



LEASE

The Colonnade

6807 W. CANAL DRIVE

Kennewick, WA 99336

PRESENTED BY:

KEN DAVIS

Phone: 509.949.0860

ken.davis@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20 SF/yr (NNN)
AVAILABLE SF:	2,562 SF
LOT SIZE:	9.91 Acres
BUILDING SIZE:	118,413 SF

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at The Colonnade Shopping Center, in Kennewick, WA. This impressive 2,562 SF space is within a power center renowned for its excellent signage and high visibility. Join a vibrant community of very strong co-tenants and capitalize on the retail synergy at this coveted location. With its strategic positioning and modern amenities, this property presents an unmatched platform for business success. Don't miss the chance to position your brand in this dynamic commercial hub.

KEN DAVIS

O: 509.949.0860

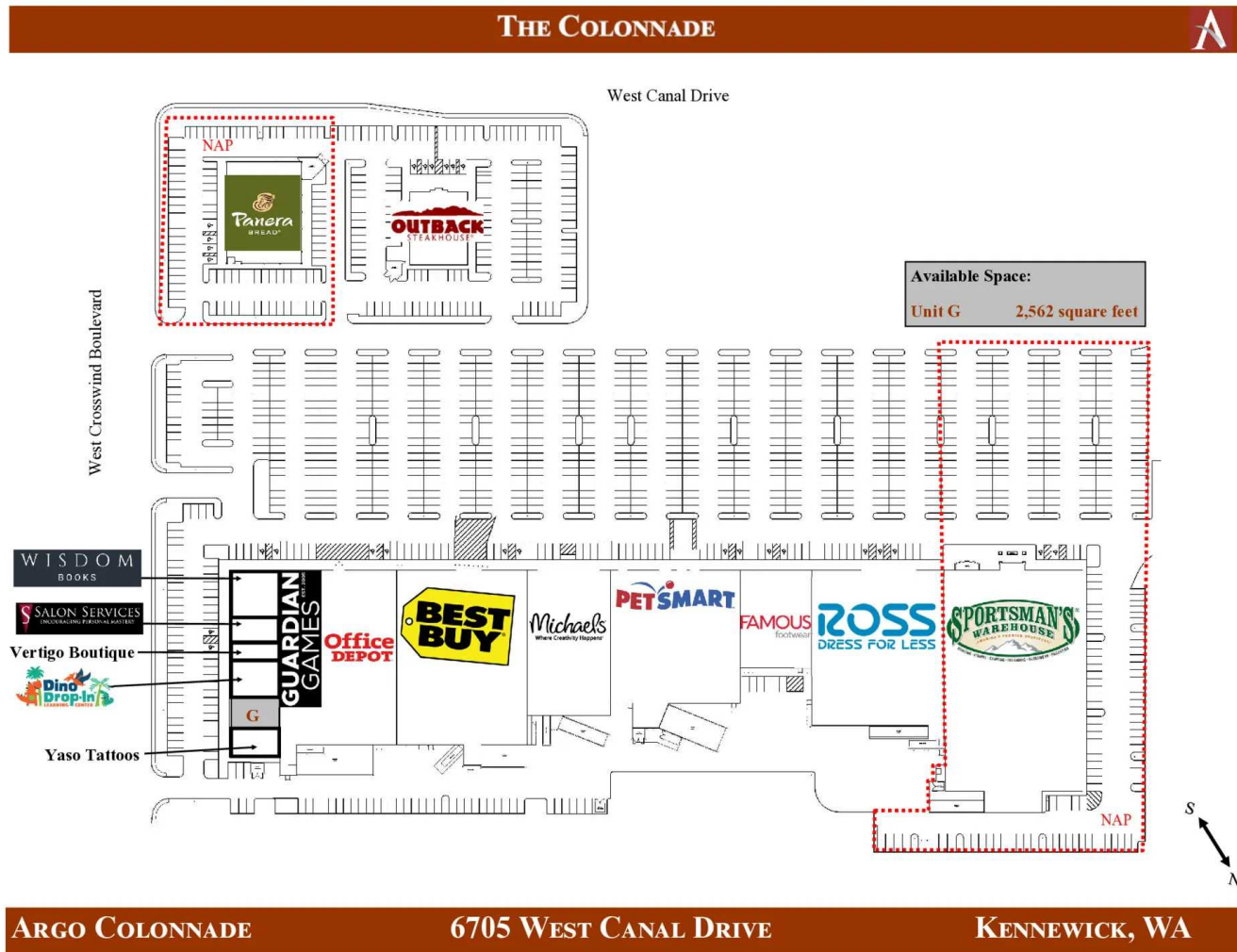
ken.davis@svn.com

INTERIOR PHOTOS



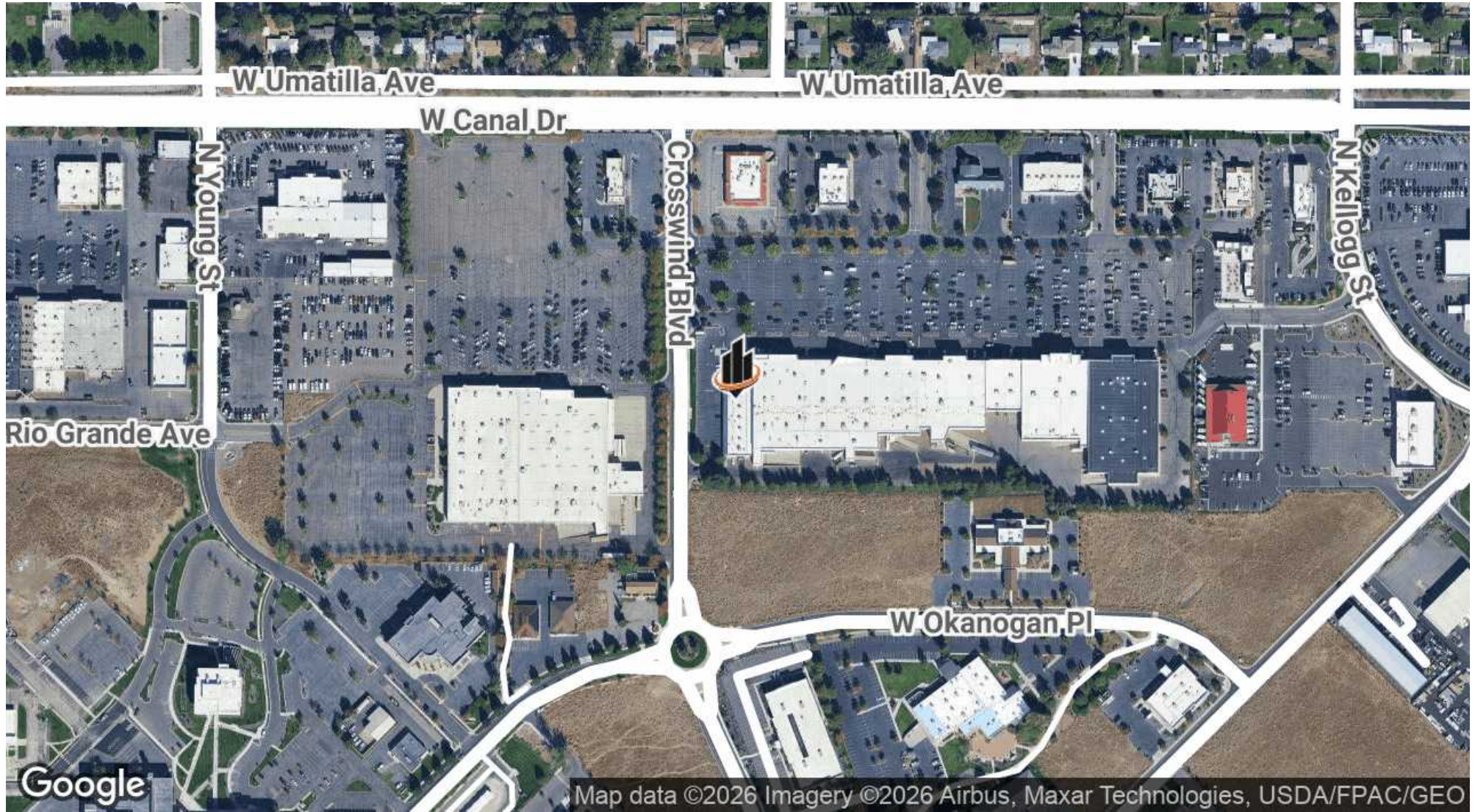
KEN DAVIS
O: 509.949.0860
ken.davis@svn.com

