



Canal Crossing - 7011 W Canal Dr.

Kennewick, WA 99336

MLS #: 285602, 285603 & 285604

Contact

Kirt Shaffer | 509.521.9183

kirt@tippettcompany.com

SUMMARY

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

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

7011 W Canal Dr
Kennewick, WA 99336

TAX PARCEL

132992013171005

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
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

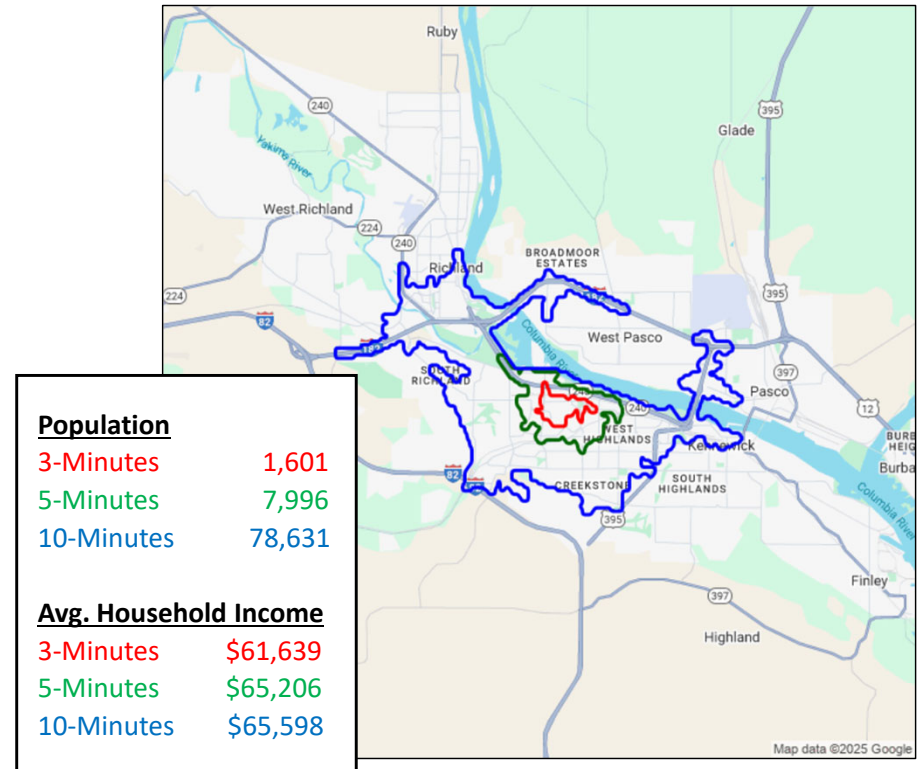
Gas: Cascade Natural Gas

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/>

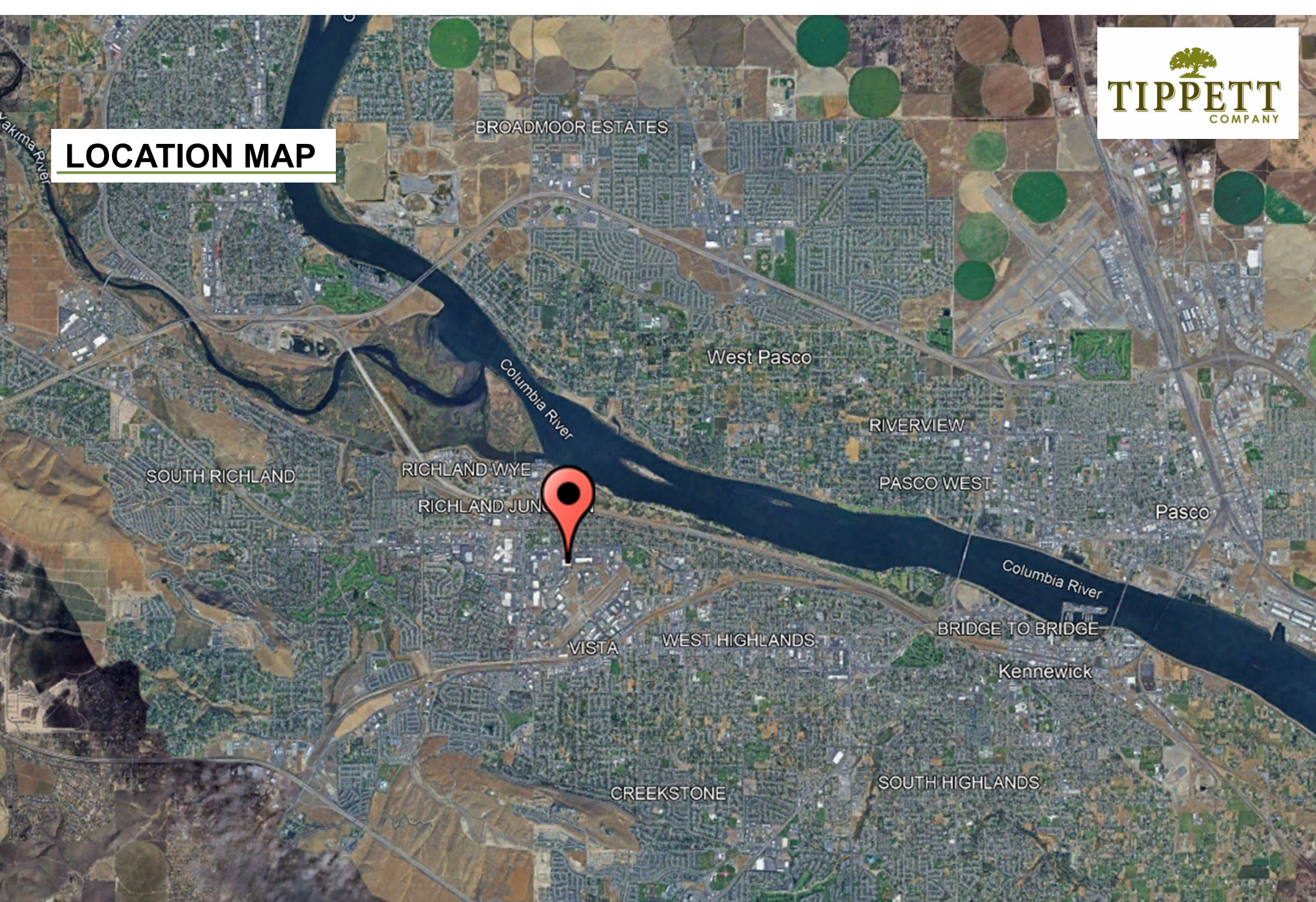
<https://www.co.benton.wa.us/>

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



**UNIT
1**

UNIT 5

HOBBY LOBBY

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DEMOGRAPHICS (Moody's Analytics)

