

6821 West Canal Drive

[KIEMLEHAGOOD

Kennewick, WA 99336



FOR LEASE

±4,075 SF AVAILABLE

DEMISABLE TO ±2,740 SF & ±1,335 SF

±97 PARKING STALLS

±16,600 ADT ON W CANAL DRIVE



CHAD CARPER

BROKER

509.991.2222

chad.carper@kiemlehagood.com

PROPERTY OVERVIEW

6821 W Canal Drive
Kennewick, WA

QUICK FACTS

Location:
6821 West Canal Drive,
Kennewick, WA

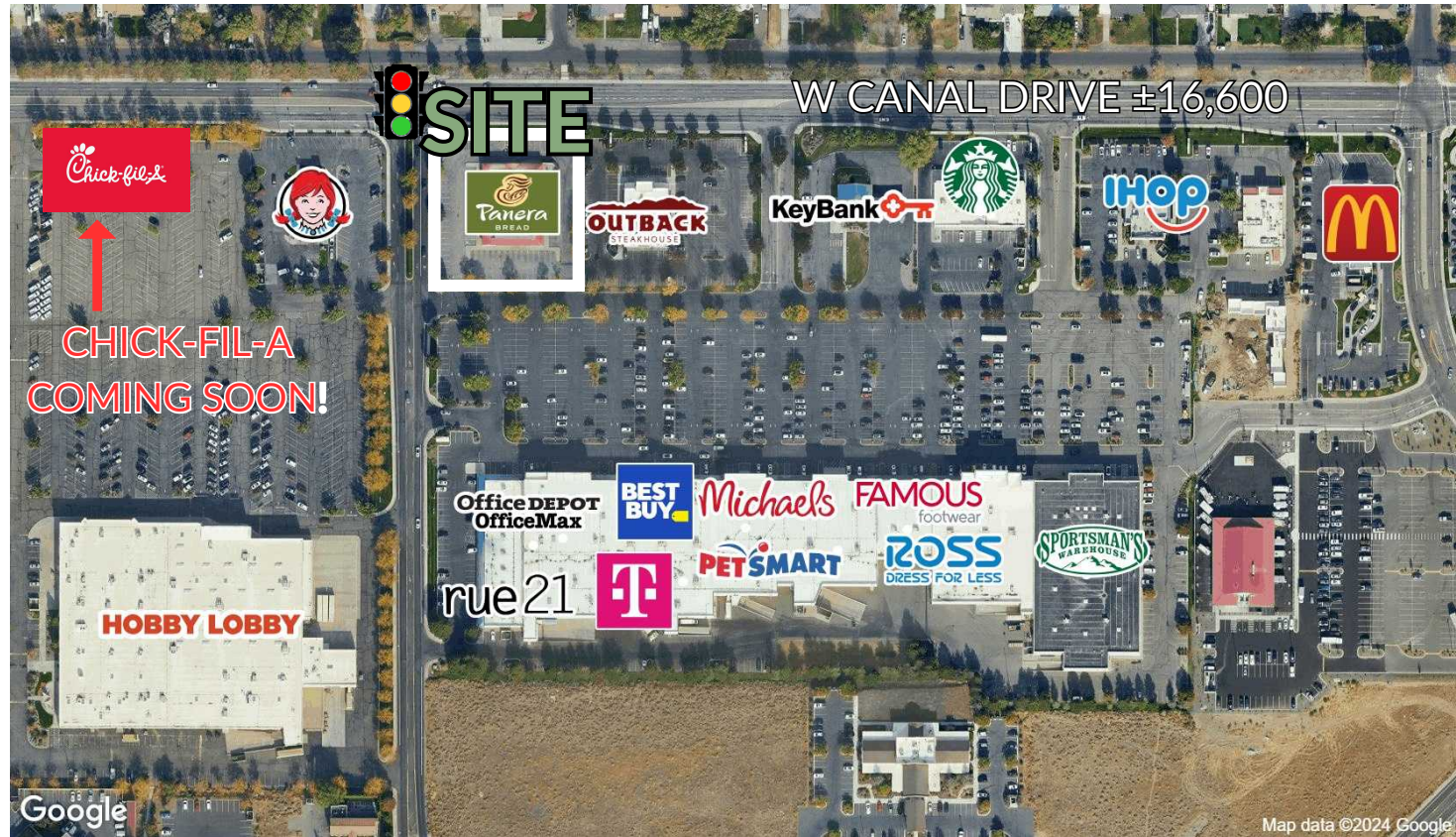
GLA:
±10,980 SF

Zoning:
Commercial Mixed-Use

Traffic Count:
±16,600 ADT on W Canal Drive

HIGHLIGHTS

- Located 1/2 mile from Columbia Center Mall
- Anchored by established retail center “The Colonnade”
- Convenient access to Columbia Center Boulevard and Highway 240



