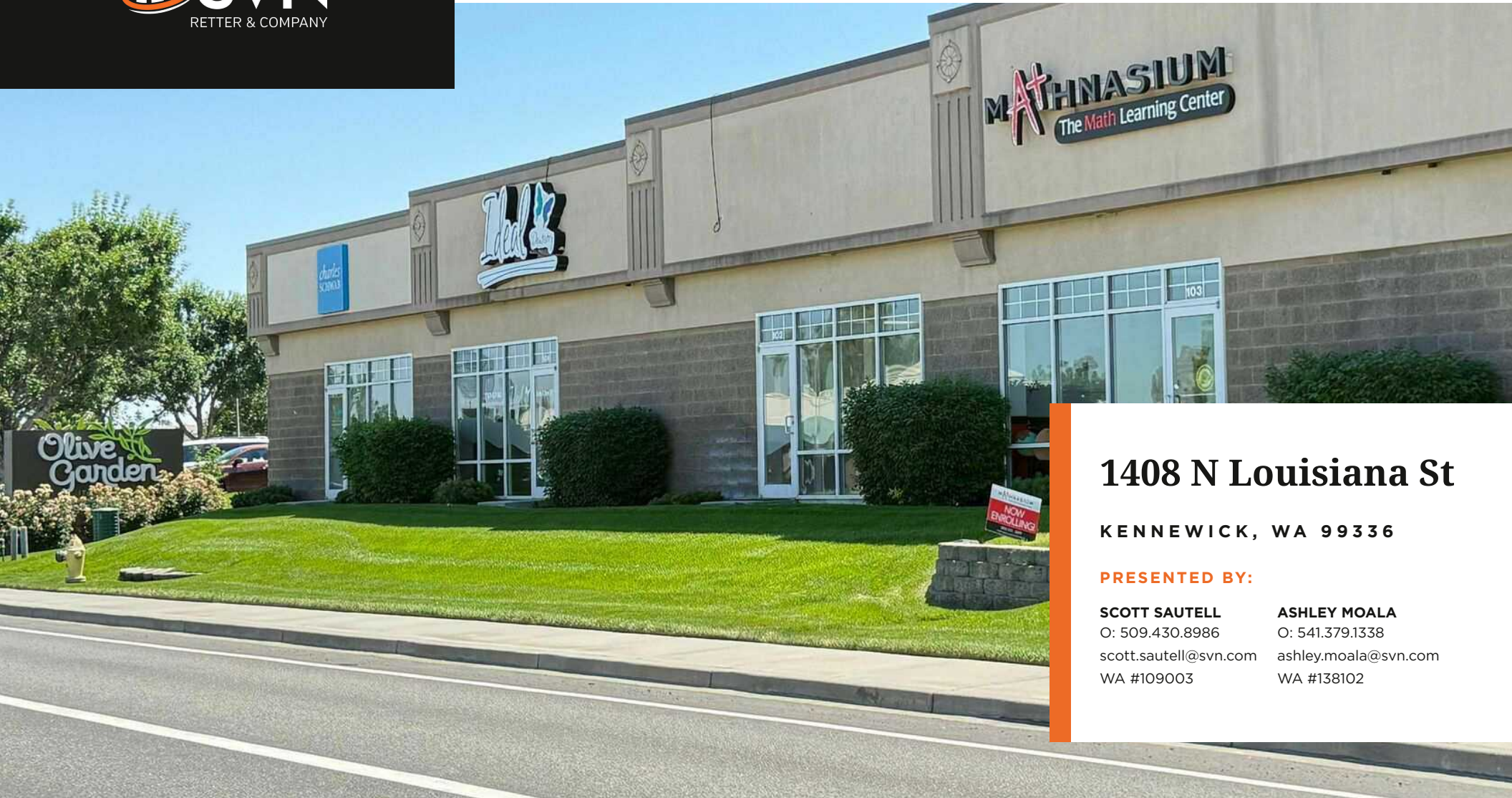




For Lease



1408 N Louisiana St

KENNEWICK, WA 99336

PRESENTED BY:

