



**LEASE**

# The Colonnade

**6807 W. CANAL DRIVE**

Kennewick, WA 99336

**PRESENTED BY:**

**KEN DAVIS**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
AVAILABLE SF:	1,913 SF
LOT SIZE:	9.91 Acres
BUILDING SIZE:	118,413 SF

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PROPERTY DESCRIPTION

Unlock the potential of 6501 W. Canal Drive, a premier retail space offering 1,913 SF of available leasing opportunity. Benefit from high traffic volumes and exceptional signage, ensuring unparalleled visibility to captivate customers. With a lineup of very strong co-tenants, this location presents an ideal environment for attracting and retaining a steady flow of patrons. Positioned within an area slated for high-density housing and office development, seize the opportunity to establish your retail presence in a thriving and evolving market. Elevate your business in this sought-after location, strategically poised for success and growth.

PROPERTY HIGHLIGHTS

- 1,913 SF Available
- Former National Brand Food Prep Retailer
- W/D Hookup
- Very Strong Co-Tenants
- Excellent Signage/Visibility

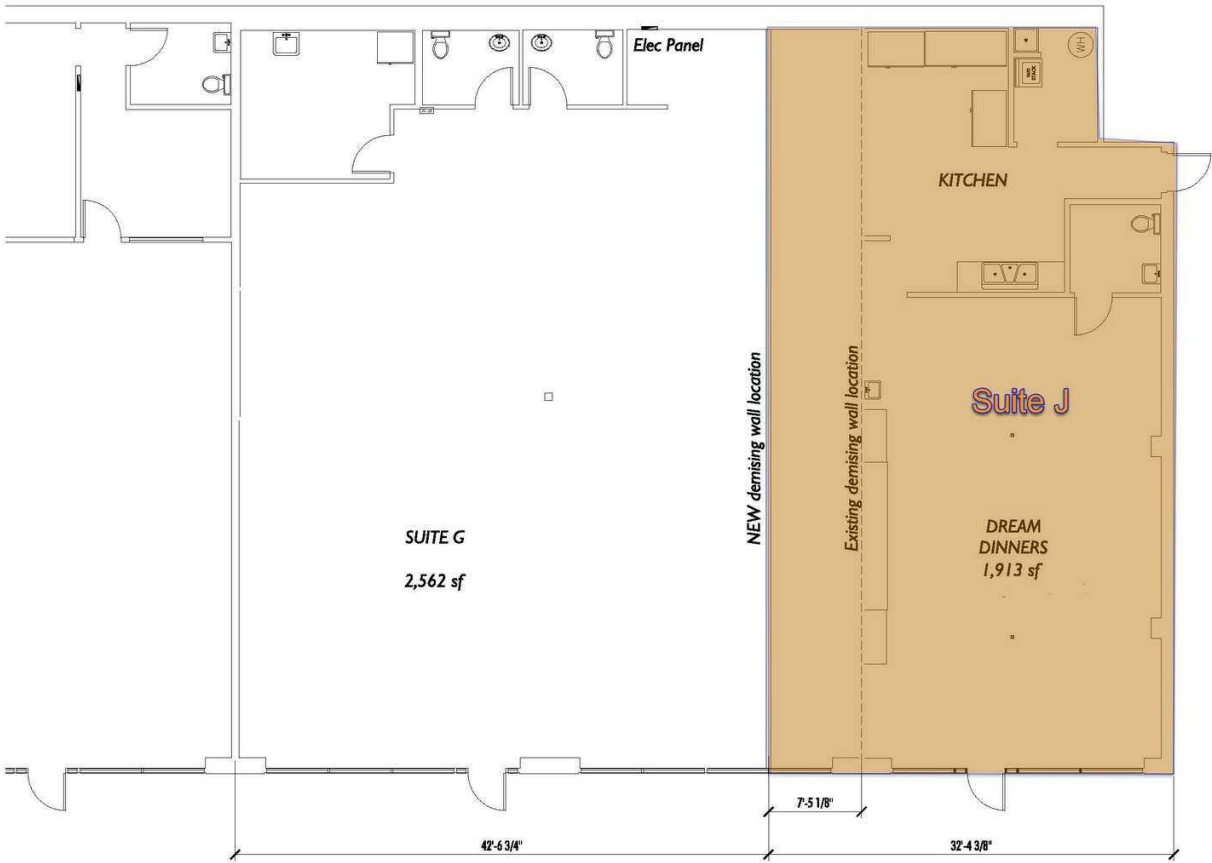


## 6501 SUITE J



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6501 J FLOOR PLAN



COLONNADE SUITES G - J  
SCALE: 1/8"=1'-0"  
ID:



Baysinger Partners Architecture  
1008 SE Grand Avenue, Suite 300  
Portland, OR 97214  
503-949-1800  
Harris, Baysinger Partners

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Web-created drawings.