CITY, STATE

Kennewick, WA

POPULATION

78,631

AVG. HHSIZE

2.54

MEDIAN HH INCOME

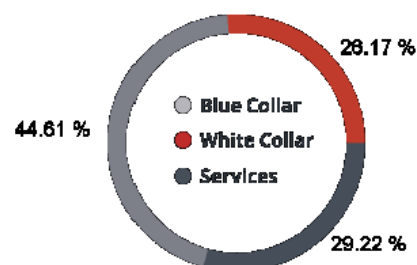
\$60,767

HOME OWNERSHIP

Renters: **12,261**

Owners: **18,168**

EMPLOYMENT



45.49 %

Employed

1.67 %

Unemployed

EDUCATION

High School Grad: **21.84 %**

Some College: **25.11 %**

Associates: **9.01 %**

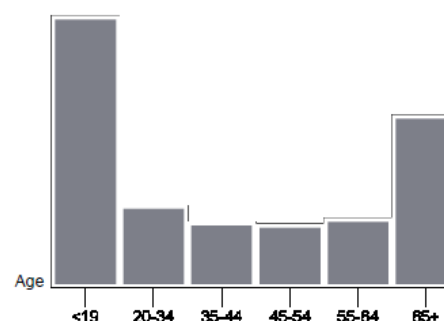
Bachelors: **33.76 %**

GENDER & AGE

49.47 %



50.53 %



RACE & ETHNICITY

White: **65.35 %**

Asian: **0.77 %**

Native American: **0.36 %**

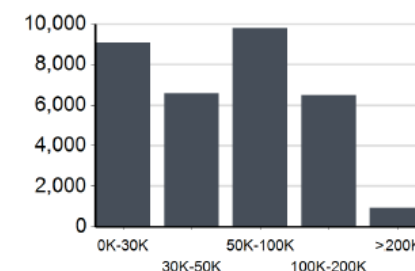
