

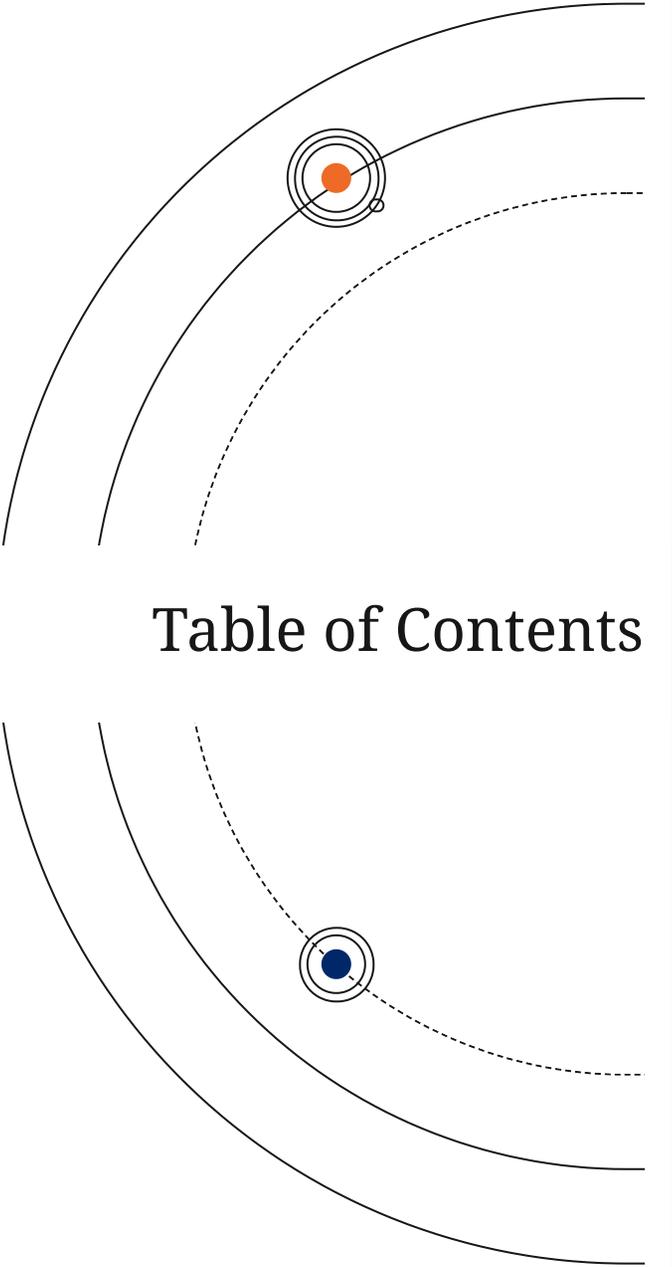
**OFFERING MEMORANDUM**  
**Canyon Lakes Shopping  
Center**

**4008 W. 27TH**  
Kennewick, WA 99337

**PRESENTED BY:**

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**SECTION 1**  
Property  
Information

## PROPERTY SUMMARY



VIDEO

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3,875.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	1,550 SF
<b>LOT SIZE:</b>	1.06 Acres
<b>BUILDING SIZE:</b>	7,840 SF
<b>NNN:</b>	\$1,375.40 /mo

### PROPERTY DESCRIPTION

This end cap space sits opposite Starbucks in the Plaza with frontage along Highway 395. The space has been a long time Game Stop location and thus has a very open retail floor plan that is easy to use.

### PROPERTY HIGHLIGHTS

- End Cap Suite Available
- Starbucks Anchored Strip Center
- Adjacent to Walgreens, Home Depot, Walmart
- Prime Location and Visibility

## PROPERTY DESCRIPTION



## ZONING

The property is zoned COMMERCIAL COMMUNITY DISTRICT (CC), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

## LOCATION DESCRIPTION

Discover the vibrant community surrounding the property at Canyon Lakes Shopping Center in Kennewick, WA. You will enjoy a prime location close to major retailers and attractions such as Starbucks, Walgreens, Petco, McDonald's, Home Depot, Walmart, Canyon Lake Golf Course and the Southridge Sports Complex. With a prestigious address in the heart of Kennewick, the area offers a diverse mix of dining, shopping, and entertainment options to attract foot traffic and engage customers. It's a dynamic hub for retail businesses seeking high visibility and accessibility in this thriving commercial district.

