

# KENNEWICK RETAIL

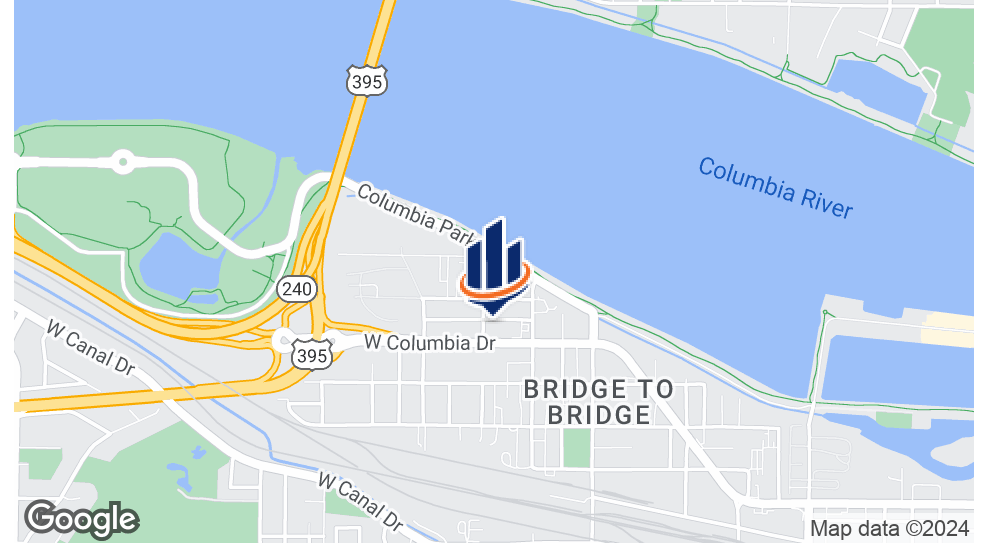
950 W COLUMBIA DR.  
KENNEWICK, WA 99336

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$11,667/mo (NNN)
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	0.6 Acres
Year Built:	1977
Zoning:	CAR
APN:	136993020002001
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Freestanding Retail building available for Lease. Prime Kennewick location on Columbia Dr. with excellent visibility and access to Hwy 395 and SR 240. 10,000 SF building with large retail glass windows fronting Columbia Dr. Two (2) 10x10 roll-up doors, private office, restrooms, large showroom space and warehouse. Situated on a large lot with ample parking and multiple points of access.

## PROPERTY HIGHLIGHTS

- Columbia Dr. Frontage
- Pole signage
- High Visibility
- Close access to Hwy 395 and SR 240

# Location And Zoning Overview



## ZONING

The property is zoned COMMERCIAL AUTO ROW DISTRICT [CAR], which is defined in the City of Kennewick Municipal Code, Chapter 18.03.040 as:

The purpose of the CAR district is to provide areas for automobile dealerships and most automobile related uses.

Current use is retail.

