

FOR LEASE

# KENNEWICK PLAZA

*Prime Shopping Center Retail Opportunity  
in the Heart of the Tri-Cities*

2801-3107 W KENNEWICK AVE, KENNEWICK, WA



# KENNEWICK PLAZA

## Retail spaces available in a prime shopping center in Kennewick

Prime Shopping Center Retail Opportunity in the Heart of the Tri-Cities

Join this high-traffic center, with excellent co-tenancy: Ace, Ross, Harbor Freight, Dollar Tree, Denny's, Buddy's and many more

Vacancies include potential food, fitness and build-to-suit drive-thru

Ample surface parking at 5+/1,000 and strong traffic counts, located directly on I-395, minutes from I-182 and I-82

#1 Denny's in Washington state for sales and visits

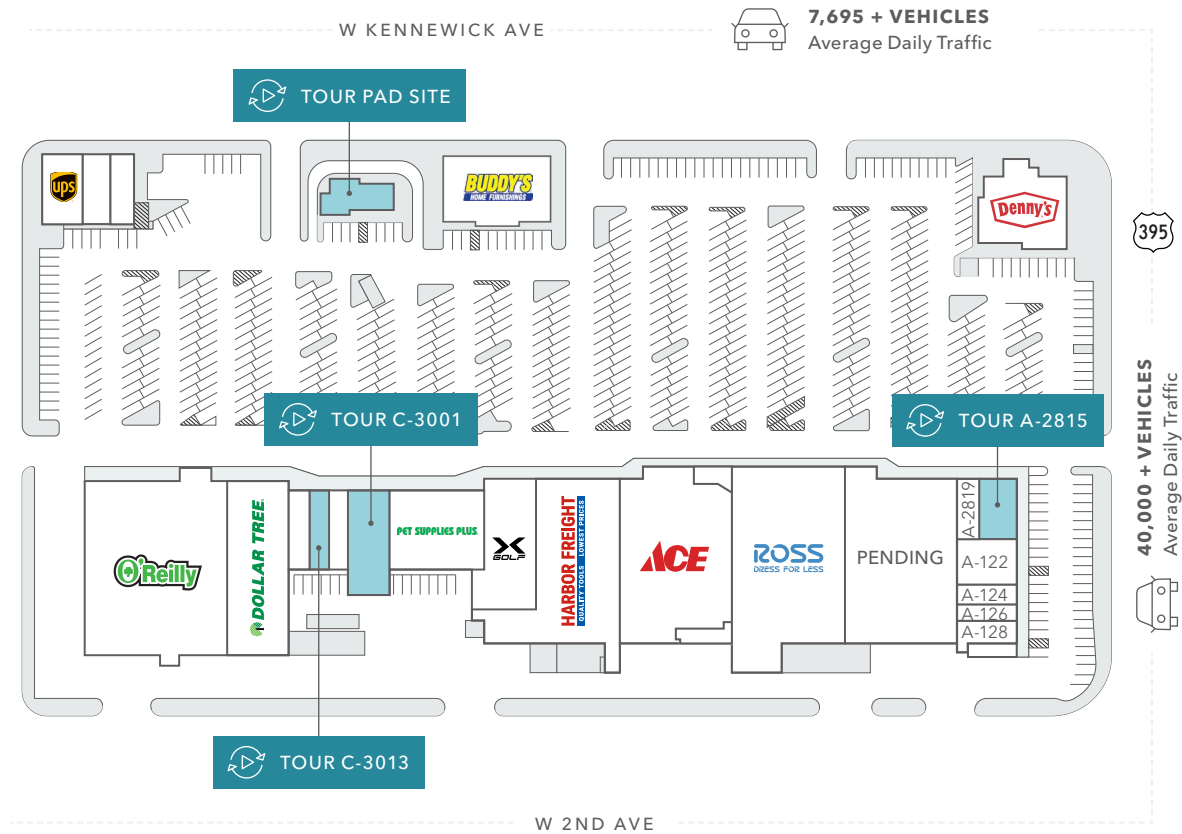
Call brokers for lease rates

**CALL**  
FOR LEASE RATES

**\$3.44**  
2026 EST.NNN



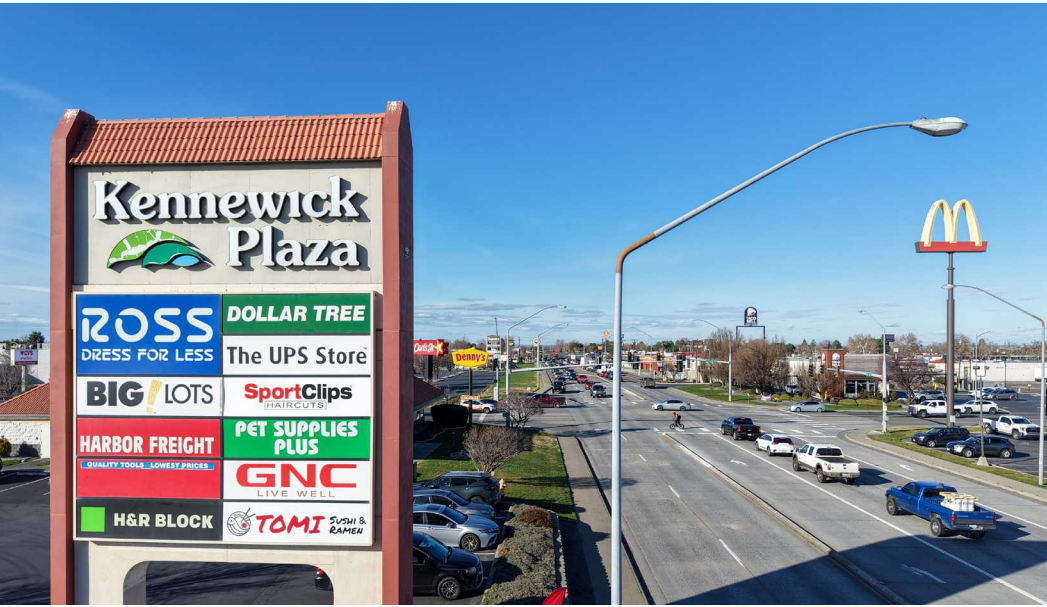
# SITE PLAN



| Unit     | Tenant                      | Total SF  |
|----------|-----------------------------|-----------|
| A-122    | Tomi Sushi & Ramen          |           |
| A-124    | T-Mobile                    |           |
| A-126    | Finders Insurance Group     |           |
| A-128    | Sharetea                    |           |
| A-2815   | Vacant (Can Divide)         | 2,400 SF  |
| A-2819   | GNC                         |           |
| B-2823   | Pending                     |           |