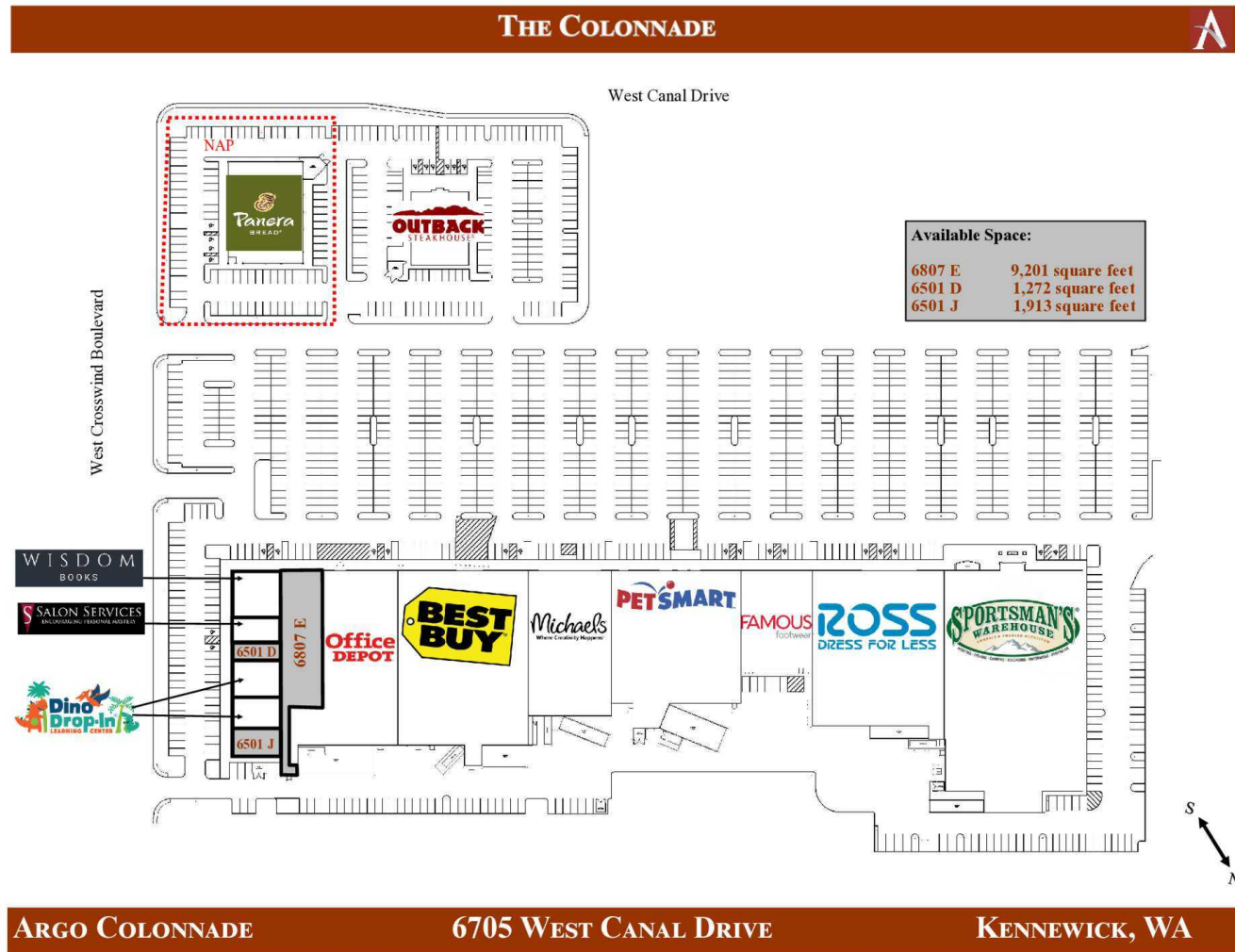
ARGONAUT  
INVESTMENTS  
COLONNADE  
SHOPPING CENTER  
KENNICK, WA

AG 20048  
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DREAM DINNERS  
EX6  
LEASING