## COLUMBIA DR. | KENNEWICK, WA

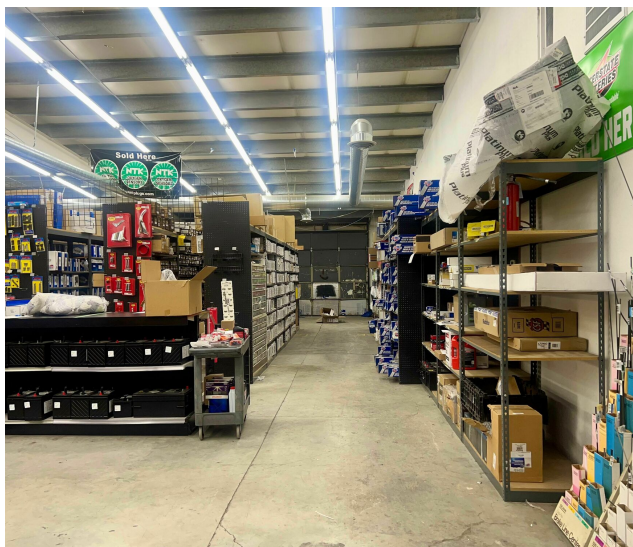
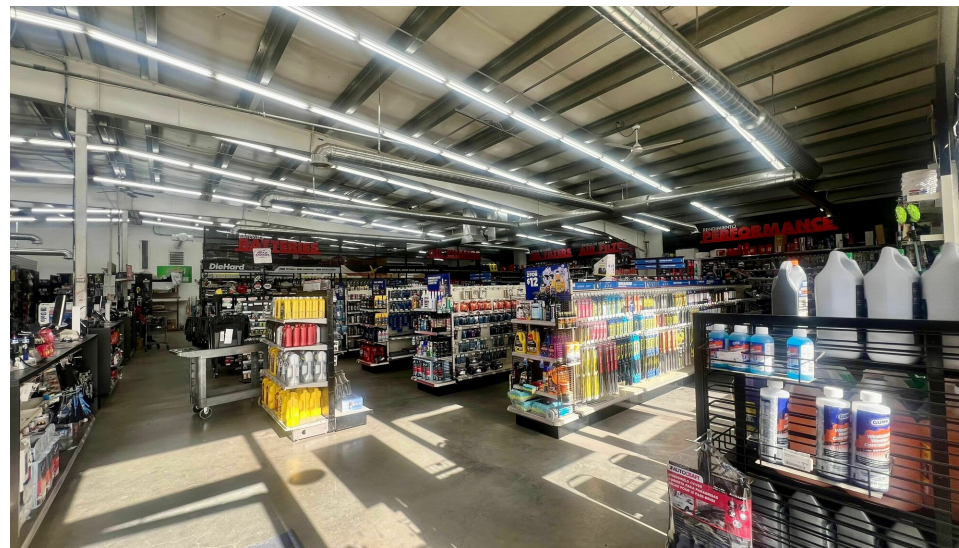
Located on Columbia Dr. in Kennewick with excellent visibility and access to Hwy 395 and SR 240.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represents the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car.

