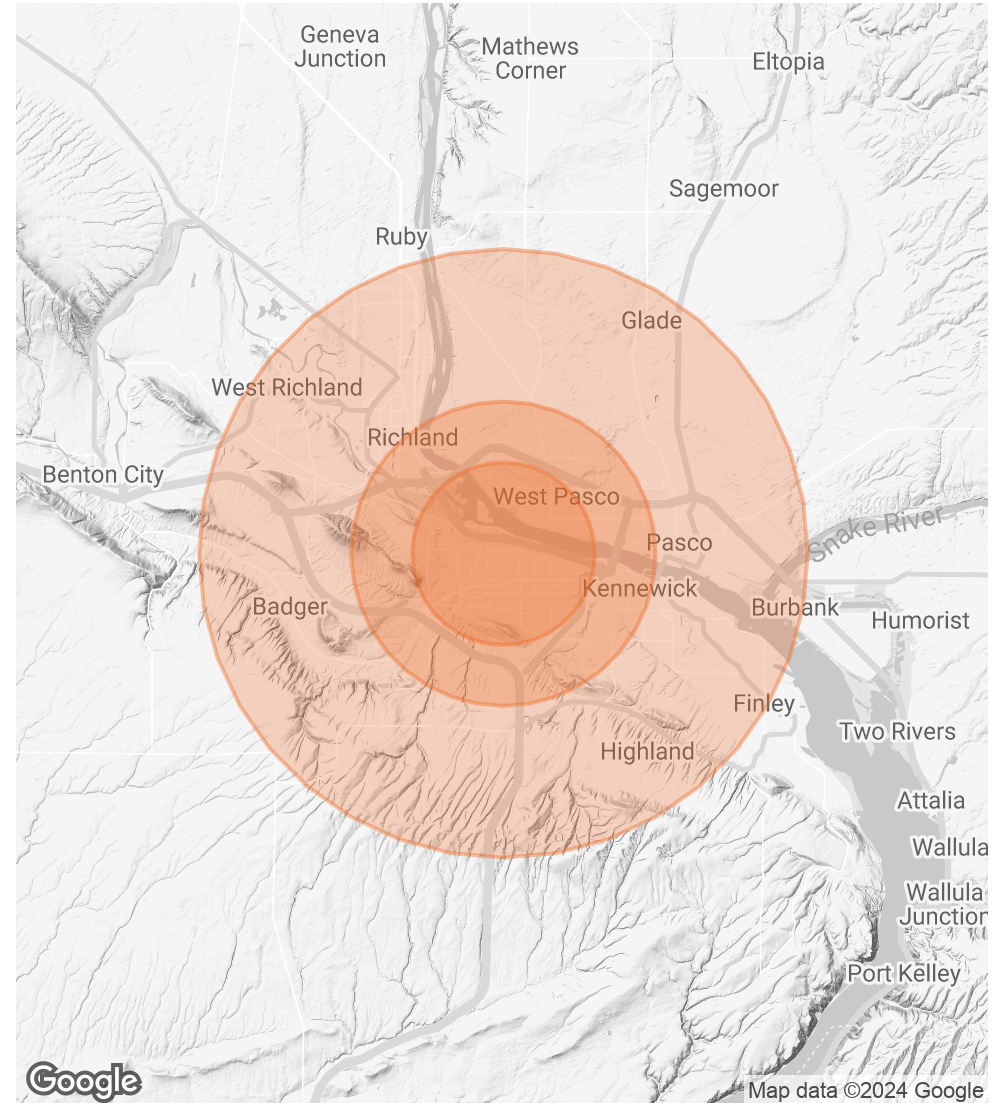
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	69,637	173,320	276,846
<b>AVERAGE AGE</b>	39	37	37
<b>AVERAGE AGE (MALE)</b>	38	36	36
<b>AVERAGE AGE (FEMALE)</b>	40	38	38

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	26,487	61,889	97,175
<b># OF PERSONS PER HH</b>	2.6	2.8	2.8
<b>AVERAGE HH INCOME</b>	\$114,614	\$116,826	\$117,665
<b>AVERAGE HOUSE VALUE</b>	\$407,556	\$407,548	\$408,113

Demographics data derived from AlphaMap



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