



# Canal Crossing - 7011 W Canal Dr.

Kennewick, WA 99336

MLS #: 285602, 285603 & 285604

## Contact

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## **SUMMARY**

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### **CANAL CROSSING - KENNEWICK, WA**

This property is located in regional shopping district near the Three Rivers Convention Center and within the Tri-Cities MSA boasting a population of 300,000 +.

This space was previously occupied by Amazon as a call center. Hobby Lobby is also a tenant with high traffic pad site tenants out front of the building.

The spaces offered can accommodate a multitude of uses, including retail, office, restaurant, etc.

Landlord will offer a TIA for mutually acceptable lease terms.

### **PRICE**

### **Negotiable + NNN**

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Unit 1 & 5	– 22,240 RSF	Negotiable + NNN
Unit 1	– 7,100 RSF	Negotiable + NNN
Unit 5	– 15,140 RSF	Negotiable + NNN

2025 estimated NNN = \$2.95/RSF

### **ADDRESS**

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7011 W Canal Dr  
Kennewick, WA 99336

### **TAX PARCEL**

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132992013171005

### **CONTACT**

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Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)  
2815 St. Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

Commercial Retail

## UTILITIES

Power: Benton PUD

Water: City of Kennewick

Sewer: City of Kennewick

Internet: Multiple Providers Available

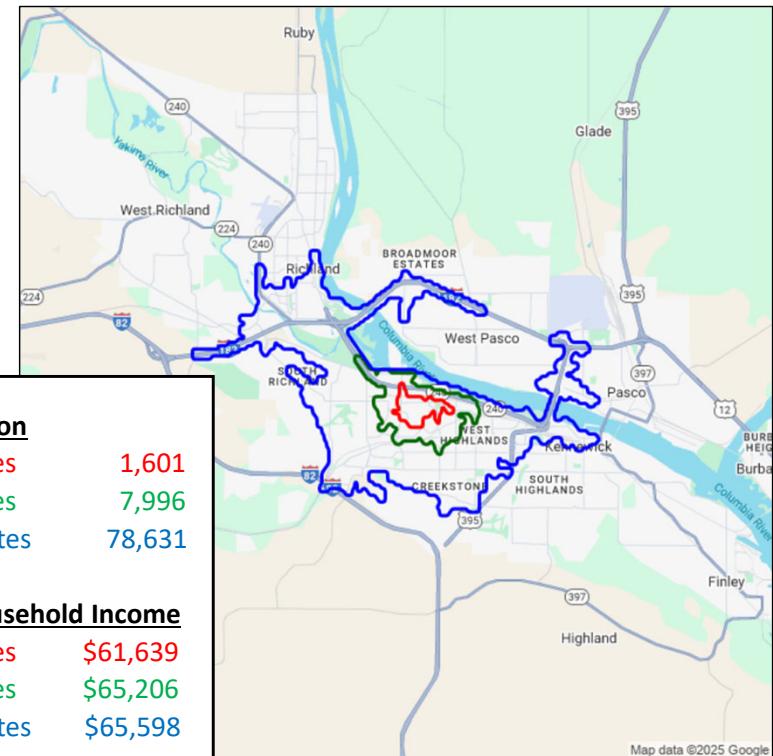
Gas: Cascade Natural Gas

## TRAFFIC COUNTS

<https://bfcog.maps.arcgis.com/apps/dashboards/dec8d9745e9e4a8b9f5efe4eaa6ca169>

Canal Dr & Sherman St: 15,485 ADT  
 Canal Dr & N Young St: 15,528 ADT

## DEMOGRAPHICS (Moody's Analytics)



## LINKS

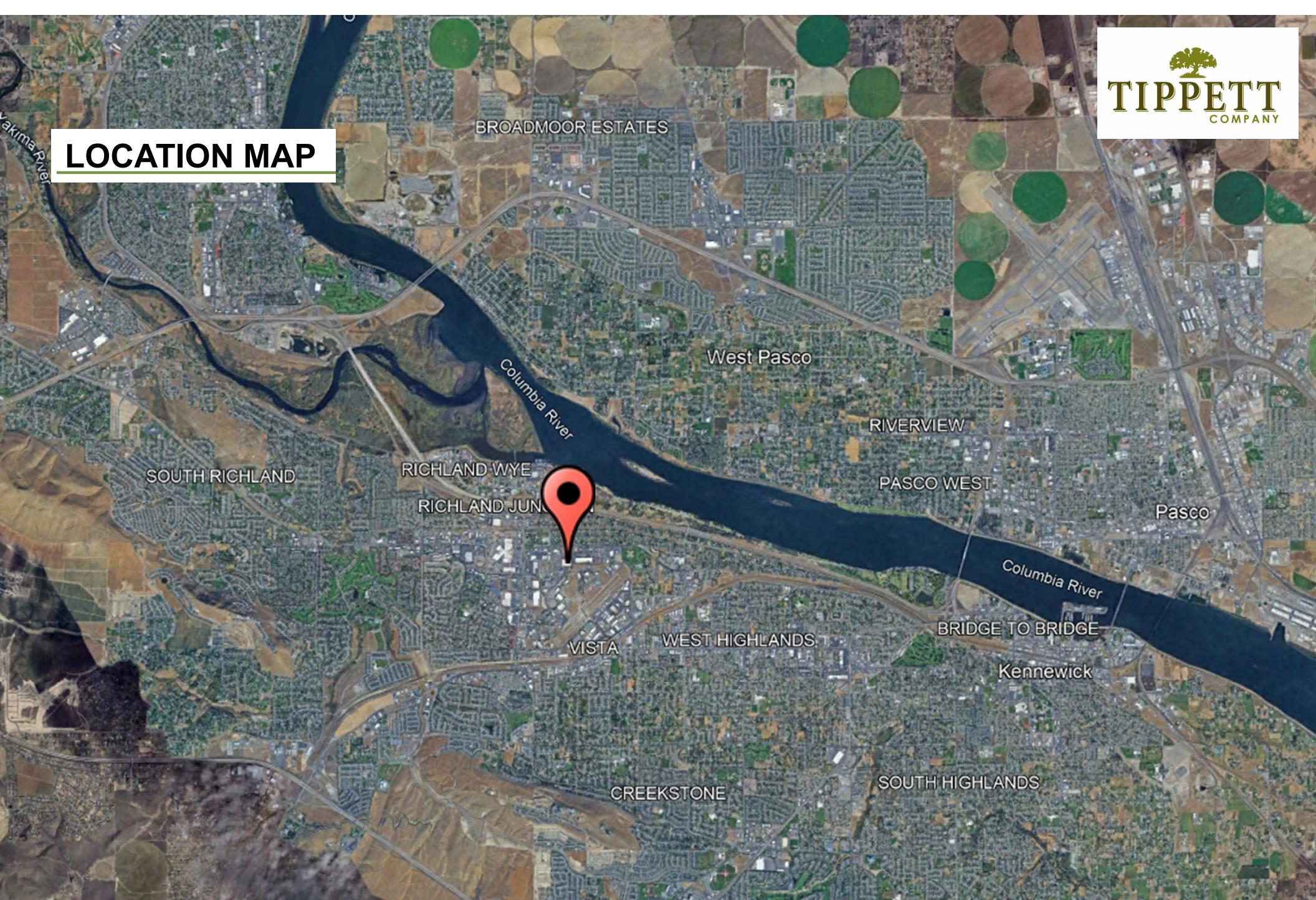
Municipal

<https://www.go2kennewick.com/>  
<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>  
<https://www.tridec.org/>

## LOCATION MAP



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.



## AERIAL VIEW



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## DEMOCRAPHICS (Moody's Analytics)