CONCEPTUAL RENDERINGS

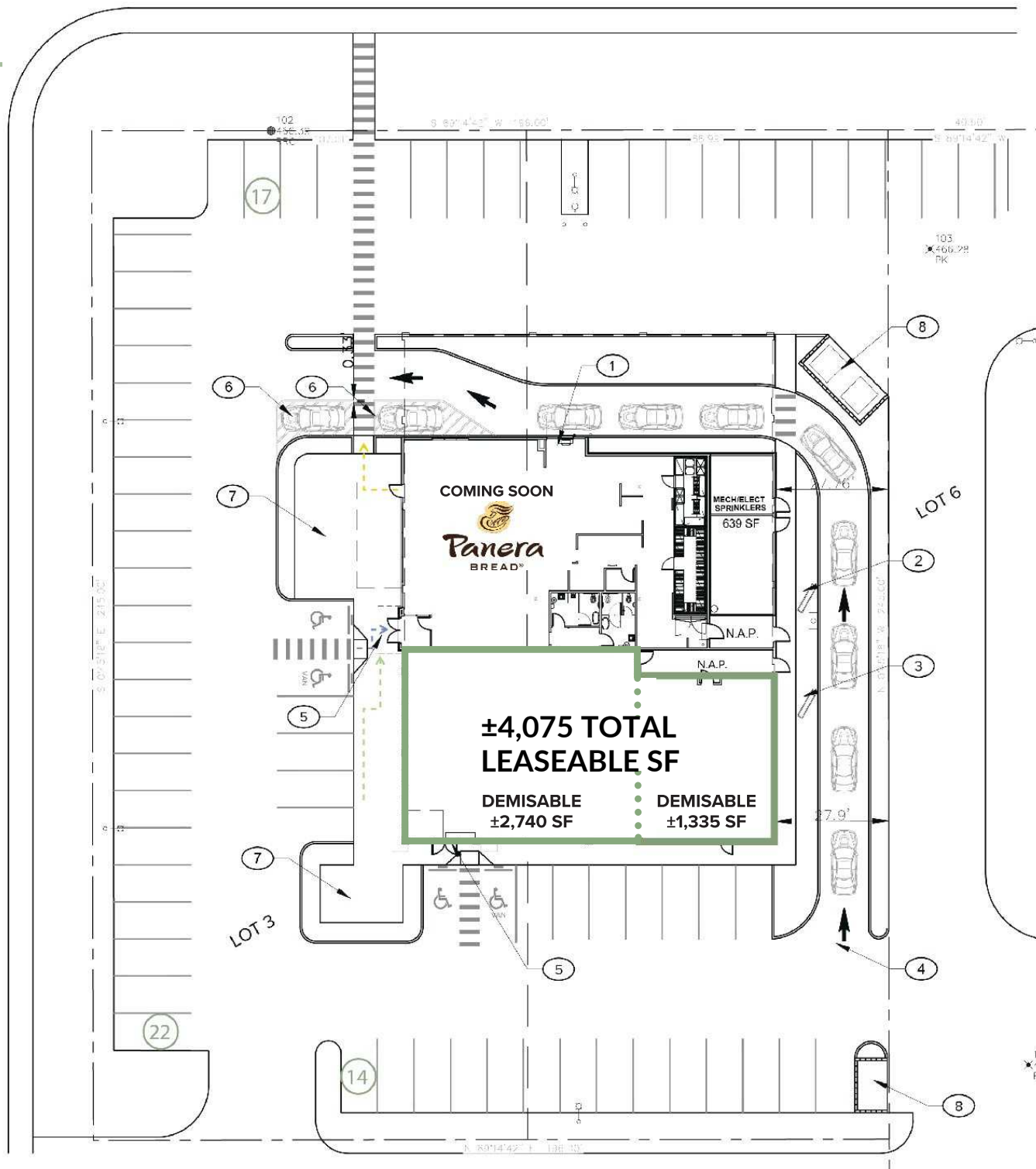


SITE PLAN

W CANAL DRIVE

CROSSWIND BLVD

(GRANDRIDGE BLVD.)
(NORTH VAN BUREN ST.)



LOCATION

6821 W Canal Drive
Kennewick, WA



BOX LUNCH	HOT TOPIC	LUCKY BRAND	LENS CRAFTERS
9 goodwill	FINISH LINE	STARBUCKS	FOREVER 21
GameStop	TORRID	aerie	JOANN
WORKSHOP	zumiez	VANS OFF THE WALL	JCPenney
LOFT	DICK'S SPORTING GOODS	MOD PIZZA	maurices
Eddie Bauer	SBARRO	chico's	AMERICAN EAGLE
HomeGoods	verizon	VICTORIA'S SECRET	Buckle
CHAMPS	TILLY'S	Foot Locker	OLD NAVY
THE CHILDREN'S PLACE	AÉROPOSTALE	HOLLISTER	T

rue21	FAMOUS footwear	SPORTSMAN'S WAREHOUSE	ROSS DRESS FOR LESS
BEST BUY	PETSMART	Office DEPOT OfficeMax	Michaels

	1 MILE	3 MILES	5 MILES
DEMOGRAPHICS			
2023 POPULATION	3,148	68,121	170,142
2023 DAYTIME EMPLOYEES	9,816	35,103	77,547
2023 HOUSEHOLDS	9,879	42,637	97,019
2023 AVERAGE HOUSEHOLD INCOME	\$127,996	\$118,178	\$118,620

Sunset Park
Google

Map data ©2023

6821 West Canal Drive



[Click Here for Article](#)

KENNEWICK, WA 99336

CHAD CARPER

BROKER

601 W. Main Avenue, Ste. 400

Spokane, WA 99201

509.991.2222

chad.carper@kiemlehagood.com

**KIEMLE
HAGOOD**



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.



REALTOR®

HOME

ABOUT US

SUBSCRIBE

ADVERTISE



TRICITIES AREA JOURNAL *of* BUSINESS

SERVING BENTON AND FRANKLIN COUNTIES SINCE 2002

Developer proposes 300 homes at Vista Field



Vista Field is ready to welcome development, with 21 lots listed for sale at what the Port of Kennewick calls a “pedestrian-focused regional town center.” *Courtesy Port of Kennewick*

July 15, 2024 Sara Schilling