With having highway frontage, this building sees over 23,000 cars per day.

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

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

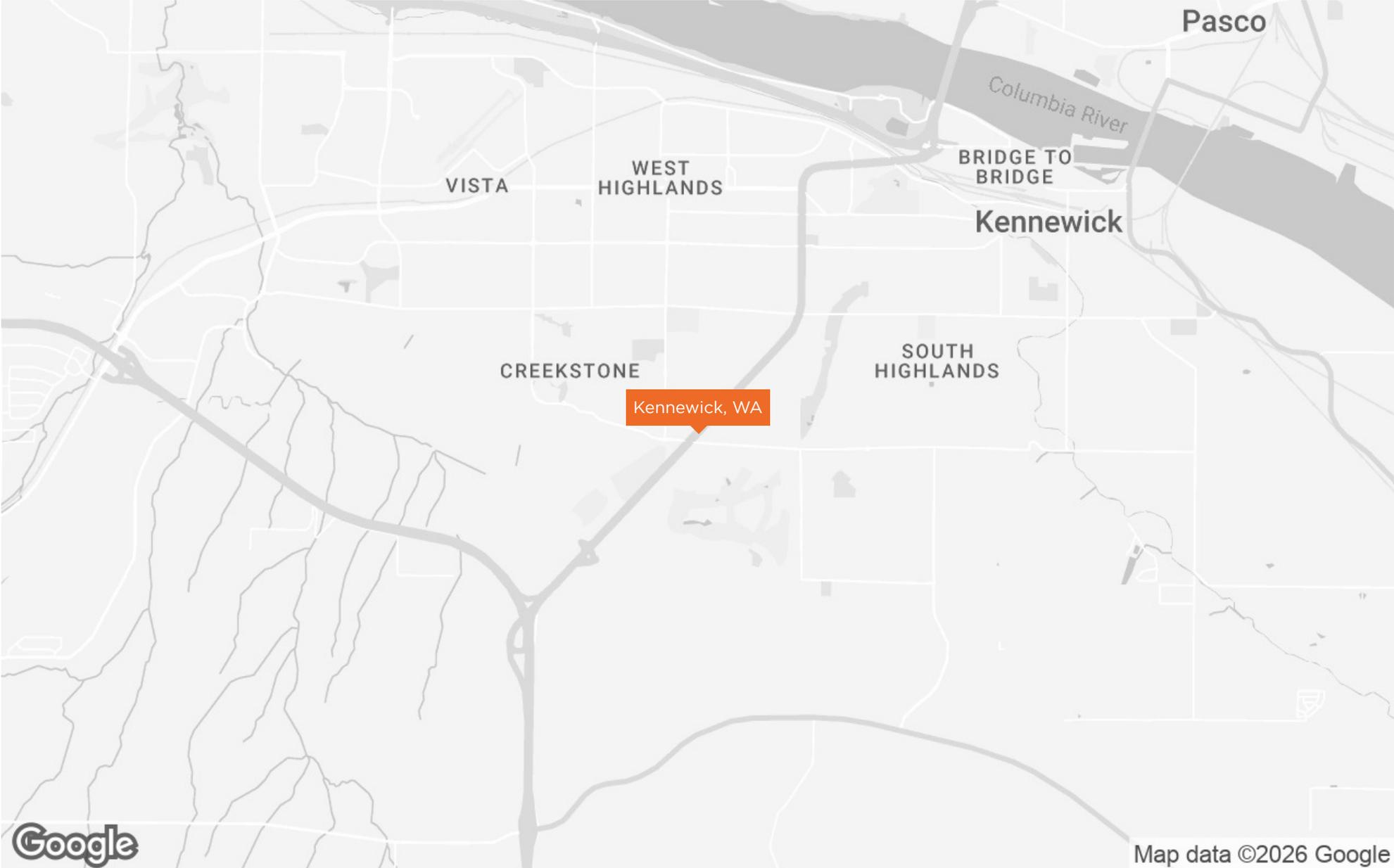
The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle,