| B-2826B  | Ross Dress for Less         |           |
| B-2831   | Ace Hardware                |           |
| B-2903   | Harbor Freight              |           |
| B-2905   | X Golf                      |           |
| B-2913   | Pet Supplies Plus           |           |
| C-3001   | Vacant                      | 4,200 SF  |
| C-3005   | SportClips                  |           |
| C-3013   | Vacant                      | 1,600 SF  |
| C-3015   | H&R Block                   |           |
| D-3017   | Dollar Tree                 |           |
| D-3019   | Pending                     |           |
| E-3107A  | King Burrito                |           |
| E-3107B  | Lendmark Financial Services |           |
| E-3107D  | The UPS Store               |           |
| PAD-2801 | Denny's                     |           |
| PAD-2911 | Buddy's                     |           |
| PAD      | Vacant (Pad Site)           | .25 Acres |



# KENNEWICK PLAZA



AVAILABLE FOR LEASE

KIDDER MATHEWS

# DEMOGRAPHICS

## POPULATION

|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2025 ESTIMATED | 14,522 | 89,342  | 168,504 |
| 2030 PROJECTED | 14,354 | 91,233  | 171,995 |

## DAYTIME DEMOGRAPHICS

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| TOTAL BUSINESSES     | 607    | 3,159   | 5,667   |
| TOTAL EMPLOYEES      | 3,902  | 26,314  | 47,652  |
| AGE 16 YEARS OR OVER | 8,408  | 53,968  | 97,640  |