A proposal to build about 300 homes in Vista Field over multiple phases has received the initial green light from Port of Kennewick commissioners – perhaps the biggest milestone yet in the effort to transform the former airport into a vibrant regional town center.

The proposal by the newly formed BlueChart Homes isn't a done deal yet.

Port commissioners on June 11 approved a letter of interest from the company. BlueChart and port staff are now working on a more formalized deal, which will come back to commissioners at a future meeting for their approval.

"I'm very supportive of this," said Skip Novakovich, port commission president. "This is a wonderful project...this is going to be a wonderful time for the Port of Kennewick."

The port owns the 103-acre Vista Field in the heart of Kennewick, not far from the Columbia Center mall. It formerly was a municipal airport, but the port shut down aviation operations more than a decade ago to begin the transformation into a regional town center.

Vista Field is envisioned as a model of “new urbanism,” with a mix of homes, office space, entertainment options and more, in a walkable environment. A master planning process that involved the community put into writing that vision.

A recent spate of activity is now bringing that vision to life, from the BlueChart proposal to purchase and deals for [a five-story mixed use building](#) and [an upscale Japanese restaurant](#). Commissioners on July 9 also agreed to begin the negotiation process with Columbia Point Eye Care for a new 7,000-square-foot building on Vista Field's Lot 31.