Pacific Islanders: **0.01 %**

African-American: **1.84 %**

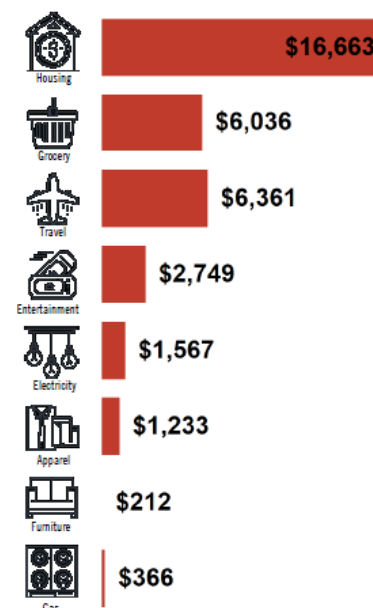
Hispanic: **19.17 %**

Two or More Races: **12.50 %**

INCOME BY HOUSEHOLD



HH SPENDING



AREA BUSINESSES

COLUMBIA CENTER
A SIMON MALL

Burlington

craft
warehouse

TJ-maxx

RED LION
HOTELS

RED LOBSTER
FRESH FISH - LIVE LOBSTER



Red Robin

at home
The Home & Holiday Superstore

RANCH & HOME

LOWE'S



TOYOTA
ARENA

TOYOTA CENTER

THREE RIVERS
CONVENTION CENTER

Benton-Franklin
Health District



BELLA ITALIA
RISTORANTE

Washington State
Department of Social
& Health Services