SITE PLAN



KEN DAVIS
O: 509.949.0860
ken.davis@svn.com

LOCATION MAP



KEN DAVIS
O: 509.949.0860
ken.davis@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

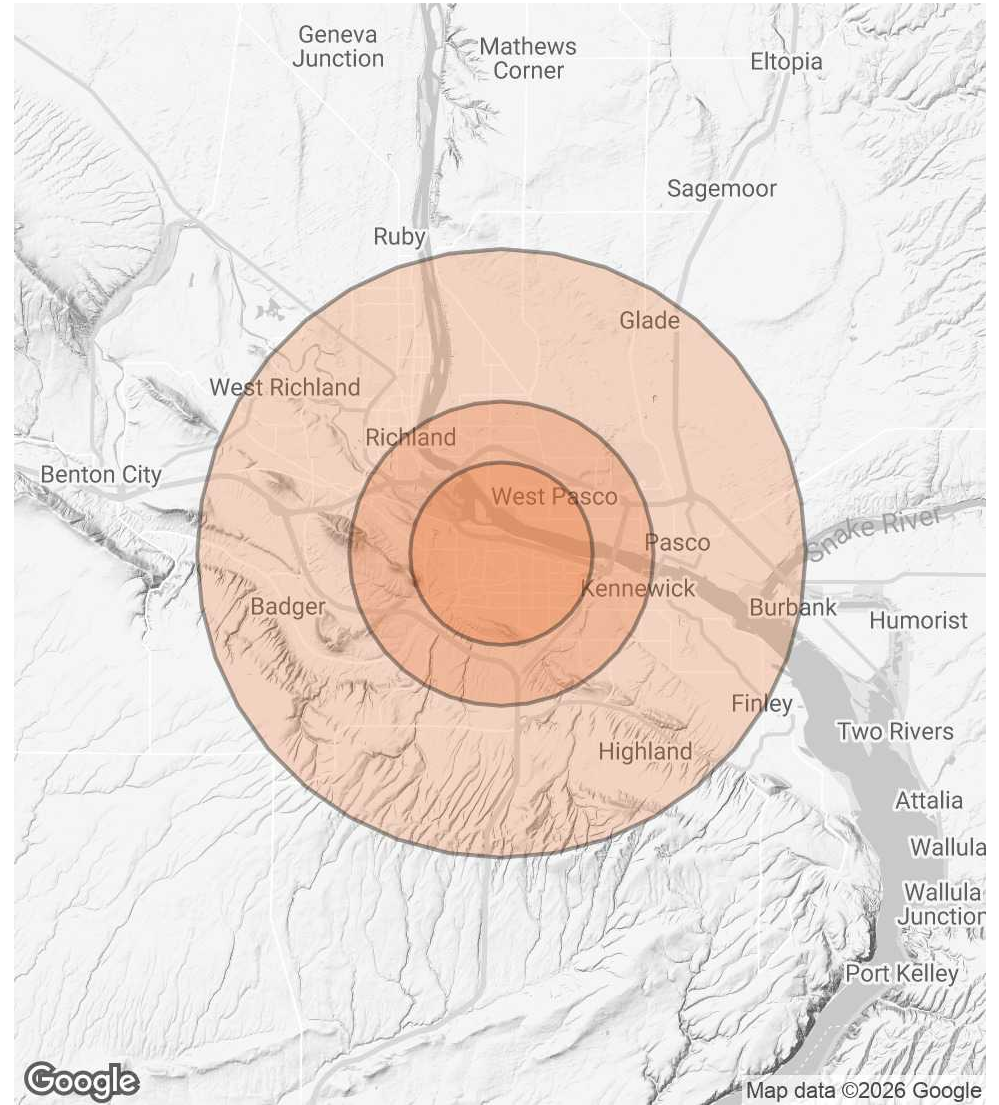
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	69,637	173,320	276,846
AVERAGE AGE	39	37	37
AVERAGE AGE (MALE)	38	36	36
AVERAGE AGE (FEMALE)	40	38	38

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	26,487	61,889	97,175
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$114,614	\$116,826	\$117,665
AVERAGE HOUSE VALUE	\$407,556	\$407,548	\$408,113

2020 American Community Survey (ACS)



KEN DAVIS

O: 509.949.0860

ken.davis@svn.com