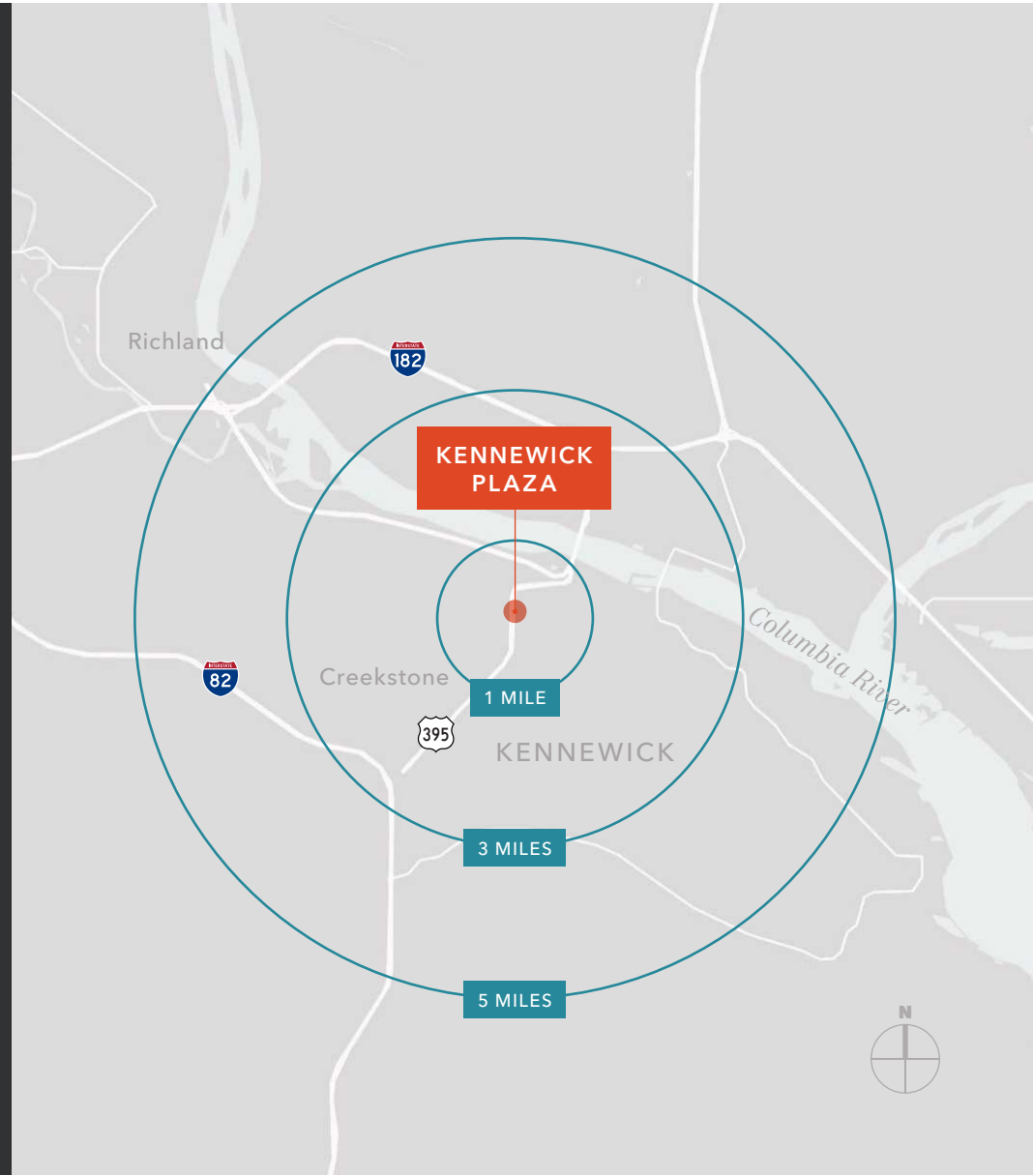
## MEDIAN AGE

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 32     | 33.6    | 32.9    |

## HOUSEHOLD INCOME

|                        | 1 Mile   | 3 Miles   | 5 Miles   |
|------------------------|----------|-----------|-----------|
| 2025 MEDIAN            | \$67,275 | \$82,935  | \$86,434  |
| 2030 MEDIAN PROJECTED  | \$66,881 | \$82,963  | \$86,226  |
| 2025 AVERAGE           | \$80,090 | \$102,751 | \$110,122 |
| 2030 AVERAGE PROJECTED | \$79,337 | \$102,962 | \$110,122 |

Data Source: ©2026, Sites USA





*Exclusively listed by*

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