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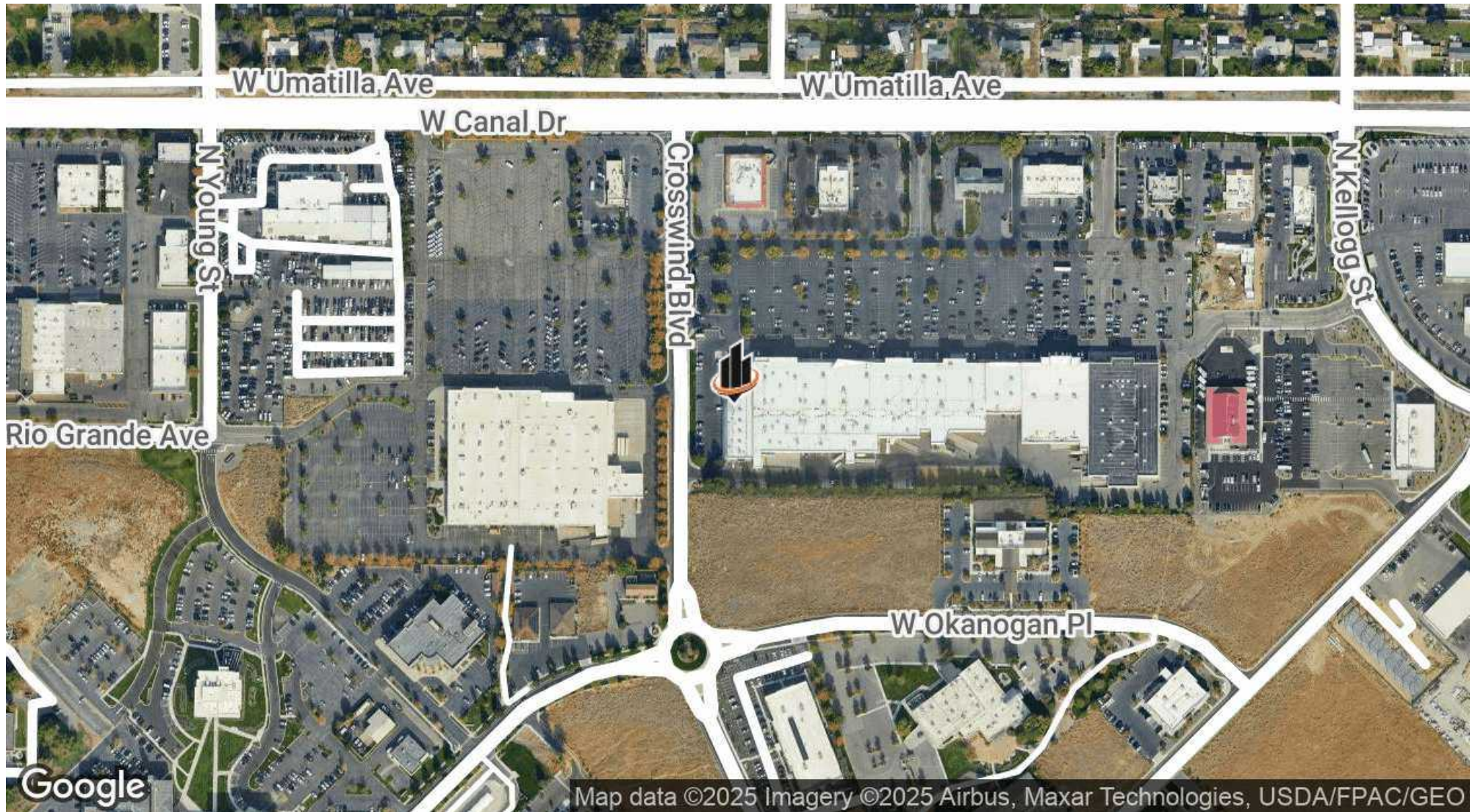
# SITE PLAN



