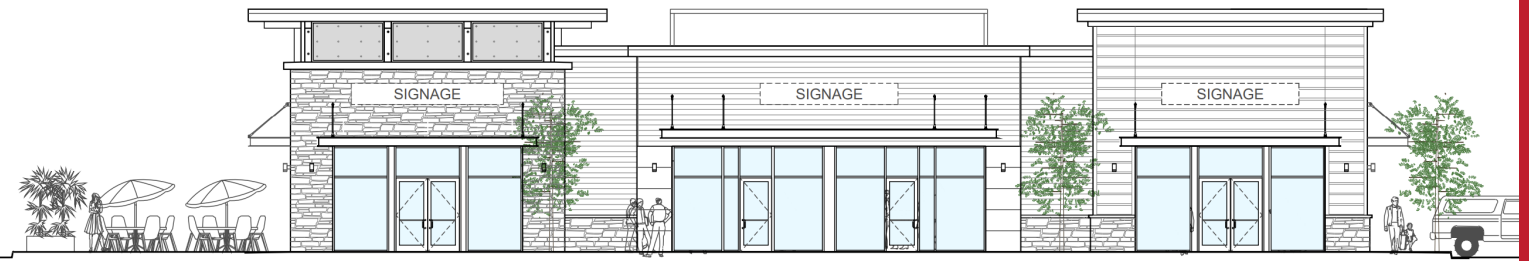


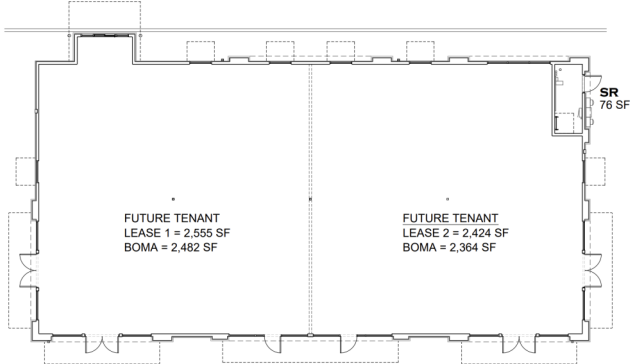
TERRA VISTA COMMERCIAL

±2500 SF to ±5,000 SF
Space for Lease

Kennewick Southridge, WA



12' WIDE DRIVE THROUGH



**DRIVE THROUGH SPACE
AVAILABLE!**

SPACE FOR LEASE



**FRANKLIN-DEAN
REALTY INC**
REAL ESTATE SERVICES

PROFESSIONAL
REALTY SERVICES
COMMERCIAL

Dean Maldonado
Principal

360-719-0276

Dean@FDMdevelopment.com

Jaimi Marden
Broker

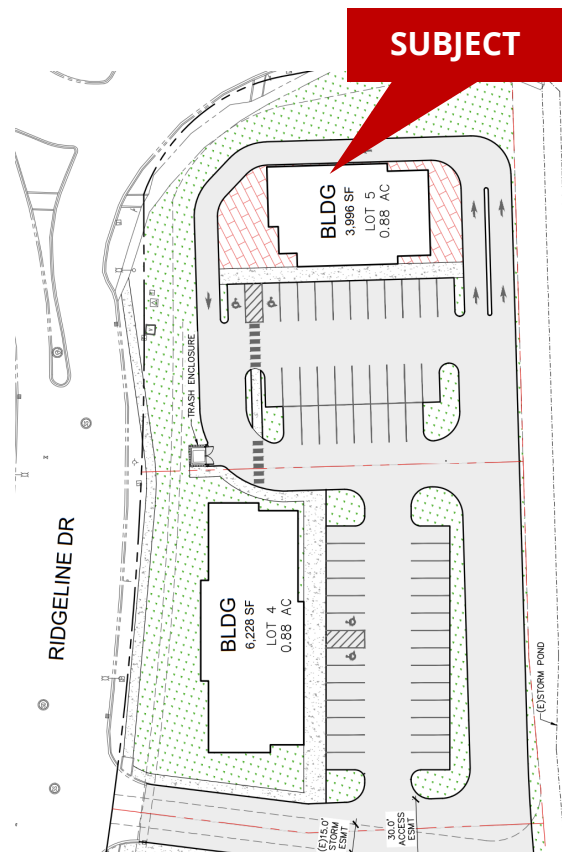
509-987-2334

Jaimi@FDMdevelopment.com

±2500 SF to ±5,000 SF Space for Lease

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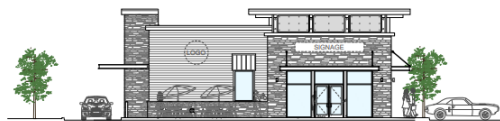
Dean@FDMdevelopment.com