SCOTT SAUTELL

O: 509.430.8986

scott.sautell@svn.com

WA #109003

ASHLEY MOALA

O: 541.379.1338

ashley.moala@svn.com

WA #138102

PROPERTY SUMMARY

1408 N LOUISIANA ST

KENNEWICK, WA 99336

OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
BUILDING SIZE:	16,079 SF
AVAILABLE SF:	1,311 - 2,622 SF
LOT SIZE:	54,653 SF



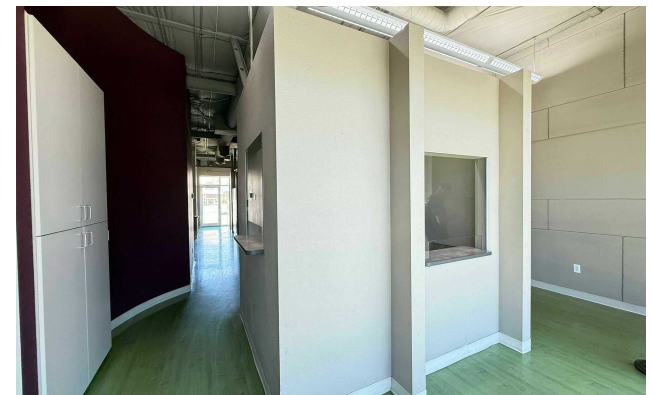
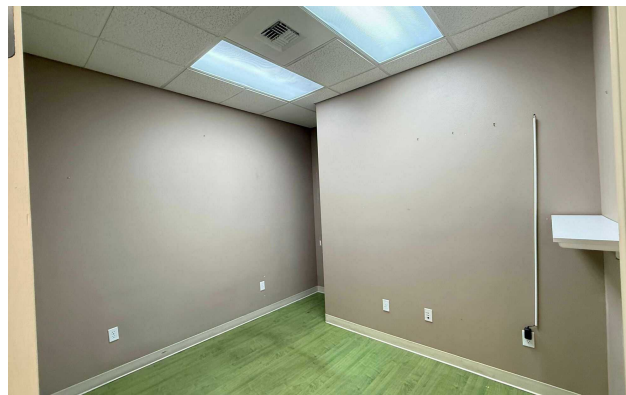
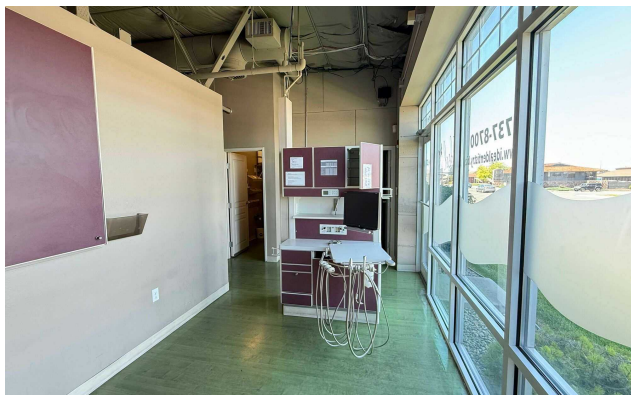
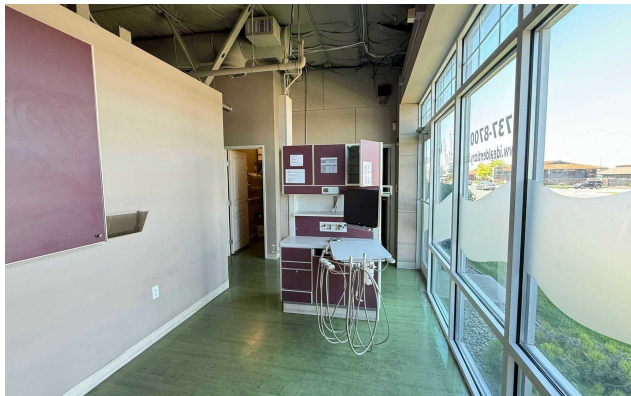
PROPERTY SUMMARY

Gage Blvd. frontage Medical/Dental Office space now available for Lease. Shadow anchored by Costco and located in a high traffic area adjacent to Olive Garden, Costco, AMC theater and Columbia Center Mall. Former Ideal Dentistry location. Currently built out as a combined 2,622 SF space, can be demised into two separate 1,311 SF suites and/or converted to professional office space. Contact Listing Brokers for more information and showings.