### CITY, STATE

**Kennewick, WA**

### POPULATION

**78,631**

### AVG. HH SIZE

**2.54**

### MEDIAN HH INCOME

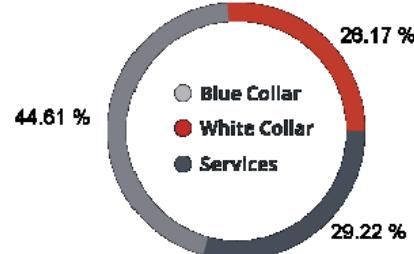
**\$60,767**

### HOME OWNERSHIP

Renters:  **12,261**

Owners:  **18,168**

### EMPLOYMENT



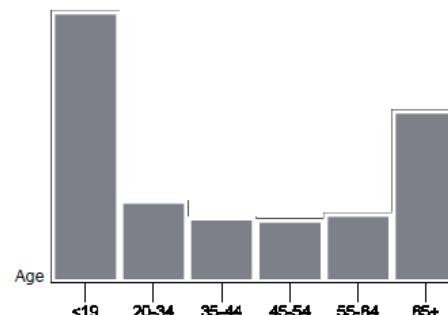
**45.49 %**  
Employed      **1.67 %**  
Unemployed

### EDUCATION

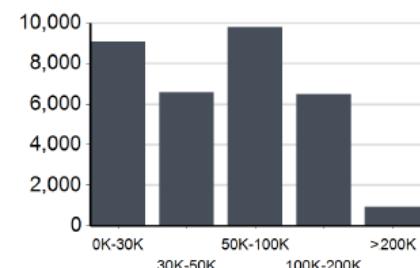
High School Grad:	<b>21.84 %</b>
Some College:	<b>25.11 %</b>
Associates:	<b>9.01 %</b>
Bachelors:	<b>33.76 %</b>

### GENDER & AGE

**49.47 %**       **50.53 %** 

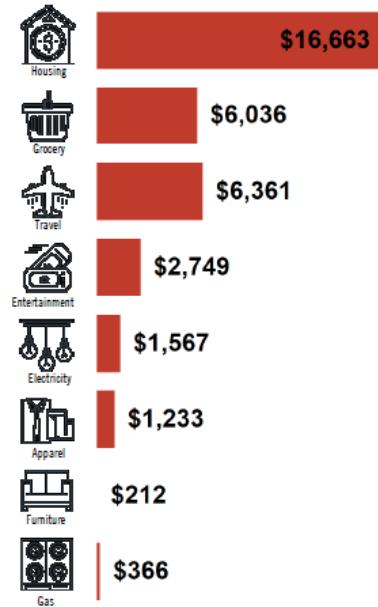


### INCOME BY HOUSEHOLD



### RACE & ETHNICITY

White:	<b>65.35 %</b>
Asian:	<b>0.77 %</b>
Native American:	<b>0.36 %</b>
Pacific Islanders:	<b>0.01 %</b>
African-American:	<b>1.84 %</b>
Hispanic:	<b>19.17 %</b>
Two or More Races:	<b>12.50 %</b>





