

FOR LEASE

1220 NORTH COLUMBIA CENTER BLVD.

COLUMBIA SQUARE

Kennewick, WA 99336

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
BUILDING SIZE:	105,020 SF
AVAILABLE SF:	2,225 SF
LOT SIZE:	8.63 Acres
YEAR BUILT:	1979
RENOVATED:	2004
ZONING:	Commercial
APN:	1-3299-200-0007-001

PROPERTY OVERVIEW

Columbia Square Shopping Center located in Tri-Cities Washington Regional Retail Hub

PROPERTY HIGHLIGHTS

- 2,225 SF
- Located in Power Center in the heart of the Tri-Cities Retail Hub
- Excellent Access and Visibility
- Co-Tenants include TJ Maxx, Bed Bath and Beyond, BrightNow Dental, FedEx and more
- Over 40,000 VPD
- Outstanding Demographics

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COLUMBIA SQUARE 1220 NORTH COLUMBIA BOULEVARD KENNEWICK, WASHINGTON

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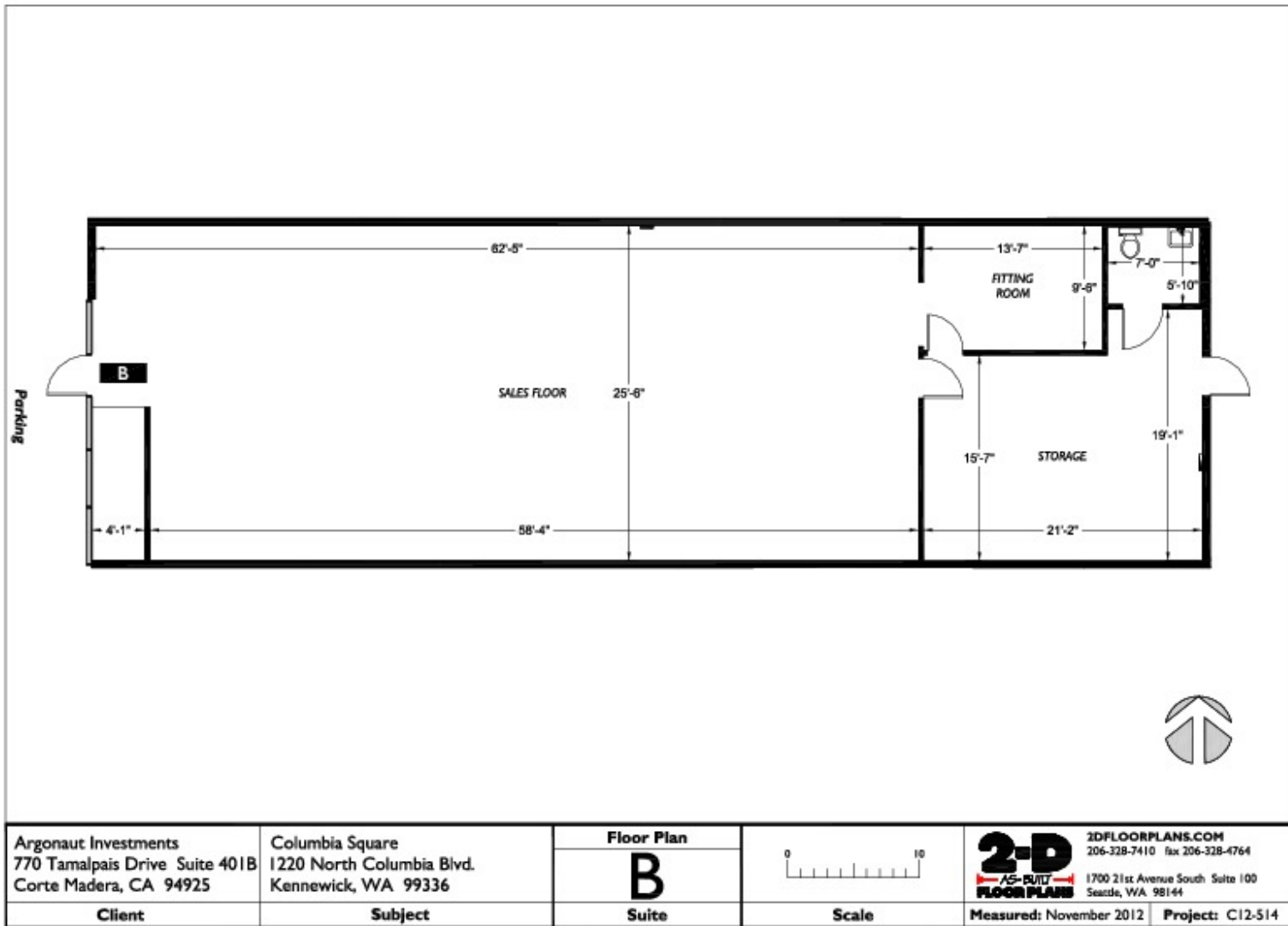
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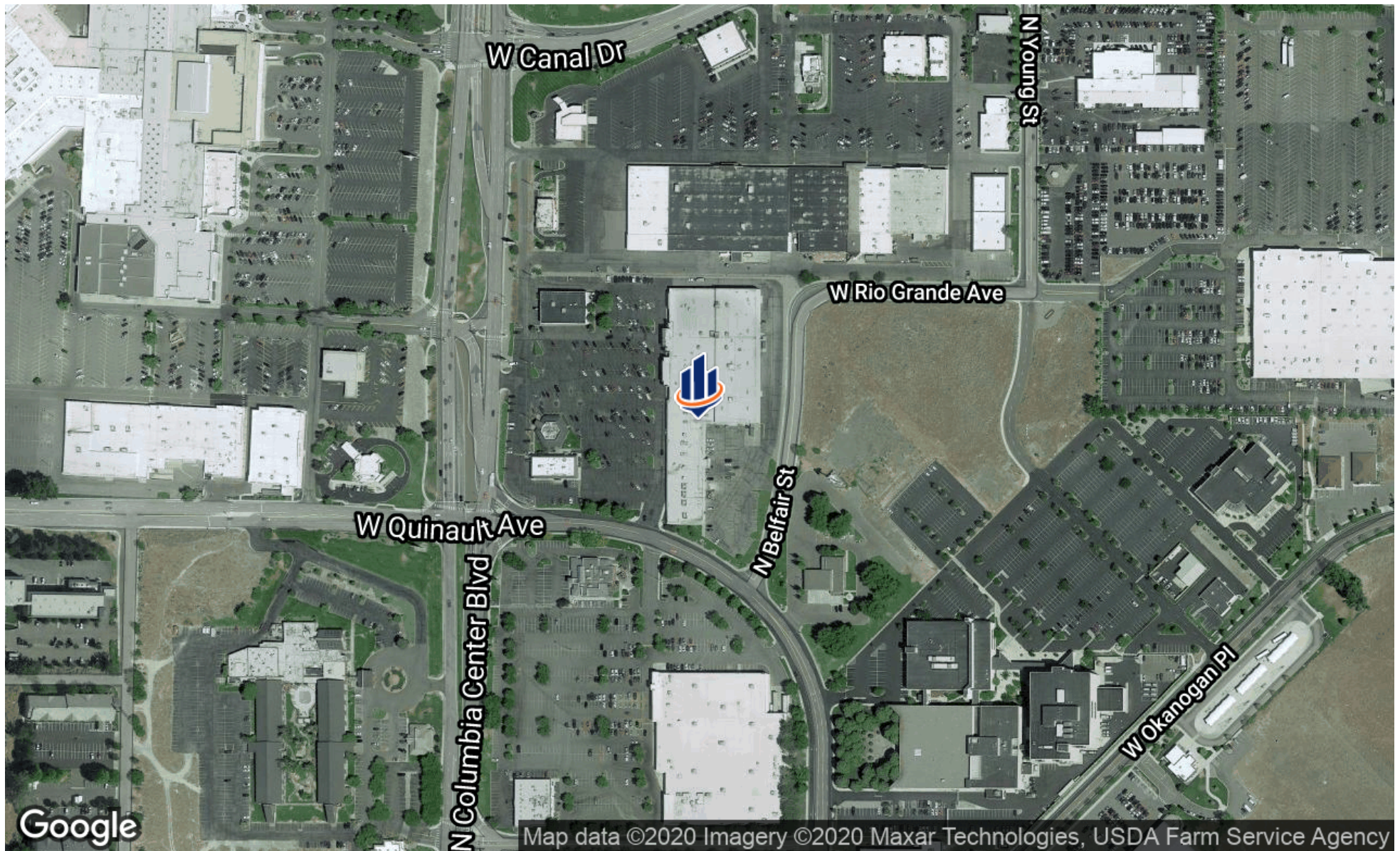
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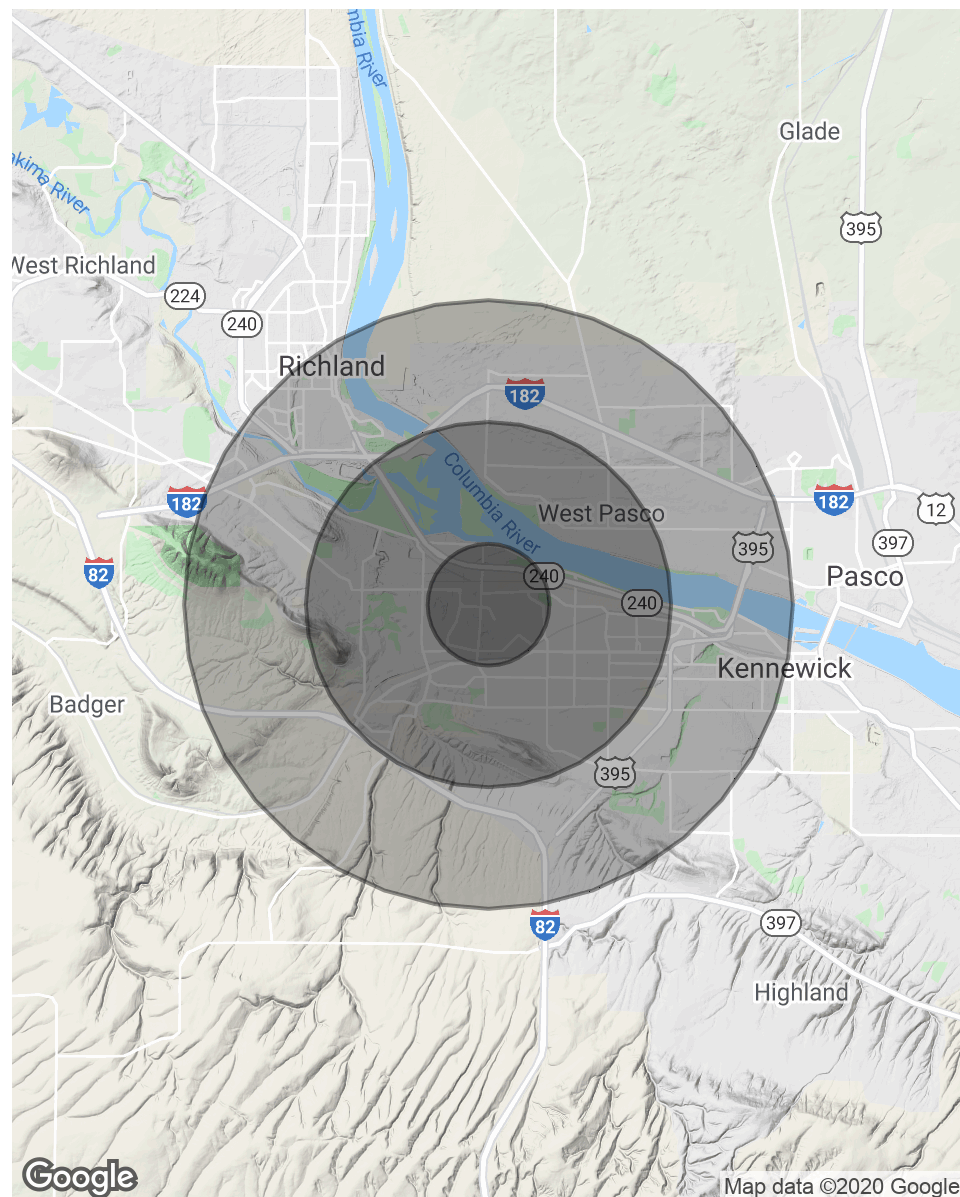
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,788	47,535	104,846
AVERAGE AGE	31.5	34.7	33.6
AVERAGE AGE (MALE)	31.5	34.1	32.9
AVERAGE AGE (FEMALE)	32.2	35.5	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,882	17,602	38,190
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$68,484	\$75,856	\$72,813
AVERAGE HOUSE VALUE	\$195,190	\$212,921	\$199,809

* Demographic data derived from 2010 US Census



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