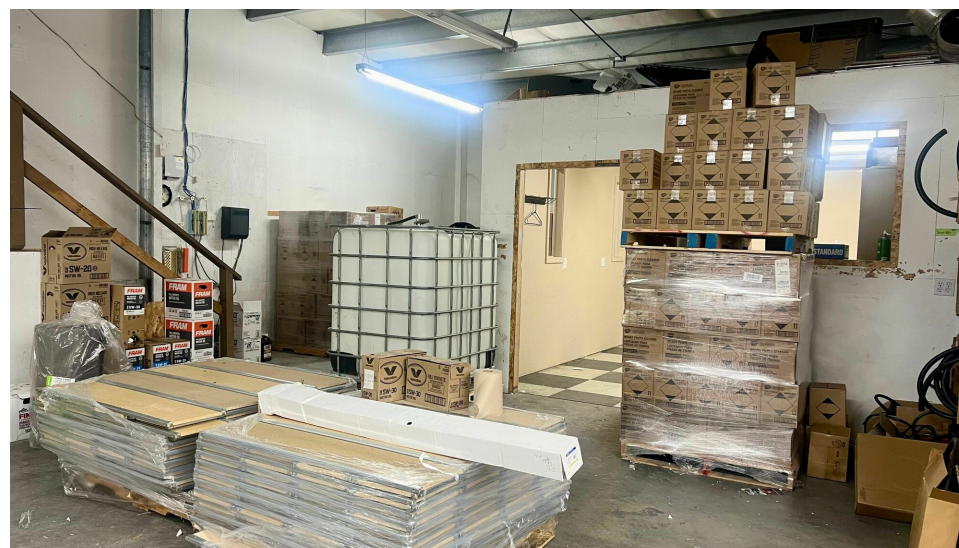


# Additional Photos



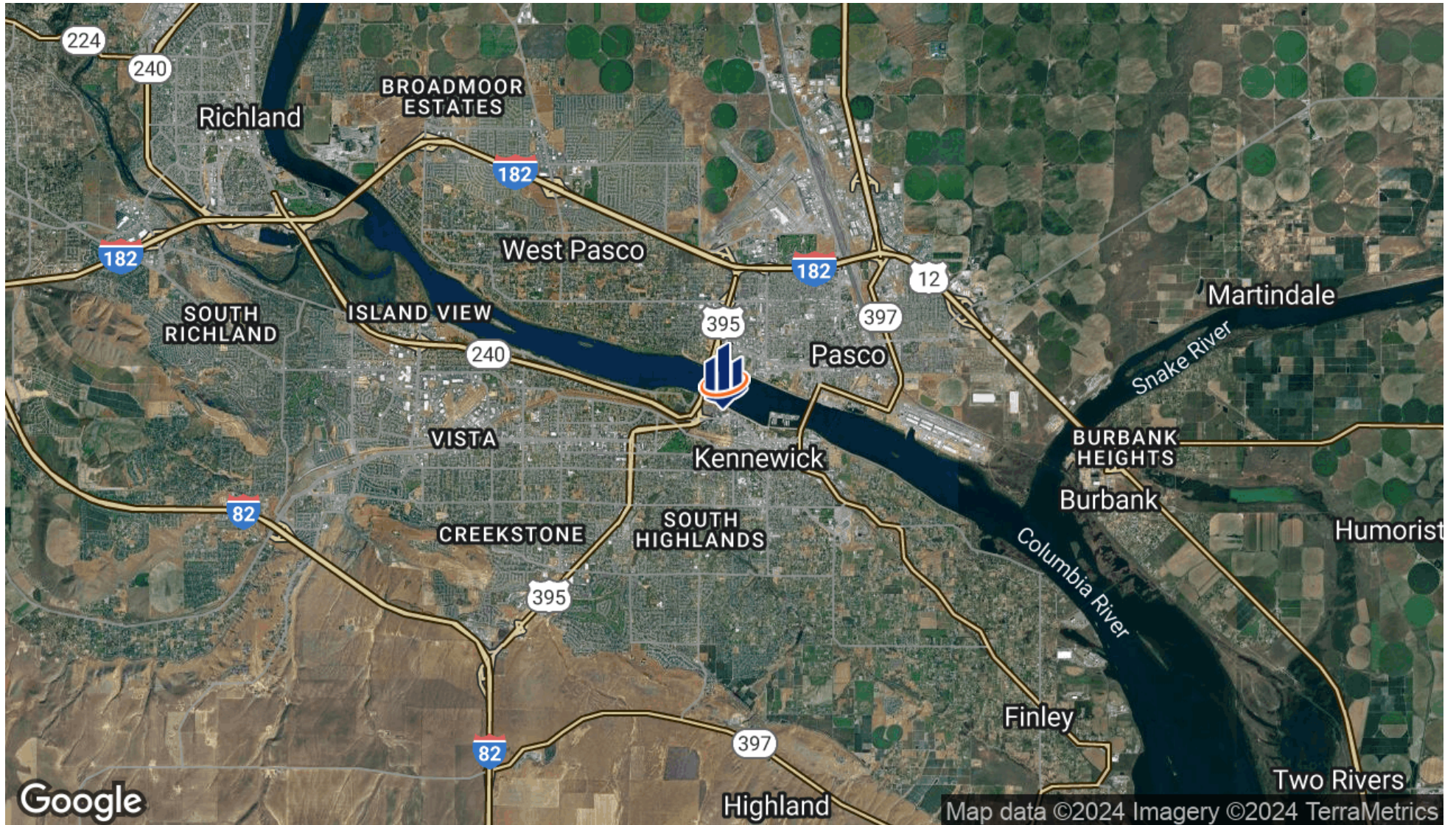


# Additional Photos



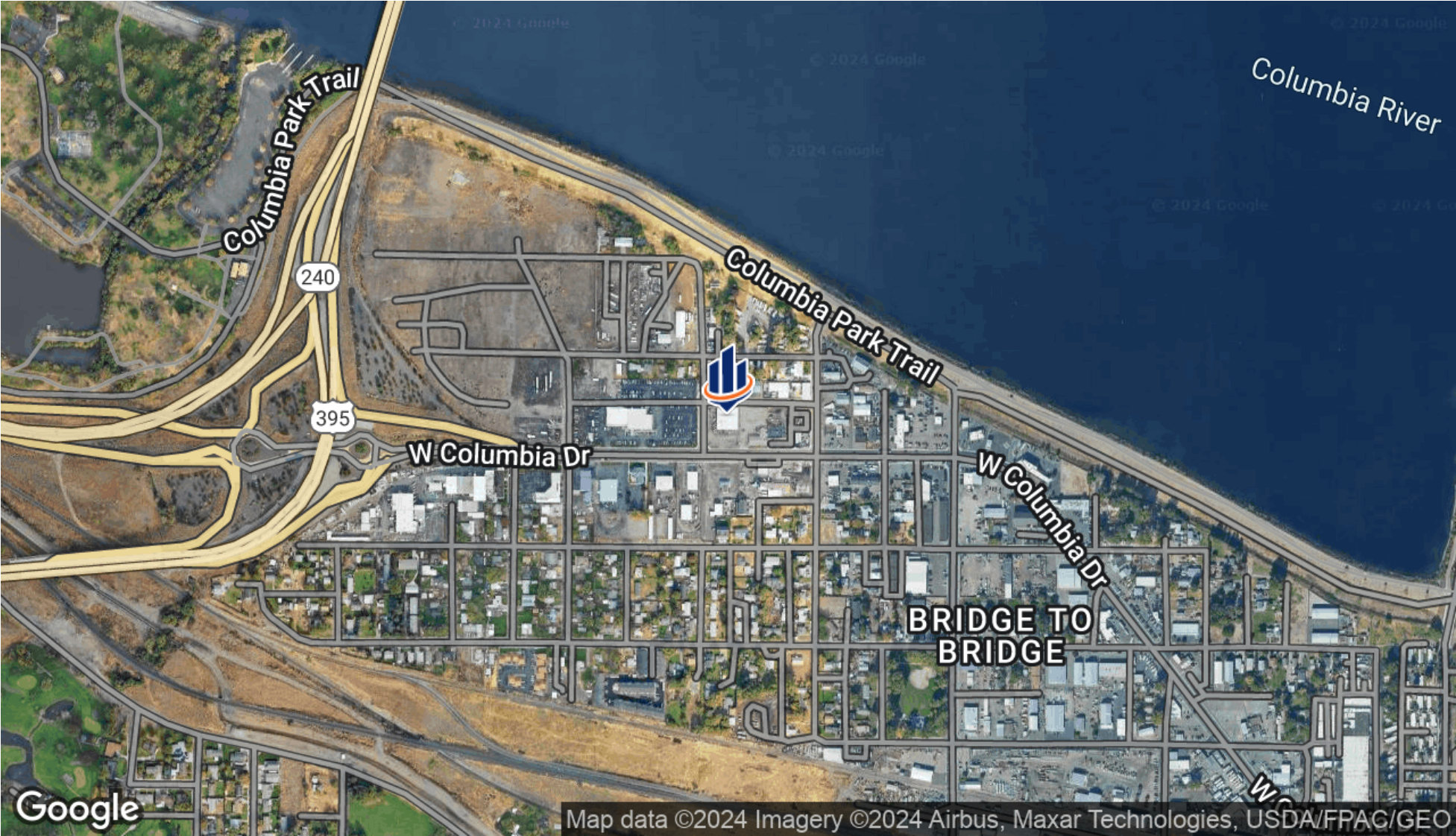


# Regional Map





# Location Map





# Aerial Map



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# Demographics Map & Report

## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,441	153,574	251,049
Average Age	34	36	37
Average Age (Male)	33	35	36
Average Age (Female)	35	37	38

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,234	51,791	87,703
# of Persons per HH	2.9	3	2.9
Average HH Income	\$59,854	\$101,200	\$113,535
Average House Value	\$250,419	\$357,492	\$397,561

Demographics data derived from AlphaMap