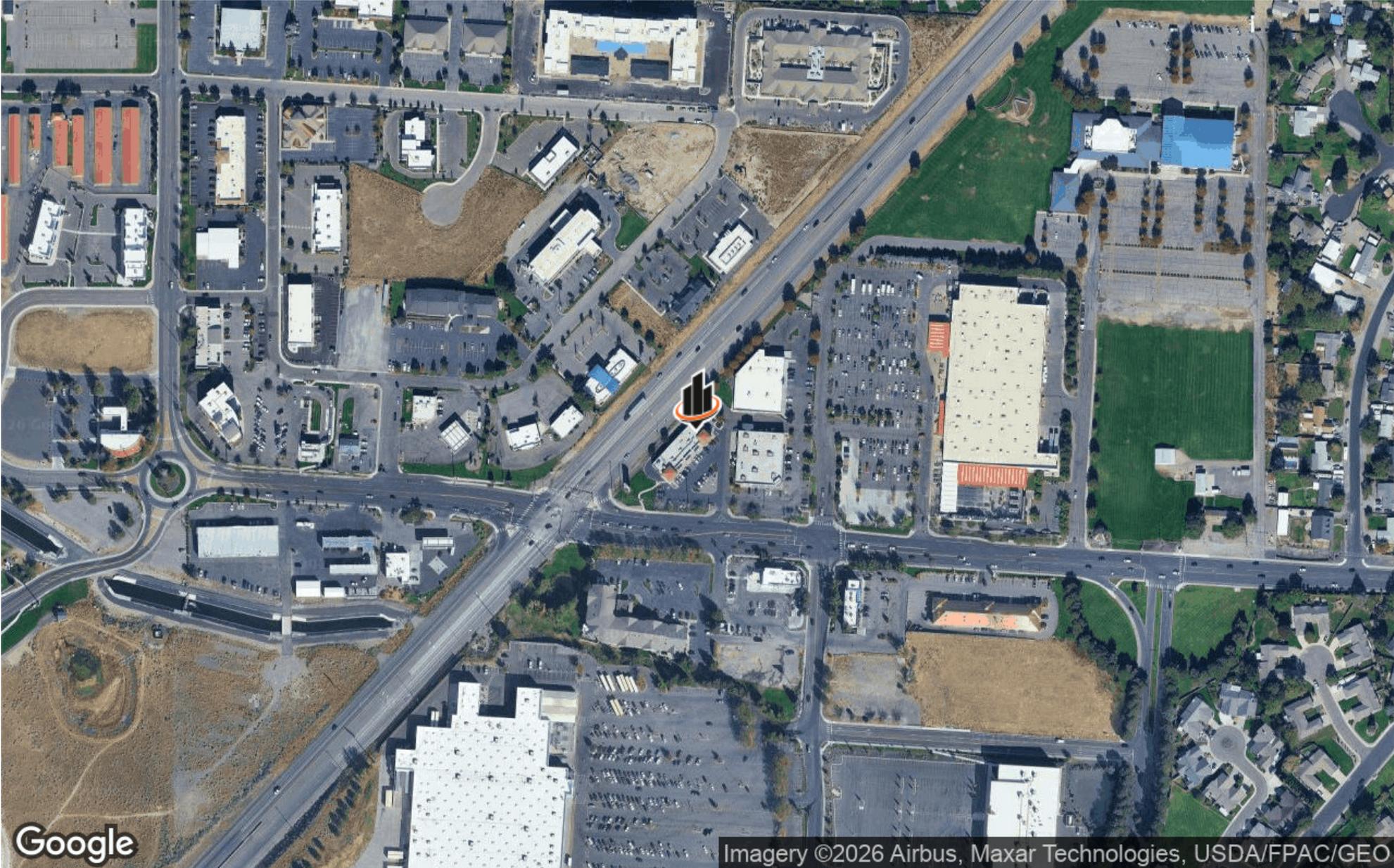
SECTION 2

Location  
Information

**REGIONAL MAP**



LOCATION MAP



AERIAL MAP



# MARKET MAP





SECTION 3

Demographics

# DEMOGRAPHICS MAP & REPORT

