

SPACE FOR LEASE



DaVita Building

3208 W. 19th Avenue
Kennewick, WA 99336

DaVita Anchored Building

SUITE 102

Lease Rate: \$29.50 PSF + NNN

Est. NNN Expense: \$7.00 PSF

Available Space: ±1,255 SF

CHAD CARPER
BROKER

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KIEMLE
HAGOOD

PROPERTY DETAILS

3208 W. 19th Avenue | Kennewick, WA 99336

DaVita Diagnostics Anchored Building

High traffic location next to Kadlec Regional Medical Center

BUILDING DETAILS

Building Size: ±6,000 SF
Total Lot Size: ±38,768 SF
Parcel Number: 110891BP4203002
Year Built: 2011

LEASE DETAILS

SUITE 102

Office Space
Lease Rate: \$29.50 PSF + NNN
Est NNN Expense: \$7.00 PSF
Available Space: ±1,255 SF

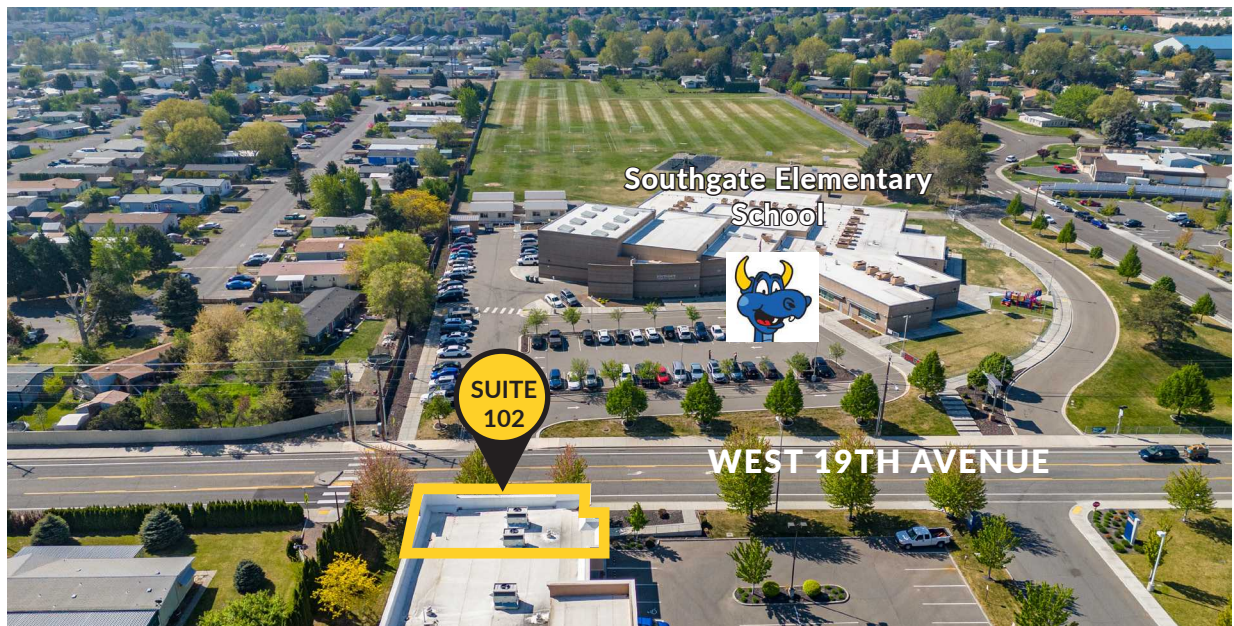
TRAFFIC

Average Daily Traffic

Hwy 395 SB: ±32,181 ADT
W 19th Avenue: ±5,000 ADT

DISTANCE TO

Trios Healthy Southridge Hospital
Via US-95: 2 Miles | 5 Minutes



BUILDING PHOTOS

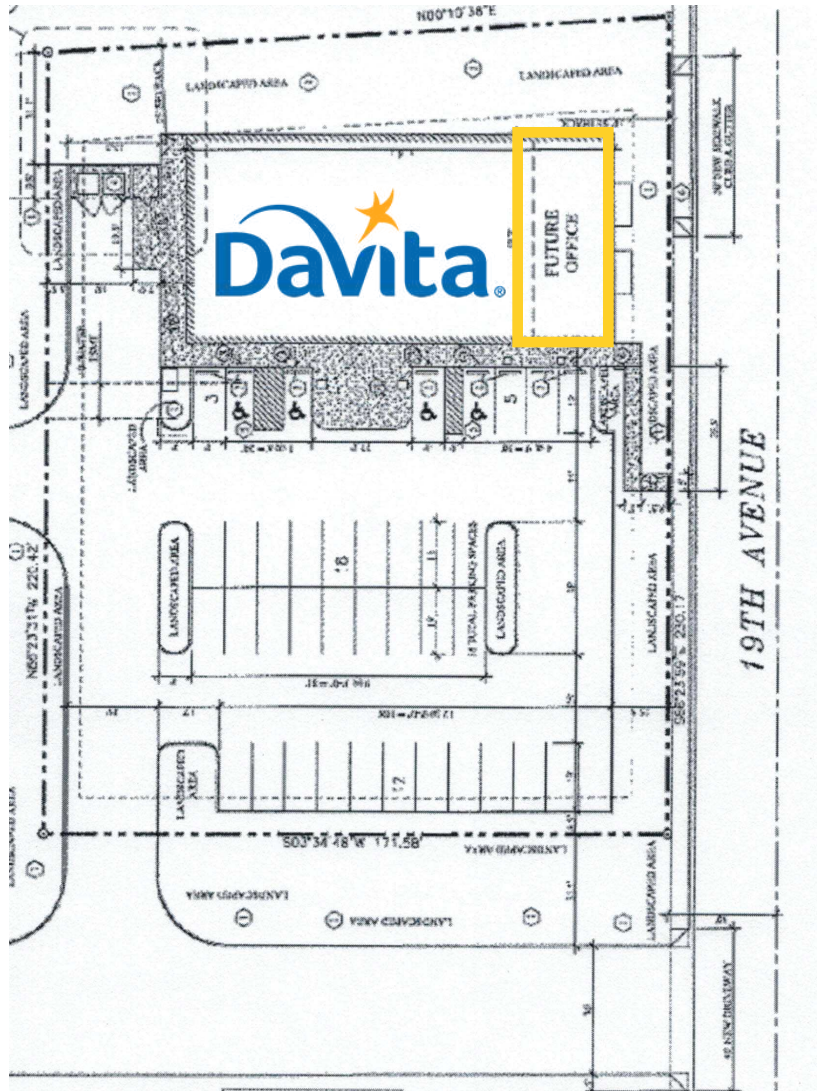
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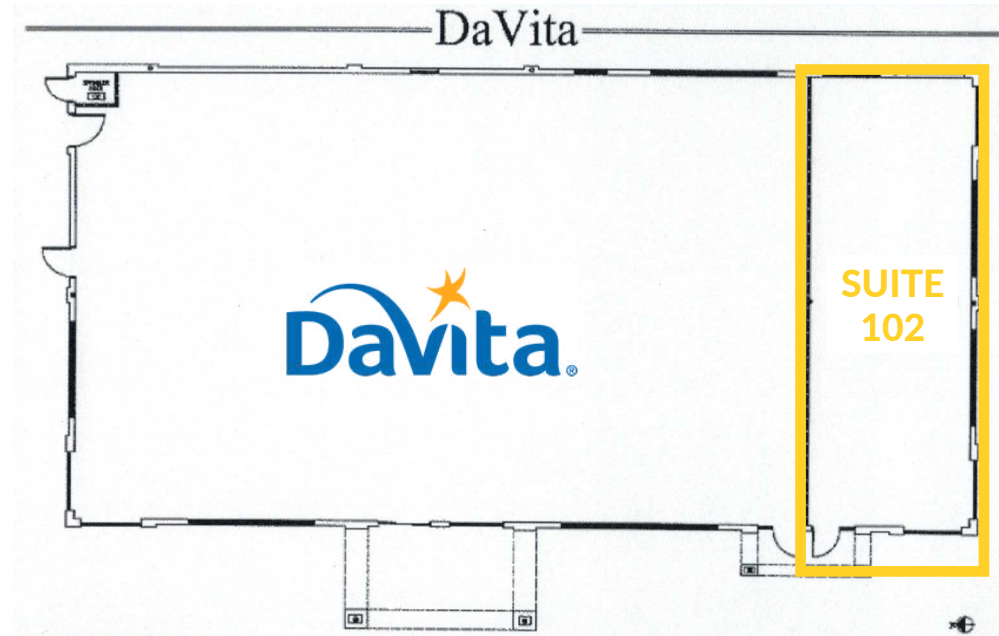
SITE PLAN & FLOOR PLAN