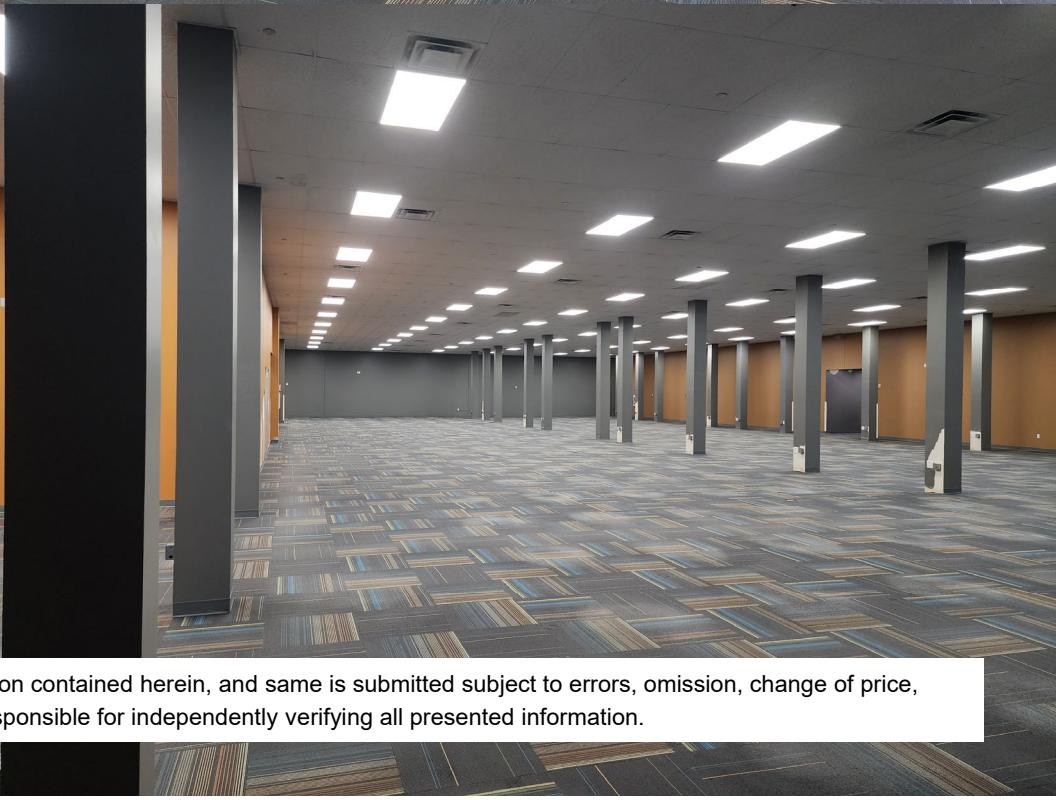
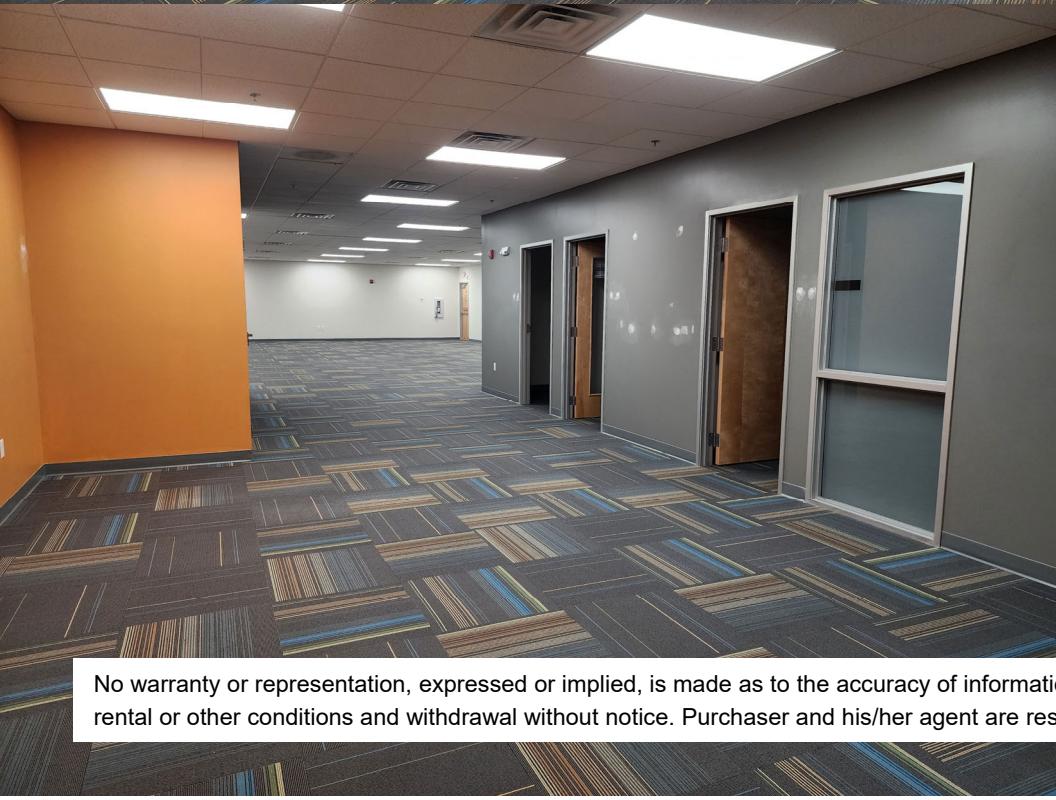
## AREA BUSINESSES