Transforming lives

TCO
TRI-CITY ORTHOPAEDICS

AgriNorthwest

STONEWAY
Roofing Supply

Yakima Valley
Farm Workers Clinic

CHUCK E.
CHEESE

Michael's
BEST BUY

PET SMART

SPORTSMAN'S
WAREHOUSE

HOBBY LOBBY

Wendy's

OUTBACK
STEAKHOUSE

KeyBank



ihop



TOYOTA
of
TRI-CITIES

TIPPETT
COMPANY

Panera
BREAD

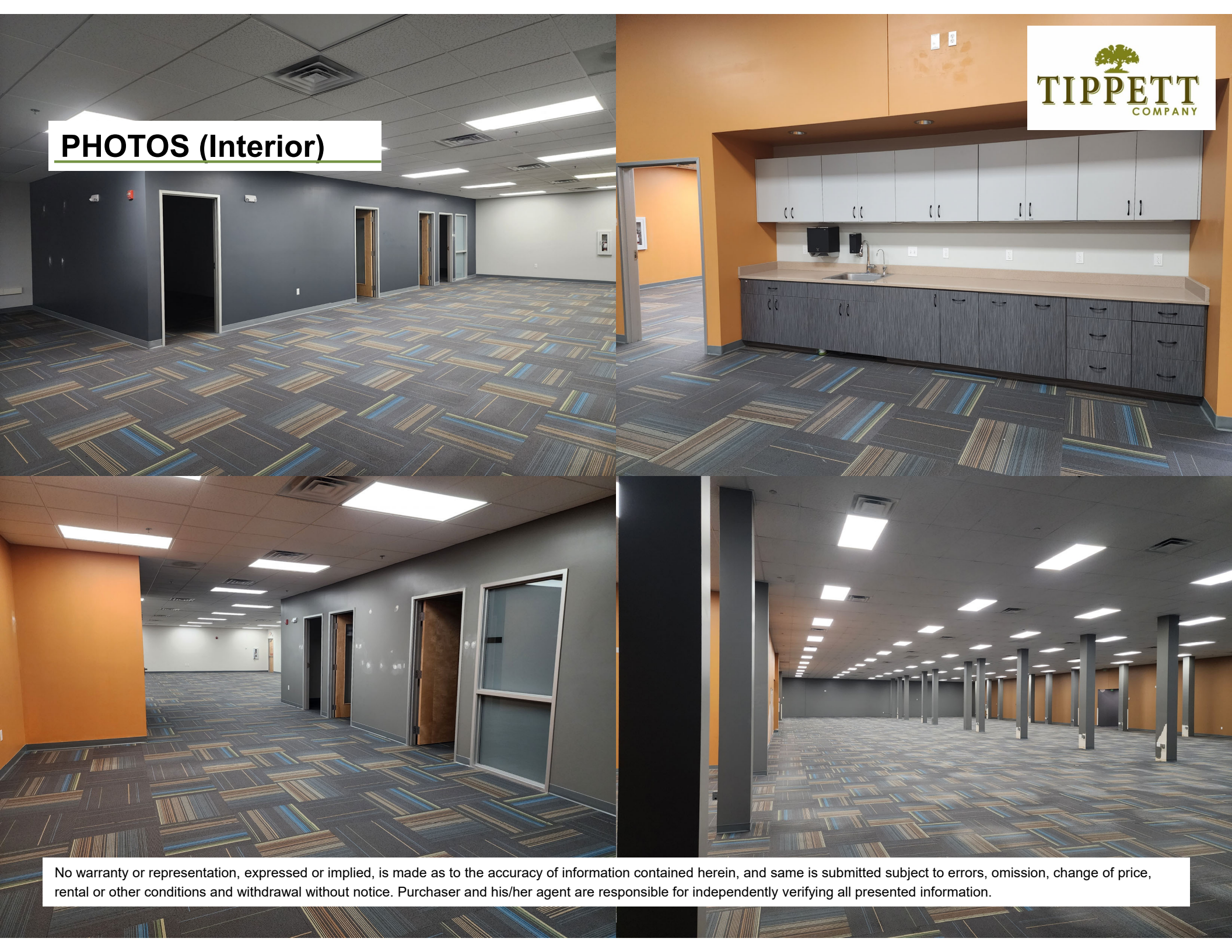
WOK KING
INTERNATIONAL BUFFET

LITHIA
MOTORS, INC.



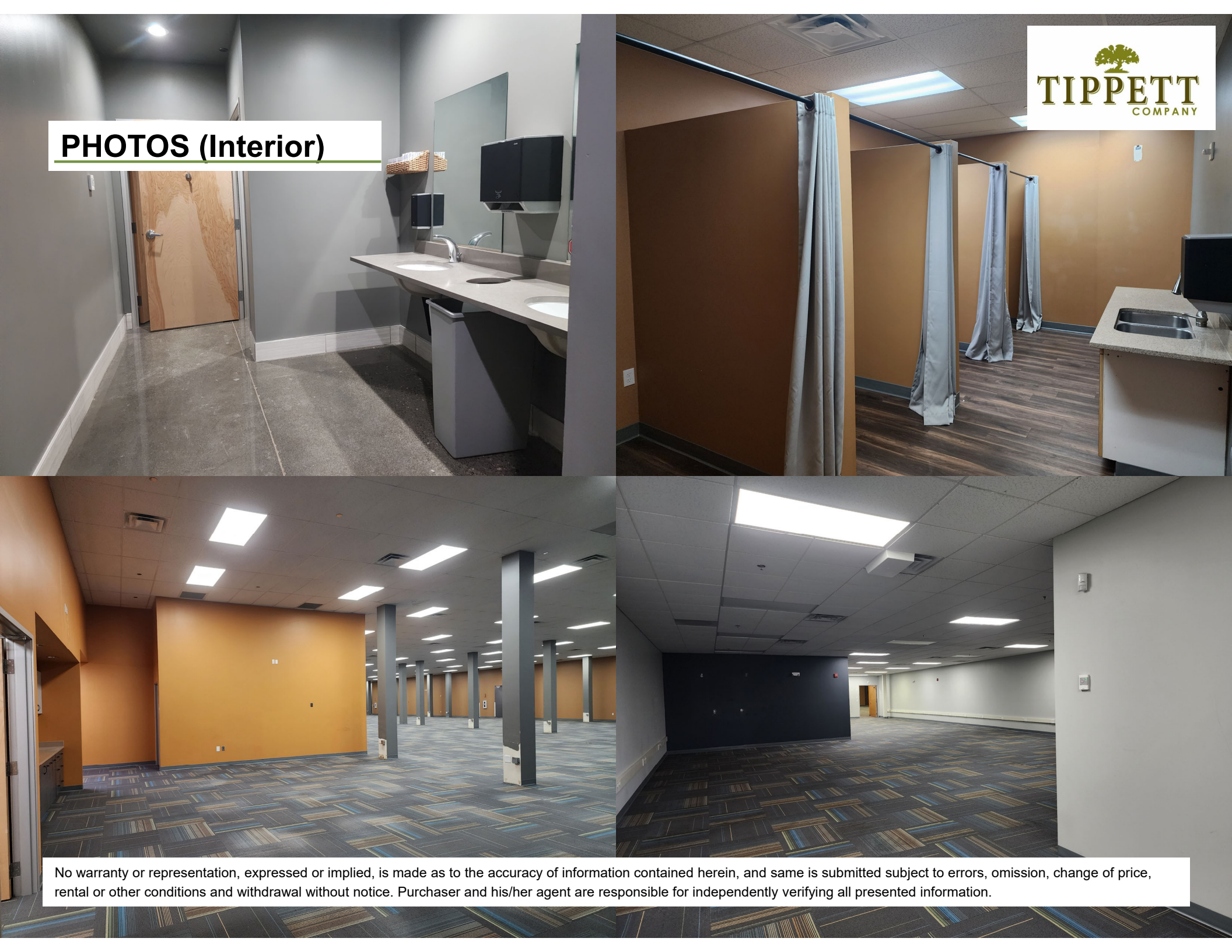
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PHOTOS (Interior)



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