Under the BlueChart proposal, a “design library” will be created with a variety of new urbanism and traditional single-family residential designs for attached, detached, row houses and townhomes, according to information provided to commissioners.

“Initially, residential construction will begin with the four existing single family detached shovel-ready parcels in Vista Field Phase 1 and extend west,” the information said.

“The developer proposes to build the first neighborhood of approximately 28 homes within walking distance of existing port amenities, namely the linear water feature, fountains, bosque of trees, pedestrian bridges and southern gateway pavilion spaces,” it said.

As for the cost, BlueChart proposes paying \$80,000 per finished lot in Phase 1 and \$82,500 per finished lot in Phase 2, which would come to about \$3.89 million total. After that, a formula would be used to determine the lot price.

BlueChart is a joint venture led by Levi Holmes of Chartwell Land Company in Silverdale and Benjamin Paulus of Blue Fern and Teak Construction in Redmond.

Holmes is “intricately familiar with the unique and special opportunities for building at Vista Field” as he’s been working with two of DPZ CoDesign’s associate companies for several years, according to a statement from the Port of Kennewick.

DPZ CoDesign led the community planning process for Vista Field.

“BlueChart Homes brings together experienced, well-funded homebuilders with a strong sales division for their properties. They have the funding and experience to build at scale while implementing the community’s vision for Vista Field,” said Tim Arntzen, port CEO, in the statement. “Their focus on residential will activate public spaces and create patrons to attract and support additional commercial and retail development at Vista Field.”

Holmes spoke during the June 11 meeting, saying he and Paulus aren’t just looking to build in Kennewick in general, but specifically at Vista Field.

“It’s because we understand it. We know that there are a lot of details to figure out, but at the end of the day what we’re really building is community and we’re creating a lifestyle for the residents who are going to be here, the businesses that are going to interact with them,” he told commissioners. “And that’s what we’re here for.”

LATEST NEWS

REAL ESTATE & CONSTRUCTION

KEYWORDS JULY 2024

Related Articles

Five-story mixed-use building planned at Vista Field

An ‘historical moment’ for Kennewick’s Vista Field

Construction of Vista Field’s first restaurant could start this summer

Related Products

Book of Lists | Contractors

Book of Lists | Top SBA lenders

Book of Lists | Commercial Real Estate Firms

SARA SCHILLING

For this 90-year-old, horseshoe pitching is a lifelong passion

MORE FROM THIS AUTHOR



Free Email Updates

Daily and Monthly News

SIGN UP NOW!

Featured Poll

In the next 12 months, is your company or organization planning any of the following?

To build a new facility or office

To expand a facility or office

To move to a new location

To open a new location

None/not sure

Popular Articles



By TCAJOB Staff

Leadership changes in works for Hanford contractors



By TCAJOB Staff

Bankruptcies – July 2024



By Sara Schilling

Oregon-based flooring company expanding into Tri-Cities



By Rachel Visick

Downtown flower shop is a family affair



By TCAJOB Staff

Real Estate & Construction Briefs – July 2024

News Content

- LATEST NEWS
- REAL ESTATE & CONSTRUCTION
- PUBLIC RECORDS
- SPECIAL PUBLICATIONS
- SENIOR TIMES

Customer Service

- OUR READERS
- SUBSCRIPTIONS
- ADVERTISE
- EDITORIAL CALENDAR
- MEDIA KIT

Connect With Us

- SUBMIT NEWS
- SUBMIT AN EVENT
- E-NEWSLETTERS
- E-EDITION
- CONTACT

Learn More

- ABOUT US
- OUR EVENTS
- FAQS
- PRIVACY POLICY
- SPOKANE JOURNAL OF BUSINESS

TRI-CITIES AREA
JOURNAL of BUSINESS
 SERVING BENTON AND FRANKLIN COUNTIES SINCE 2002

Mailing Address: 8656 W. Gage Blvd., Ste. C303 Kennewick, WA 99336 USA





All content copyright © 2024 Mid-Columbia Media Inc. All rights reserved.

No reproduction, transmission or display is permitted without the written permissions of Mid-Columbia Media Inc.

Design, CMS, Hosting & Web Development :: ePublishing