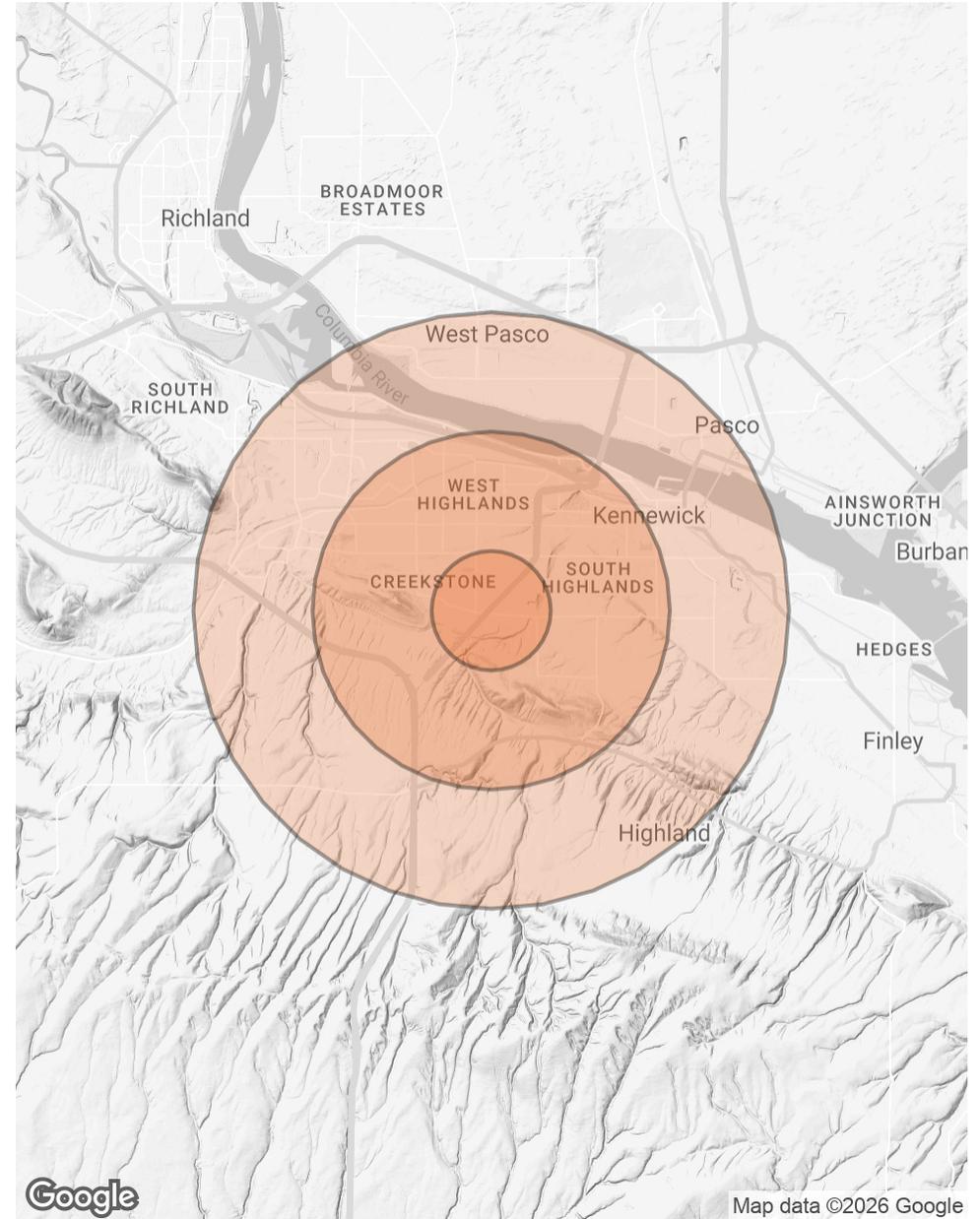
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,780	69,747	127,708
<b>AVERAGE AGE</b>	42	38	38
<b>AVERAGE AGE (MALE)</b>	41	36	37
<b>AVERAGE AGE (FEMALE)</b>	44	39	39