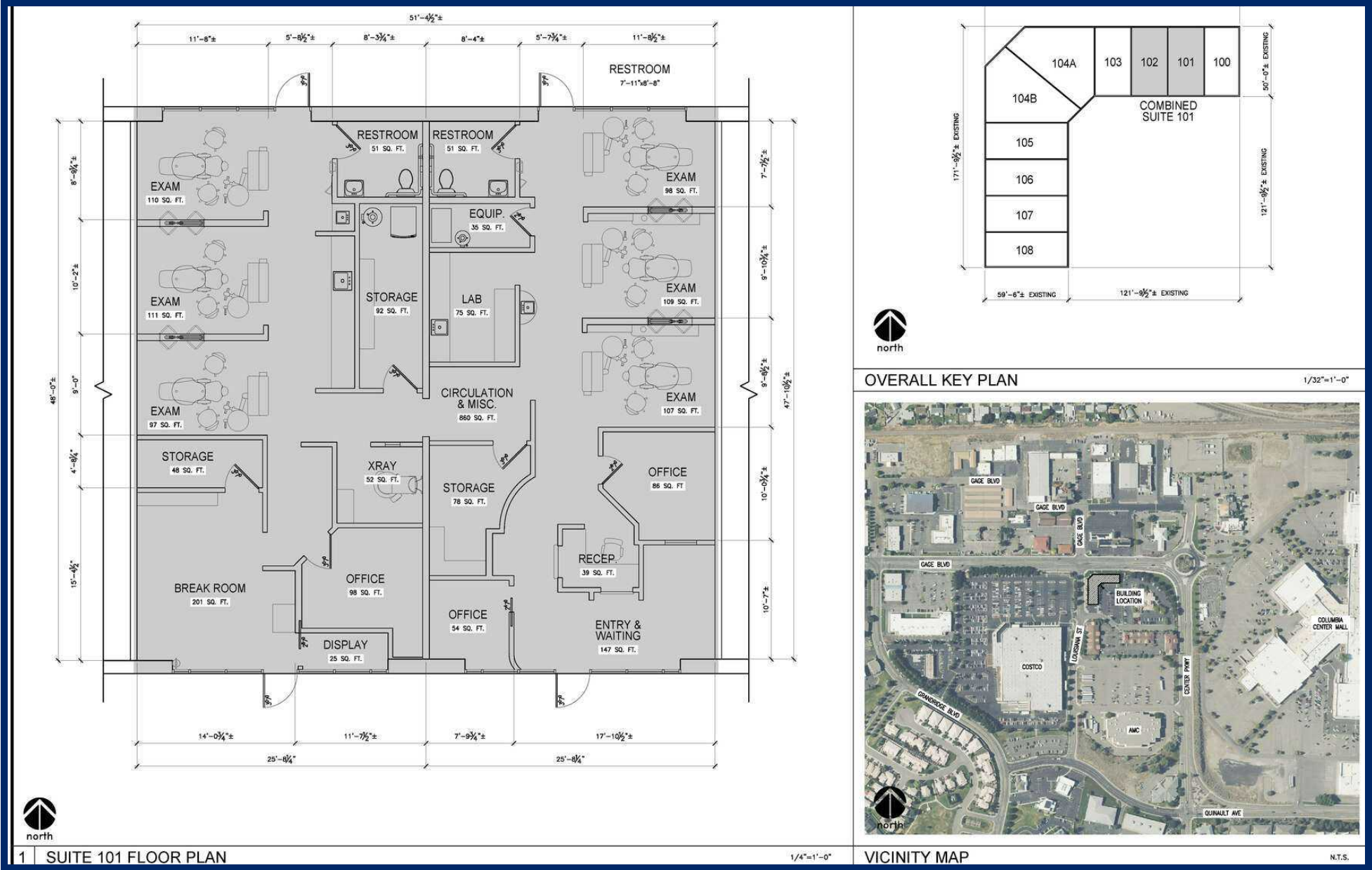
PROPERTY PHOTOS



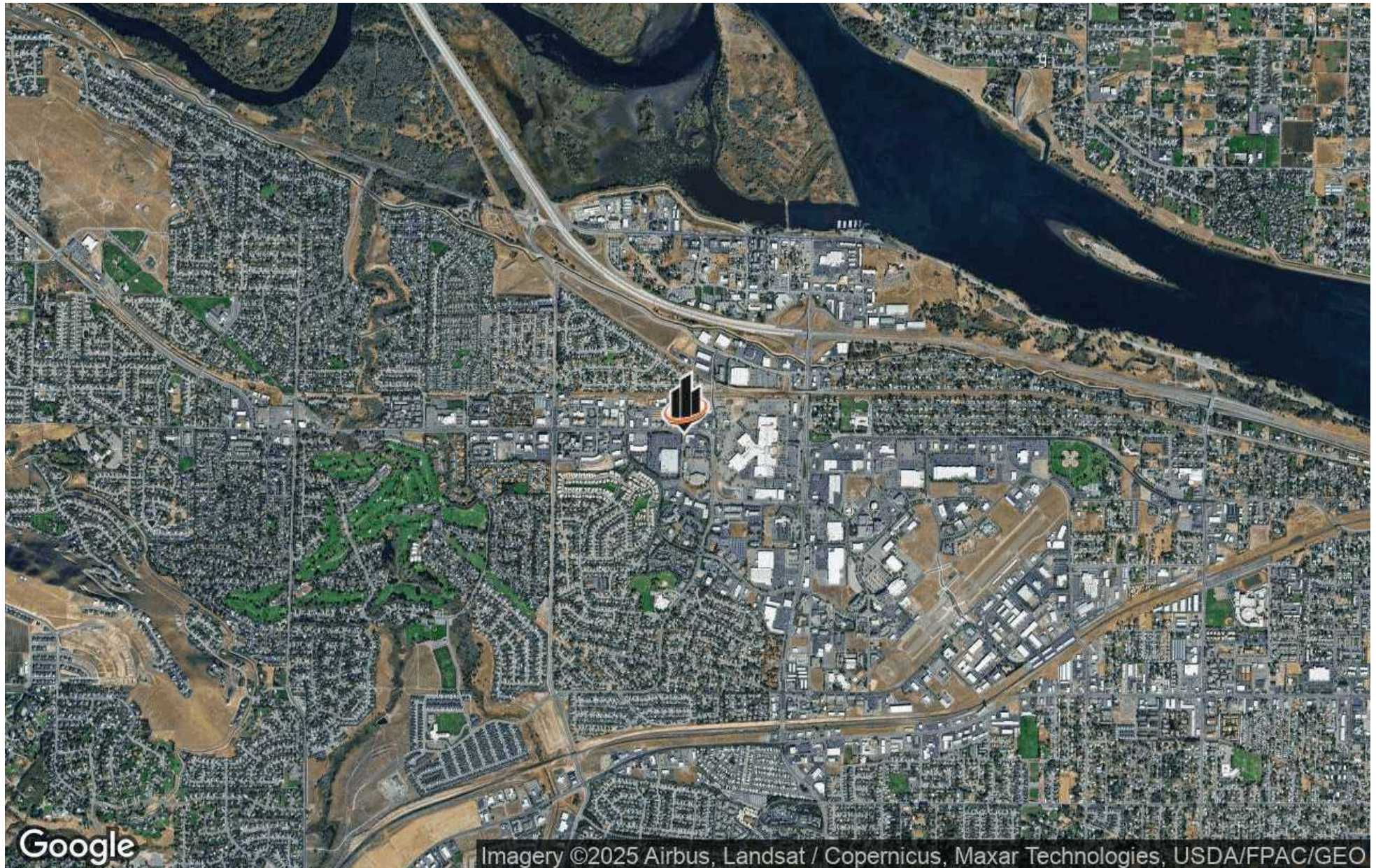
PROPERTY PHOTOS



FLOOR PLANS



AERIAL MAP



MARKET MAP

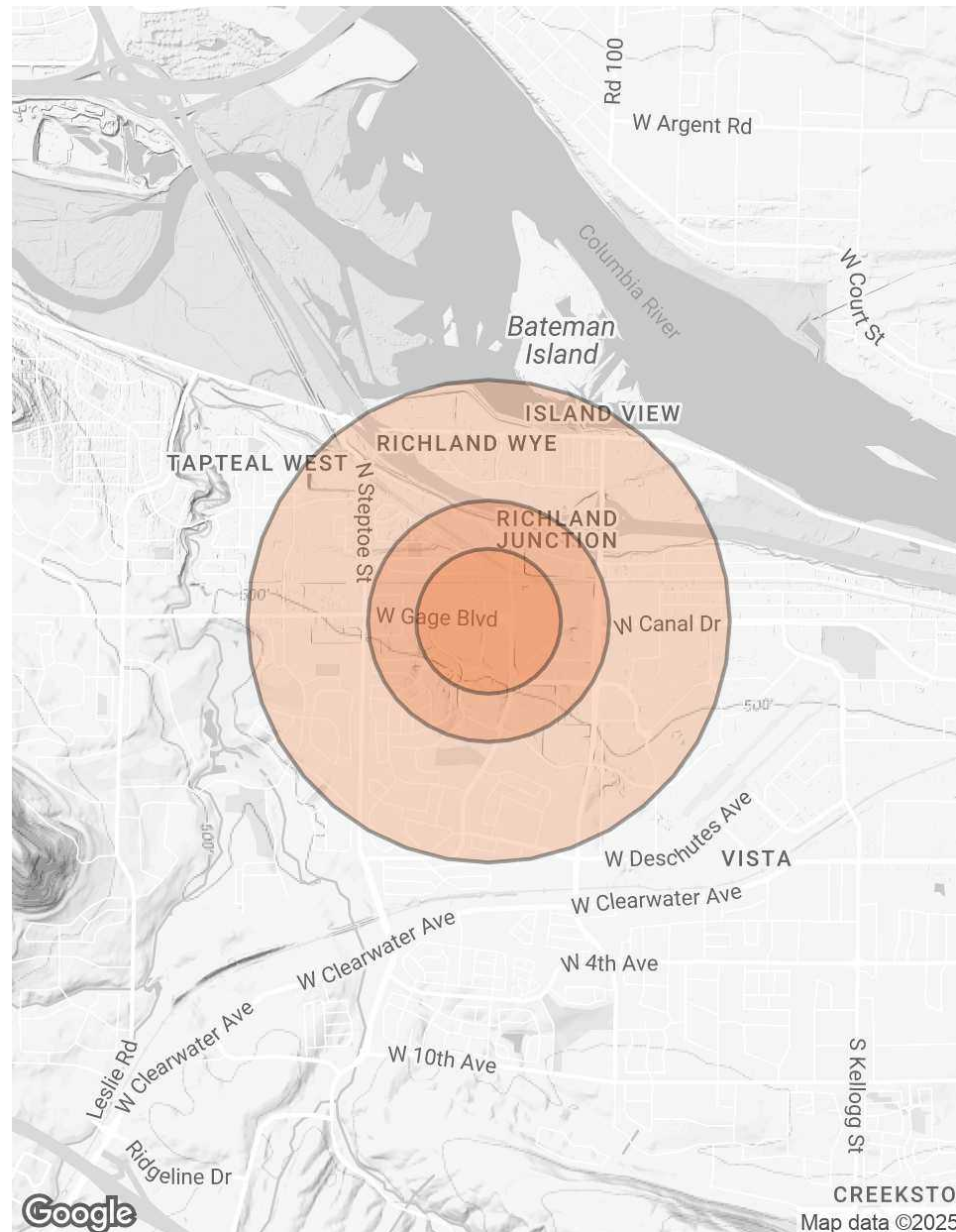


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	363	1,526	9,842
AVERAGE AGE	38	40	40
AVERAGE AGE (MALE)	37	39	39
AVERAGE AGE (FEMALE)	39	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	142	609	4,239
# OF PERSONS PER HH	2.6	2.5	2.3
AVERAGE HH INCOME	\$111,646	\$125,447	\$107,048
AVERAGE HOUSE VALUE	\$314,159	\$372,195	\$374,018

Demographics data derived from AlphaMap





Collective Strength, Accelerated Growth

329 N. KELLOGG
KENNEWICK, WA 99336



[HTTPS://SVNRETTORANDCOMPANY.COM](https://svnretterandcompany.com)