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±2500 SF to ±5,000 SF Space for Lease



NORTH ELEVATION



WEST ELEVATION

AVAILABLE:

±2500 to ±5000 SF

USES:

Retail, Drive through Restaurant, Office, or Medical Office

LEASE RATE:

\$ TBD/ PSF, + NNN

LOCATION:

Prime location in one of the fastest growing areas in South East Washington with easy access to Highway 395 and Interstate 82. Located on the Corner of Ridgeline Drive and Plaza Way in Kennewick Southridge. Conveniently located near the new Highway 395 interchange.

SUMMARY:

Coming soon! This ~5,000 sq ft new construction is estimated for completion Fall of 2025.



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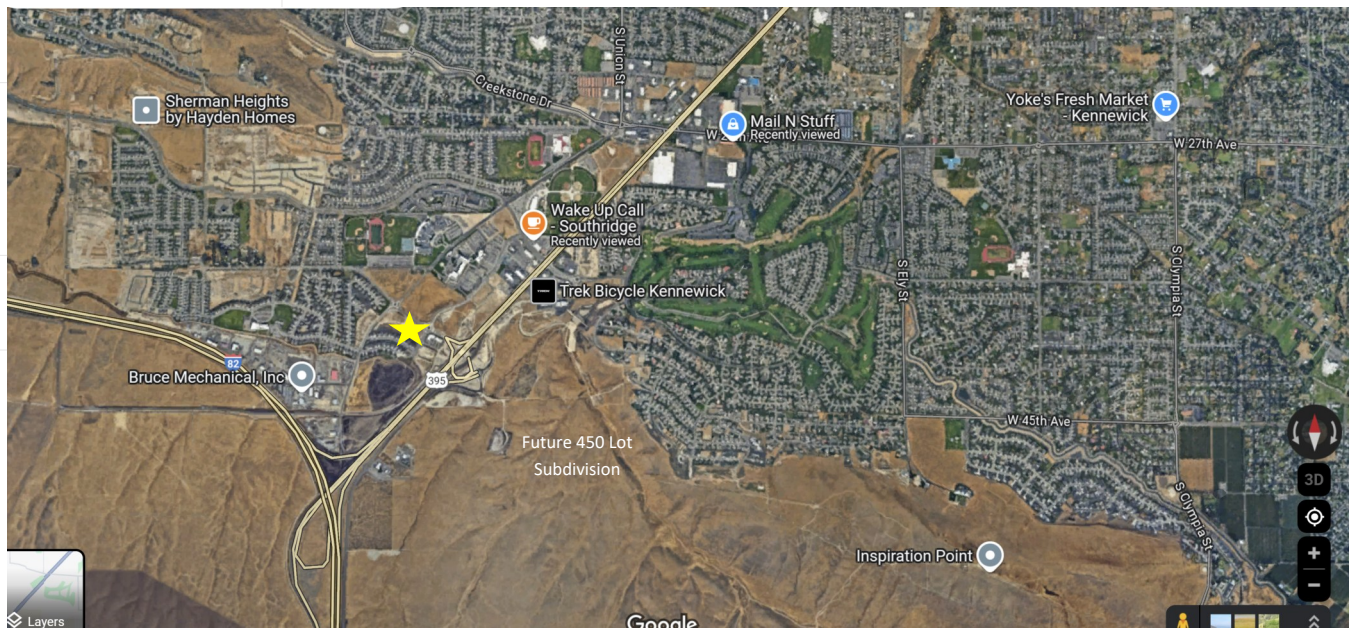
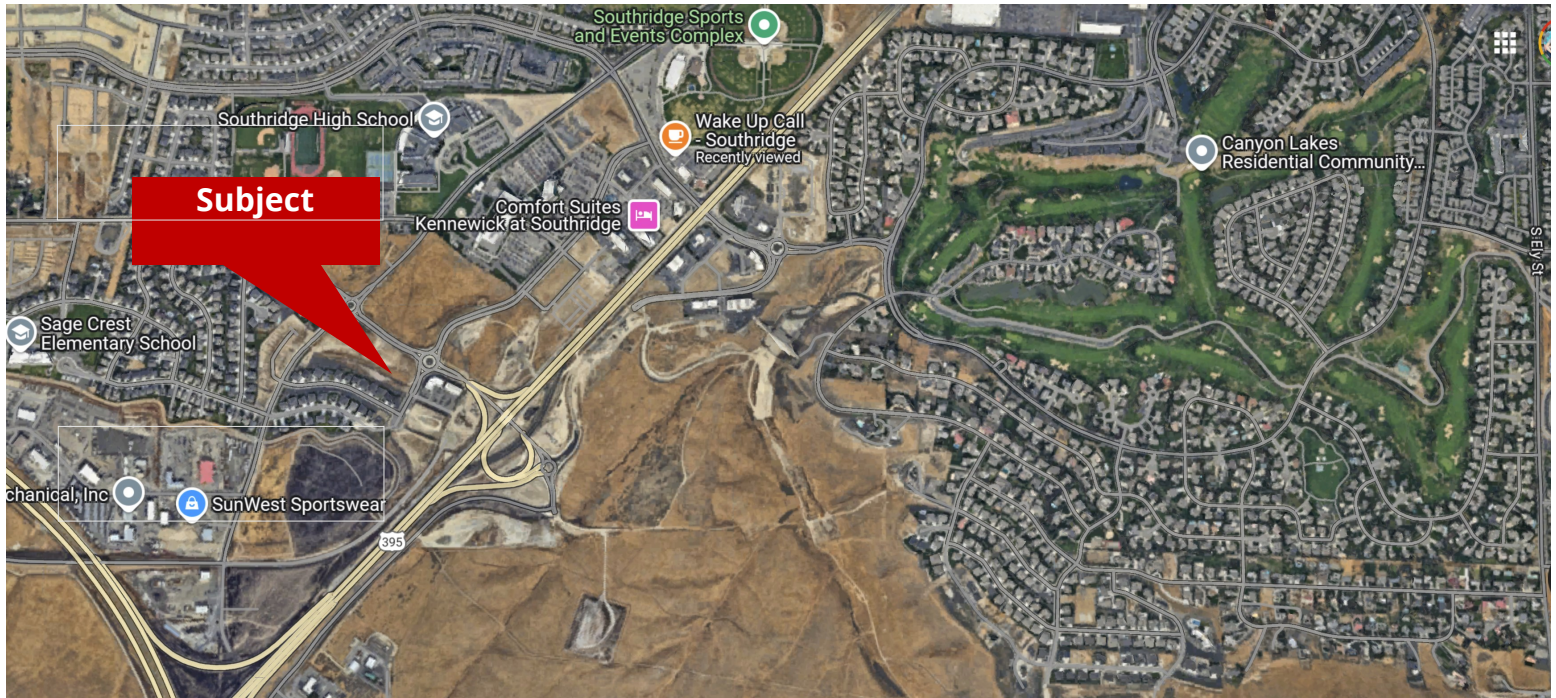
±800 SF to ±10,000 SF Space for Lease

PROPERTY PHOTOS



±2500 SF to ±5,000 SF Space for Lease

AERIAL MAP



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±2500 SF to ±5,000 SF Space for Lease

Community Overview

NEARBY AMENITIES INCLUDE

- The Southridge Sports and Events Complex, a 52 acre state-of-the art multi-use development attracting over 100,000 visitors per year, features 30,000 square foot indoor pavilion used for both sporting activities and events.
- Trios Hospital
- Wake up Call Coffee
- Chipotle
- Taco Bell
- Bobs Burger and Brews
- Toyko Teriyaki
- Hampton Inn
- Comfort Inn
- Z Place Salon and Spa

DEMOGRAPHICS

(10 mile radius of Southridge)

	2016	2021
Total Population	227,040	245,832
Total HH	79,431	86,797
HH Income Distribution	<40% \$75-\$100k+	



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