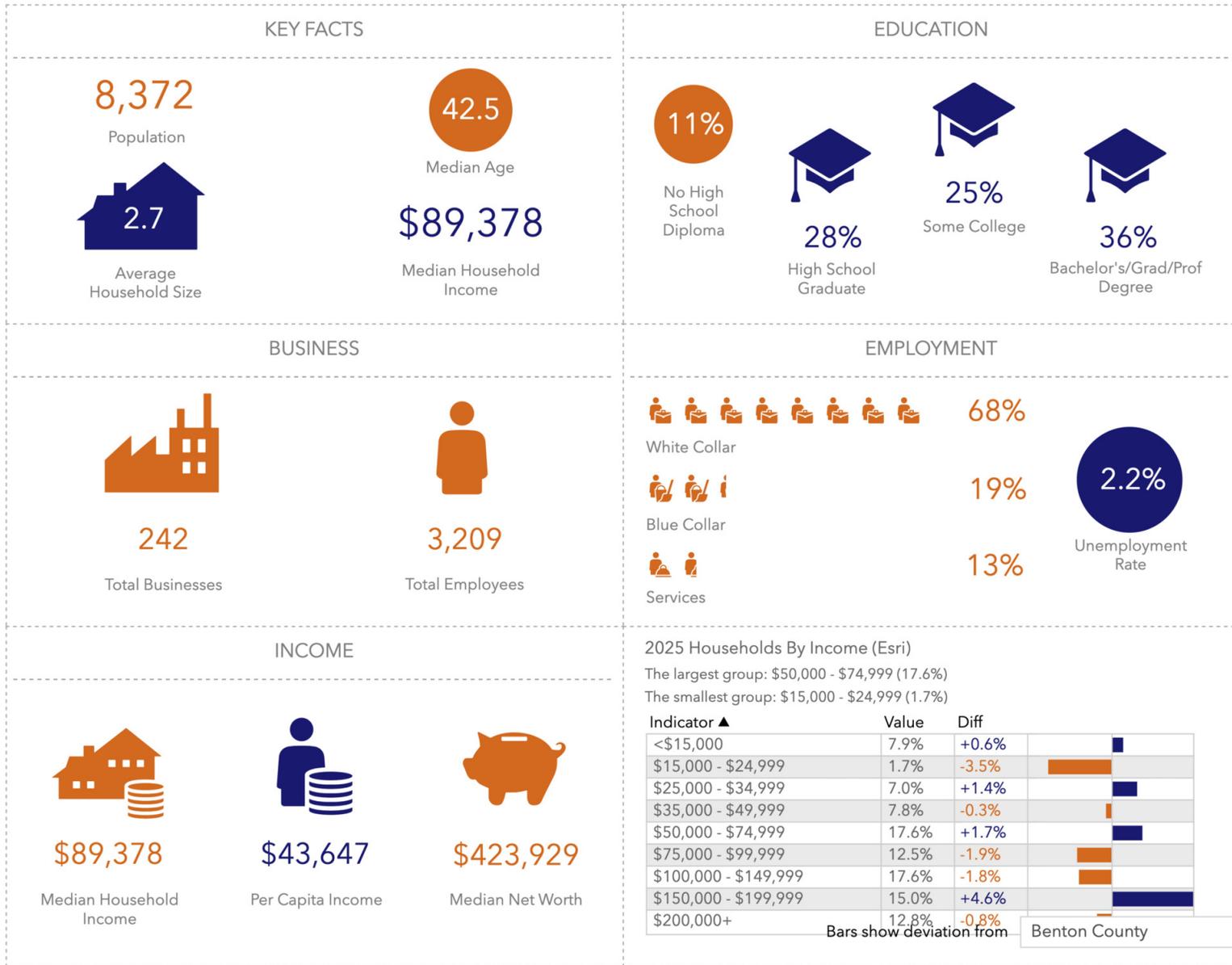
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,278	25,341	46,199
<b># OF PERSONS PER HH</b>	2.7	2.8	2.8
<b>AVERAGE HH INCOME</b>	\$114,449	\$96,060	\$103,546
<b>AVERAGE HOUSE VALUE</b>	\$453,586	\$375,653	\$380,856