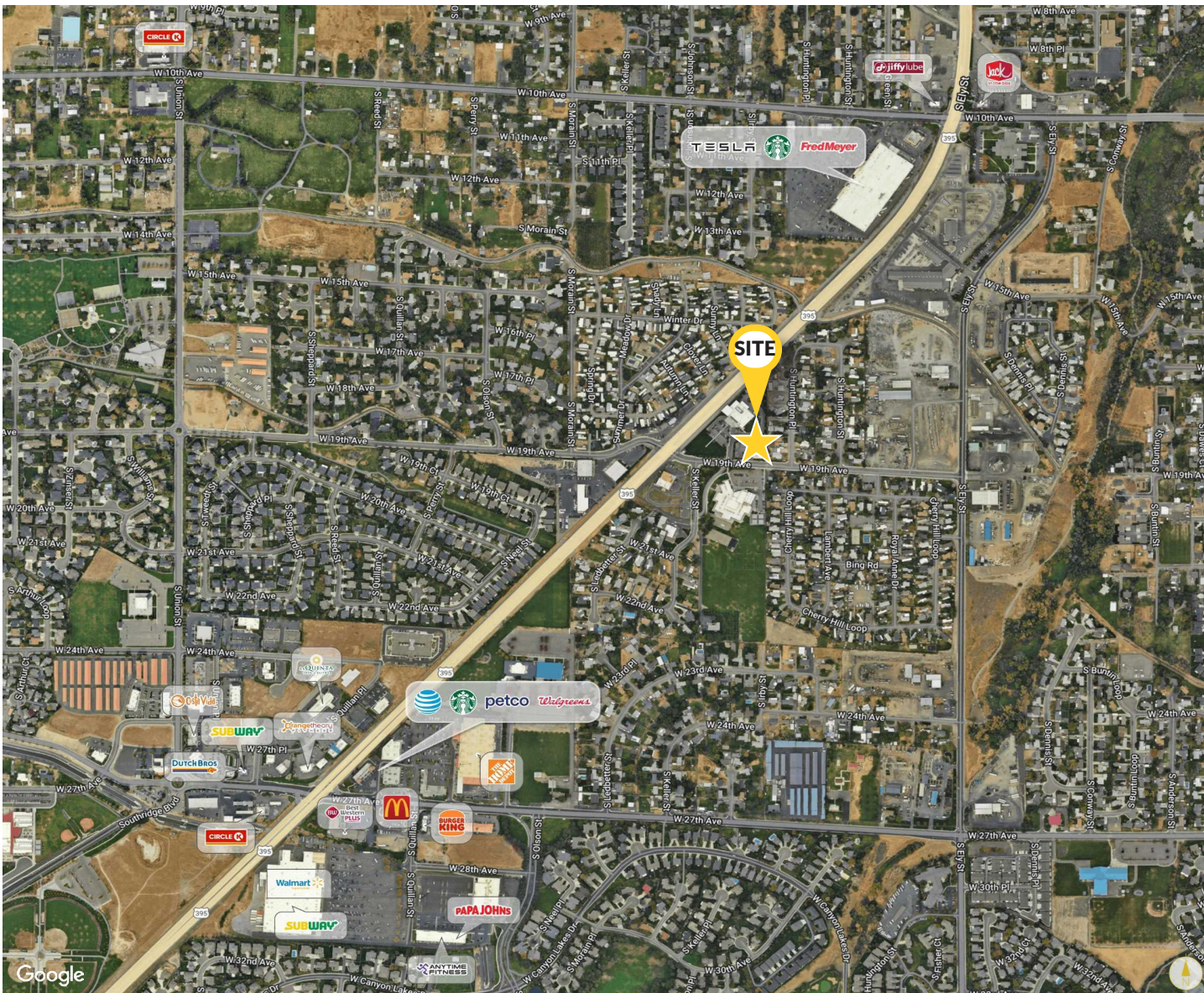
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SITE PLAN



FLOOR PLAN





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Nearby Local Retailers:

- Walgreens
- AT&T
- Starbucks
- Petco
- Home Depot
- McDonalds
- Burger King
- Walmart
- Fred Meyer
- and many more.....