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## LOCATION MAP



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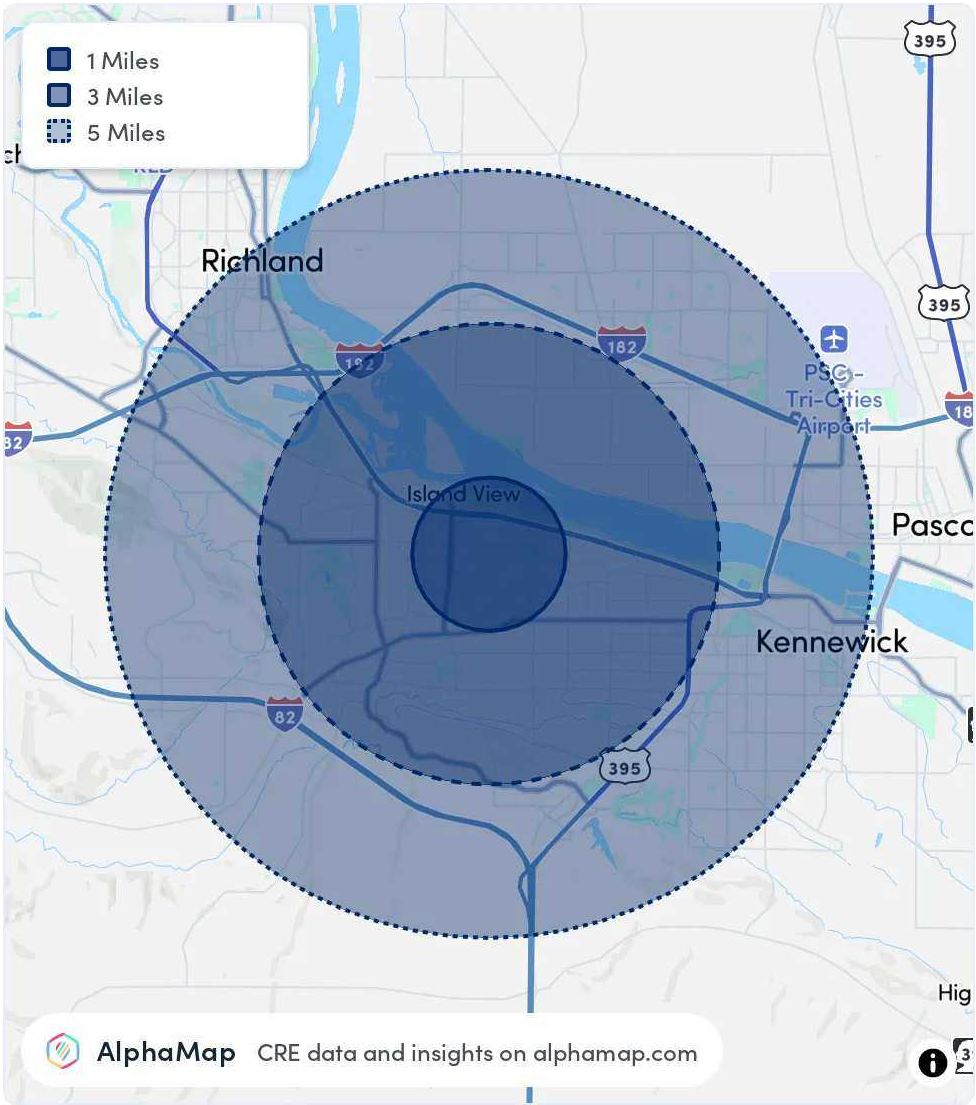


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,994	69,648	173,370
AVERAGE AGE	41	39	37
AVERAGE AGE (MALE)	39	38	36
AVERAGE AGE (FEMALE)	43	40	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,495	26,491	61,911
PERSONS PER HH	2.7	2.6	2.8
AVERAGE HH INCOME	\$96,474	\$114,620	\$116,846
AVERAGE HOUSE VALUE	\$377,293	\$407,570	\$407,608
PER CAPITA INCOME	\$35,731	\$44,084	\$41,730

Map and demographics data derived from AlphaMap



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