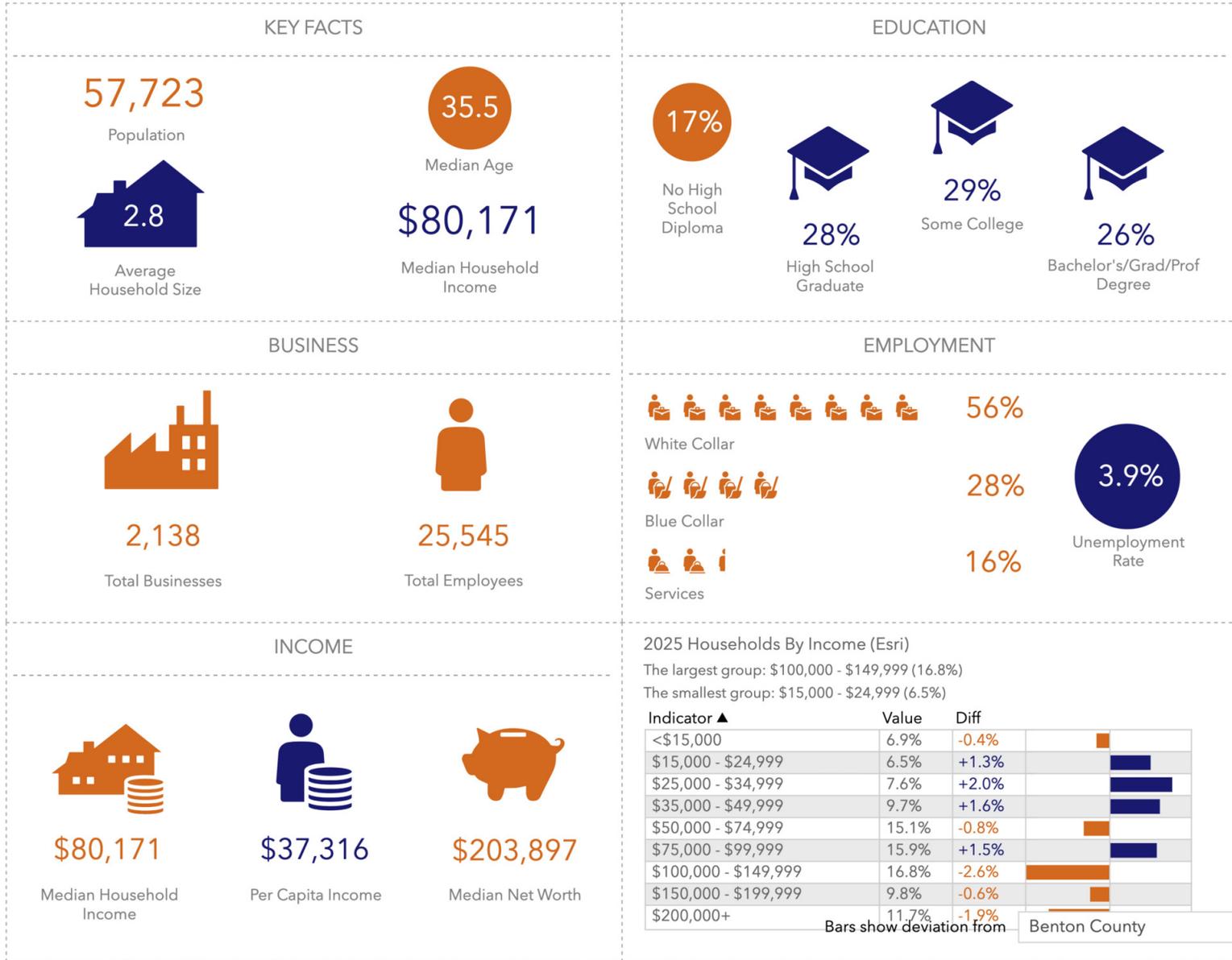
Demographics data derived from AlphaMap



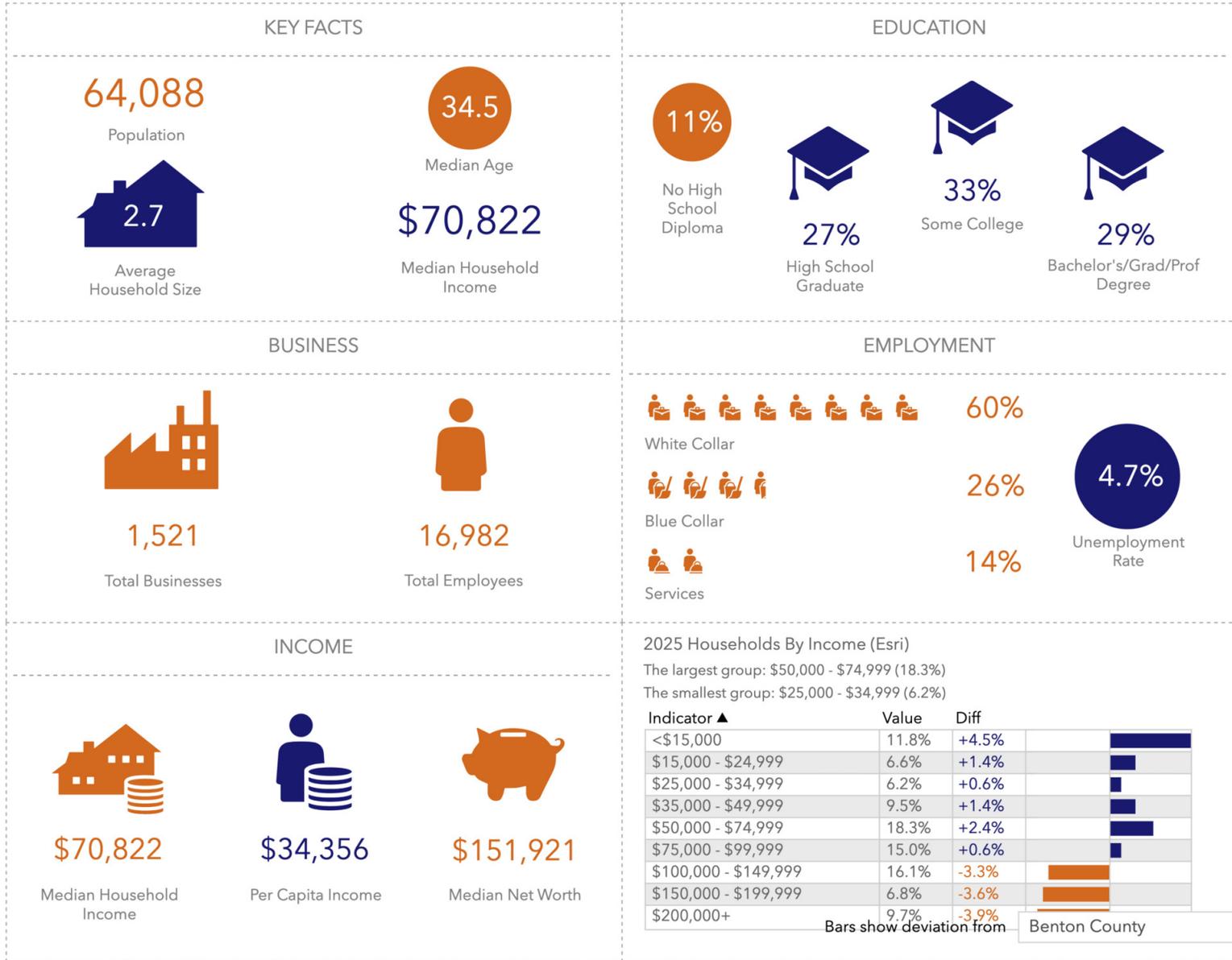
# 1 MILE INFOGRAPHICS



# 3 MILE INFOGRAPHICS



# 5 MILE INFOGRAPHICS



# AREA ANALYTICS

## POPULATION

### 5 MINUTES 10 MINUTES 15 MINUTES

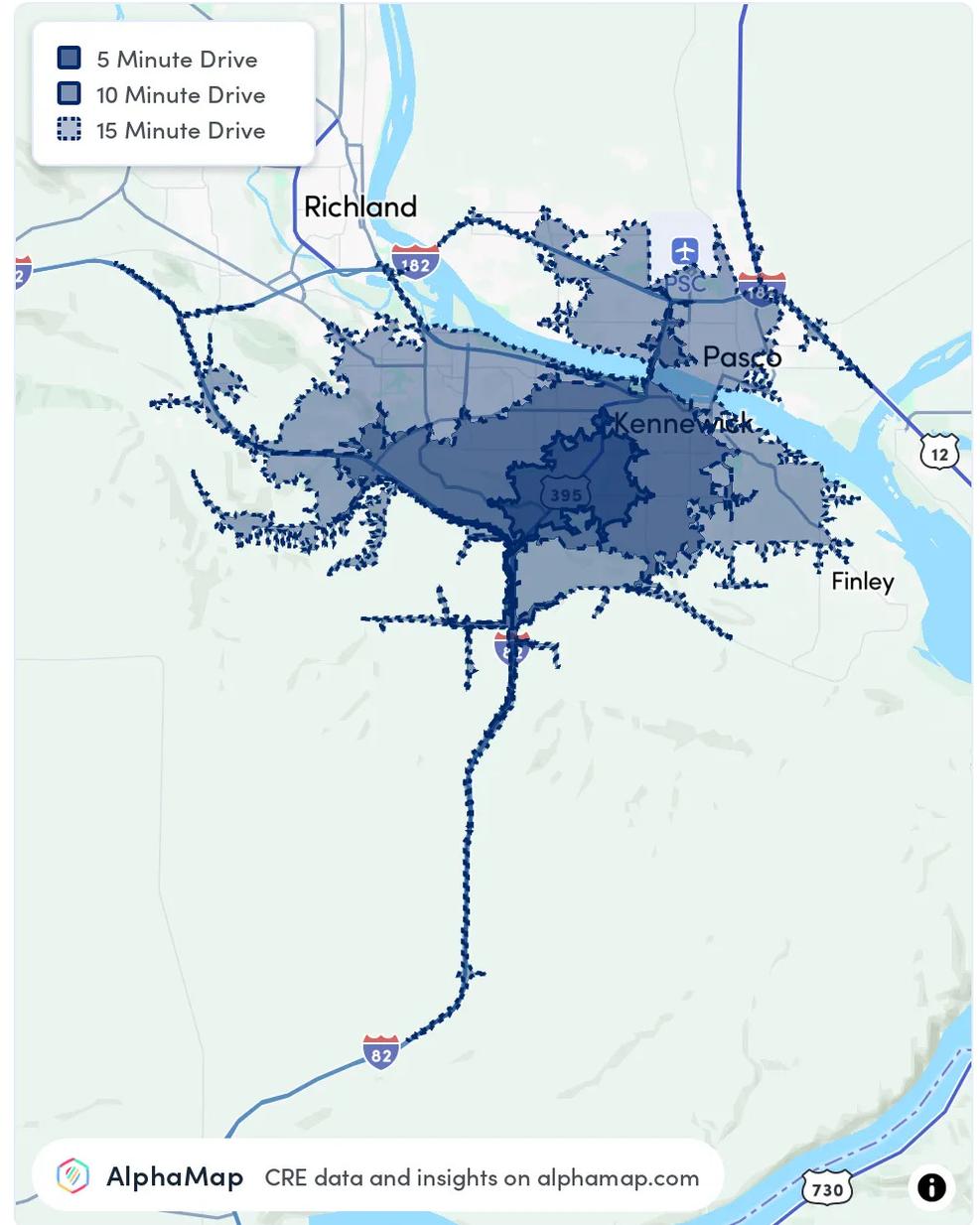
	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	18,440	80,489	139,116
AVERAGE AGE	39	37	37
AVERAGE AGE (MALE)	38	36	36
AVERAGE AGE (FEMALE)	40	38	38

## HOUSEHOLD & INCOME

### 5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	6,690	29,117	48,923
PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$101,904	\$96,544	\$104,469
AVERAGE HOUSE VALUE	\$416,281	\$376,036	\$383,114
PER CAPITA INCOME	\$36,394	\$34,480	\$37,310

Map and demographics data derived from AlphaMap



## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.