DEMOGRAPHICS

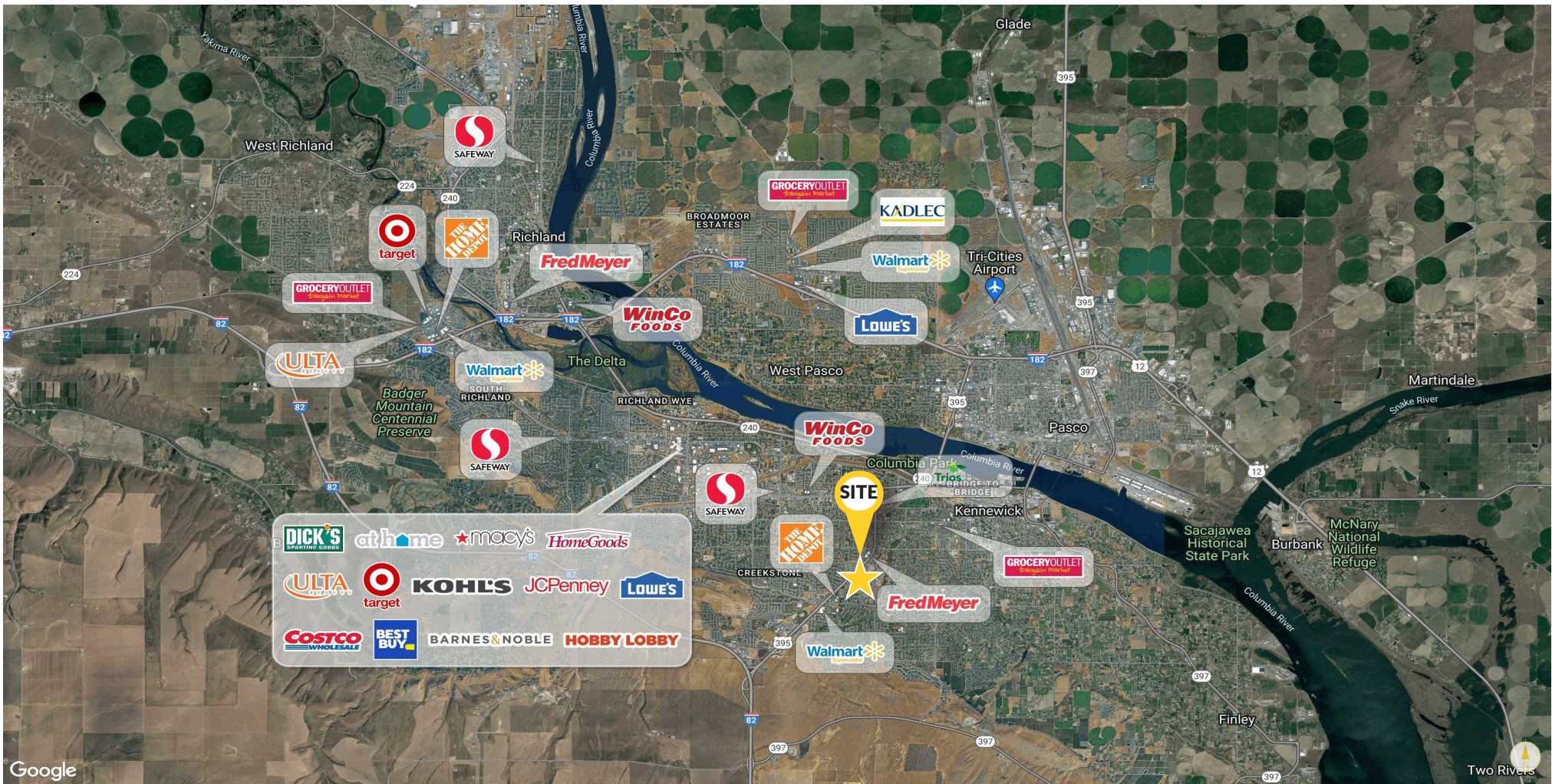


	1MI	3MI	5MI	10MI
Est Pop 2023	11,150	75,028	138,704	252,079
Projected Pop 2028	11,711	79,848	148,018	268,707
Proj Ann Growth (23-28)	1.0 %	1.3 %	1.3 %	1.3 %
Est Daytime Pop	6,563	43,483	89,039	151,369
2023 Average HHI	\$102,476	\$100,119	\$99,734	\$113,630
2023 Median HHI	\$73,478	\$75,625	\$77,789	\$90,113

[View Location](#)



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**KIEMLE
HAGOOD**

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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