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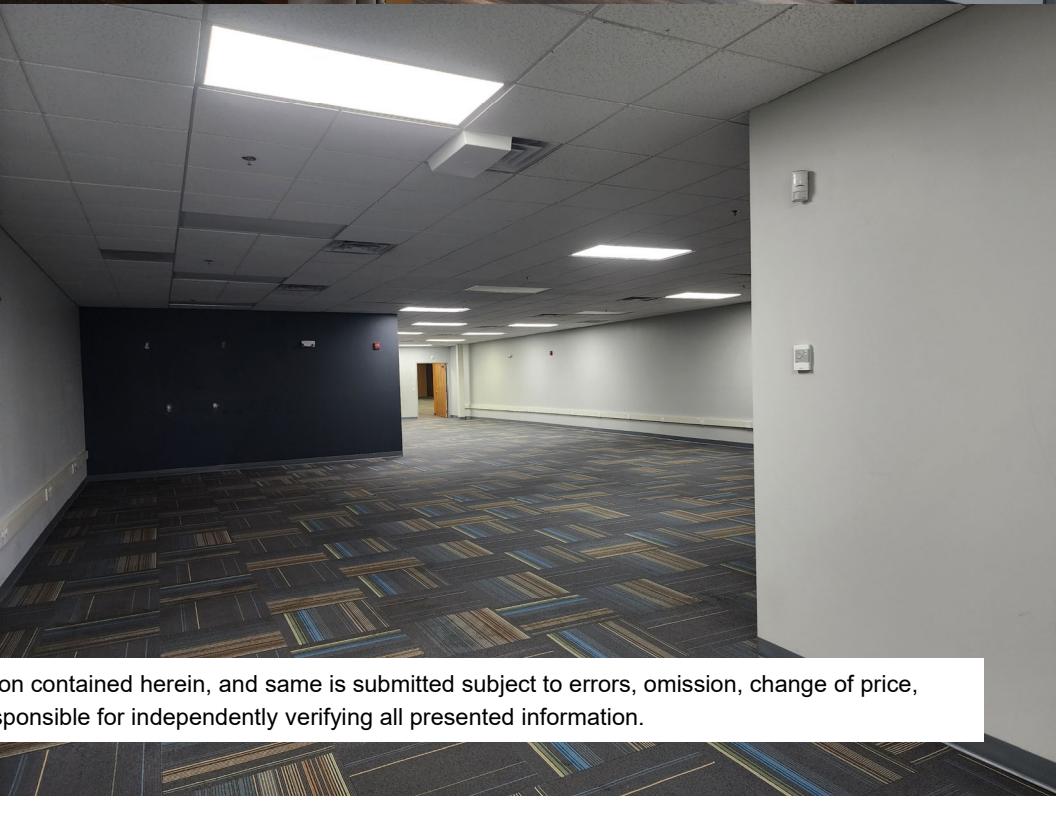
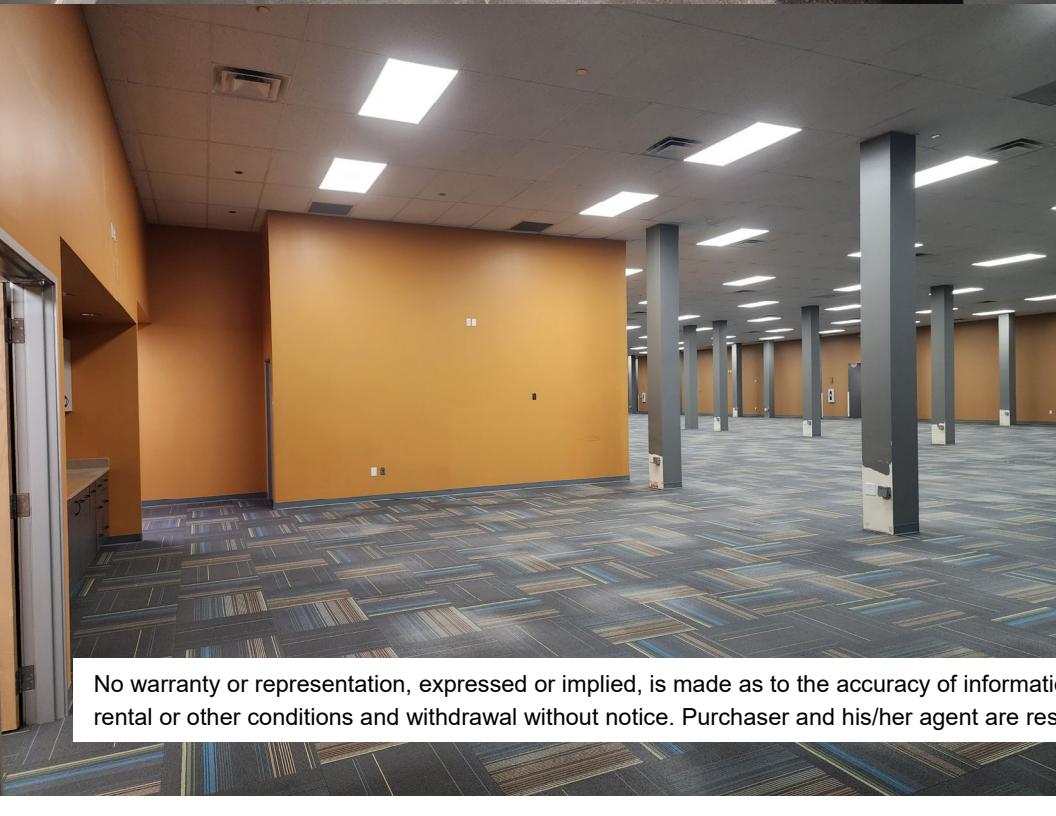
