

FORMER RITE AID

1901 N STEPTOE ST
KENNEWICK, WA 99336

PACIFIC ASSET ADVISORS, INC.

LISTING DETAILS



RENTABLE SF
17,282 SF

**CALL
FOR
RATE**

ADDRESS: 1901 N Steptoe St
Kennewick, WA 99336

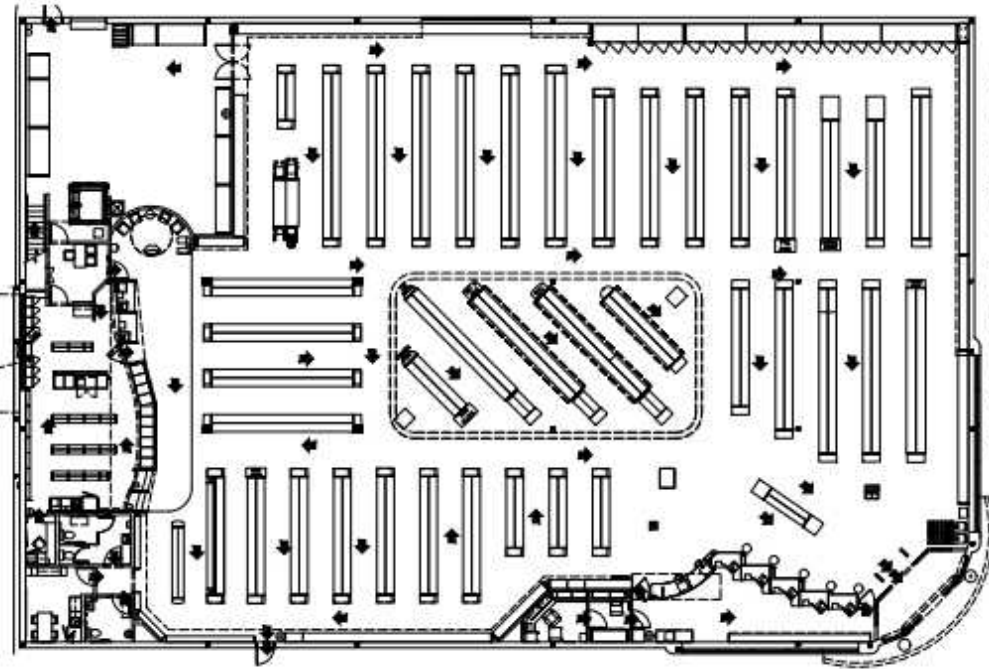
LOT SIZE: 2.4738 AC

SQUARE FOOTAGE: 17,282 SF

**PROPERTY
HIGHLIGHTS:**

- Located on N Steptoe St, a major north-south thoroughfare with strong daily traffic volumes.
- Visibility and accessibility are enhanced due to its corner/adjacent placement to key intersections.
- Close to major shopping centers like Columbia Center Mall and major national retailers (Costco, Target, Walmart, etc.).
- Easy ingress/egress with multiple access points off N Steptoe St.
- Ample onsite parking and drive-thru options increase utility for retail/QSR uses.
- Minutes from major highways (I-82, Highway 240), linking it with the broader Tri-Cities metro area.