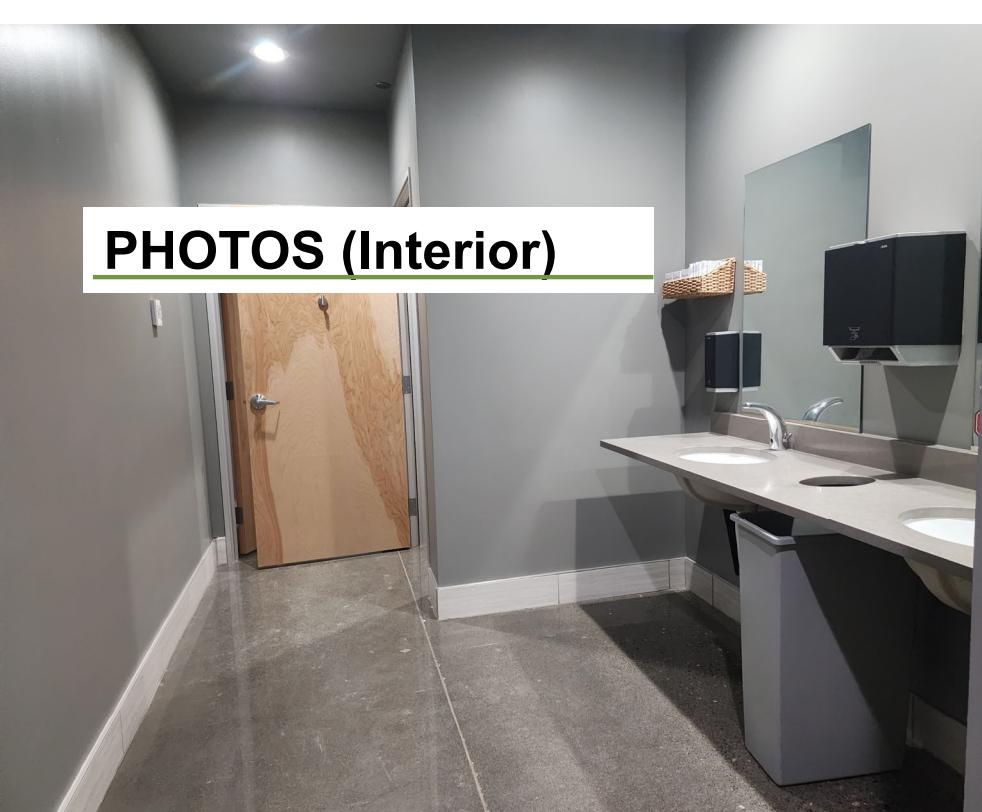
## PHOTOS (Interior)



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