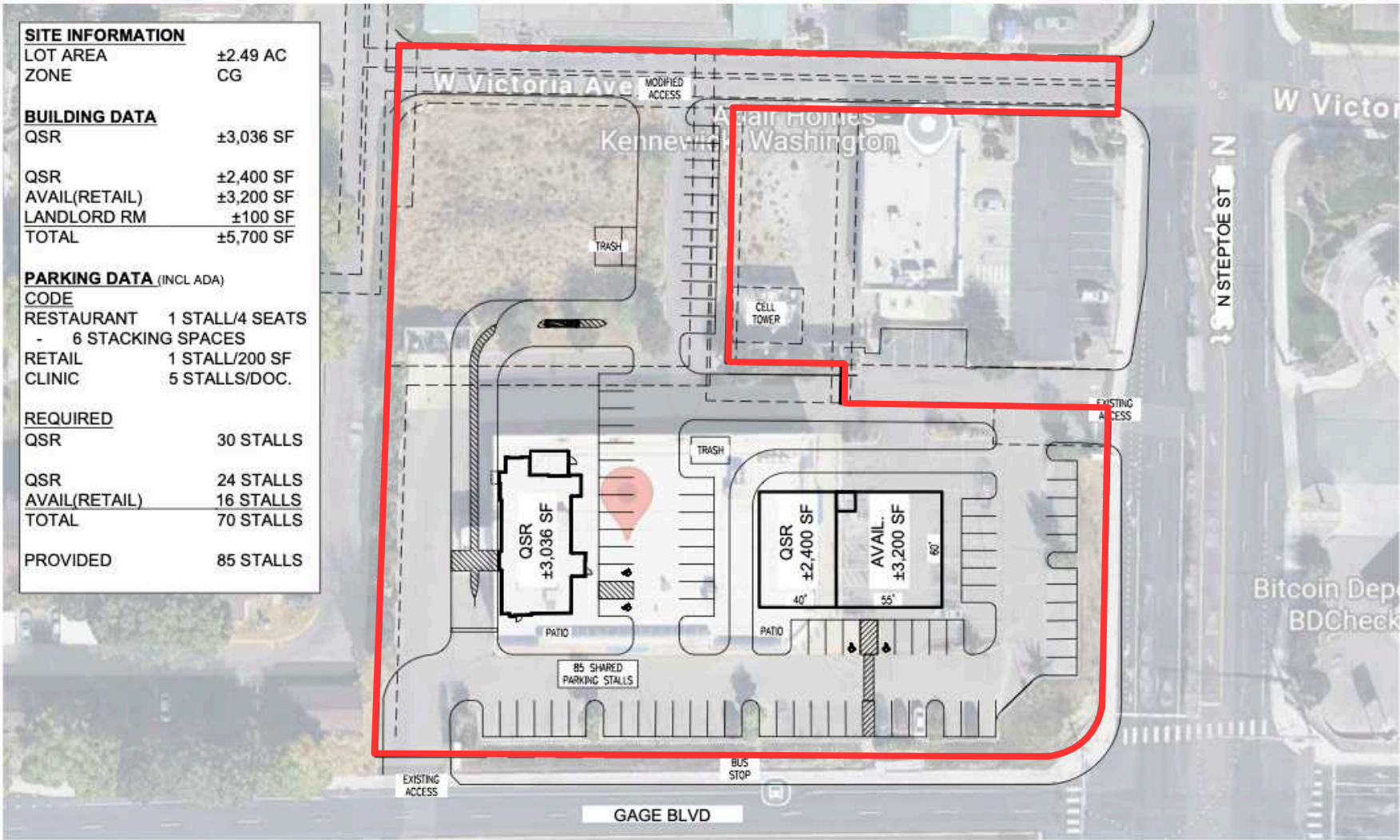
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,139	53,984	142,882
HOUSEHOLDS	4,601	21,257	53,749
AVERAGE HH INCOME	\$120,318	\$140,945	\$132,347
MEDIAN HH INCOME	\$93,837	\$109,401	\$101,567
DAYTIME POPULATION	6,876	38,334	85,793
MEDIAN AGE	37.9	37	34.9
BUSINESSES	645	2,628	5,393
EMPLOYEES	3,313	21,091	43,304

CONCEPTUAL PLANS



AERIAL

25,126 VPD



20,392 VPD

KOHL'S

COLUMBIA CENTER
A SPACE-MAALL

JCPenney Firestone
MOD macy's HomeGoods
OLD NAVY BARNES & NOBLE

ROSS
DRESS FOR LESS
BEST BUY
Michael's iHOP
PET SMART McDonald's

HOBBY LOBBY

TJ-maxx
ULTA



Great Floors

LOWE'S

at home
RANCH & HOME



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PACIFIC ASSET ADVISORS, INC.
THE PREMIER CHOICE OF THE PACIFIC NORTHWEST

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