



Professional Office FOR SALE

**Professional Office Building
located in the heart of the
Tri-Cities Central Business District**

7131 W. Grandridge Blvd.
Kennewick, WA 99336

PROPERTY DETAILS

Sale Price: \$3,900,000.00
Building SF: ±20,218 SF
Site Size: ±53,579 SF (1.23 Acres)
Parcel Number: 132993000005002
Zoning: CR - Commercial Regional District
MLS Number: 267278
**Current owner/occupant is moving out once sold*

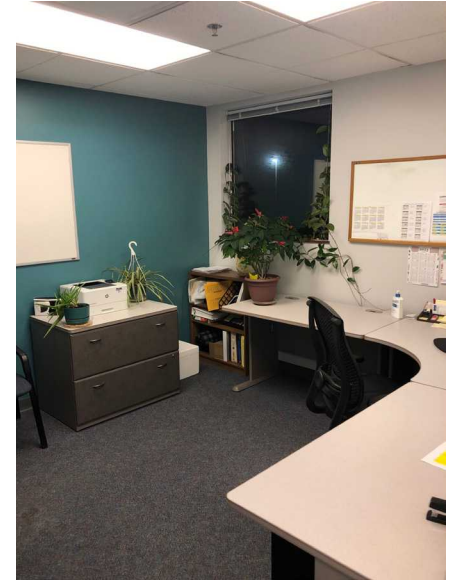
LANCE BACON
MANAGING BROKER

509.430.6547 lance.bacon@kiemlehagood.com

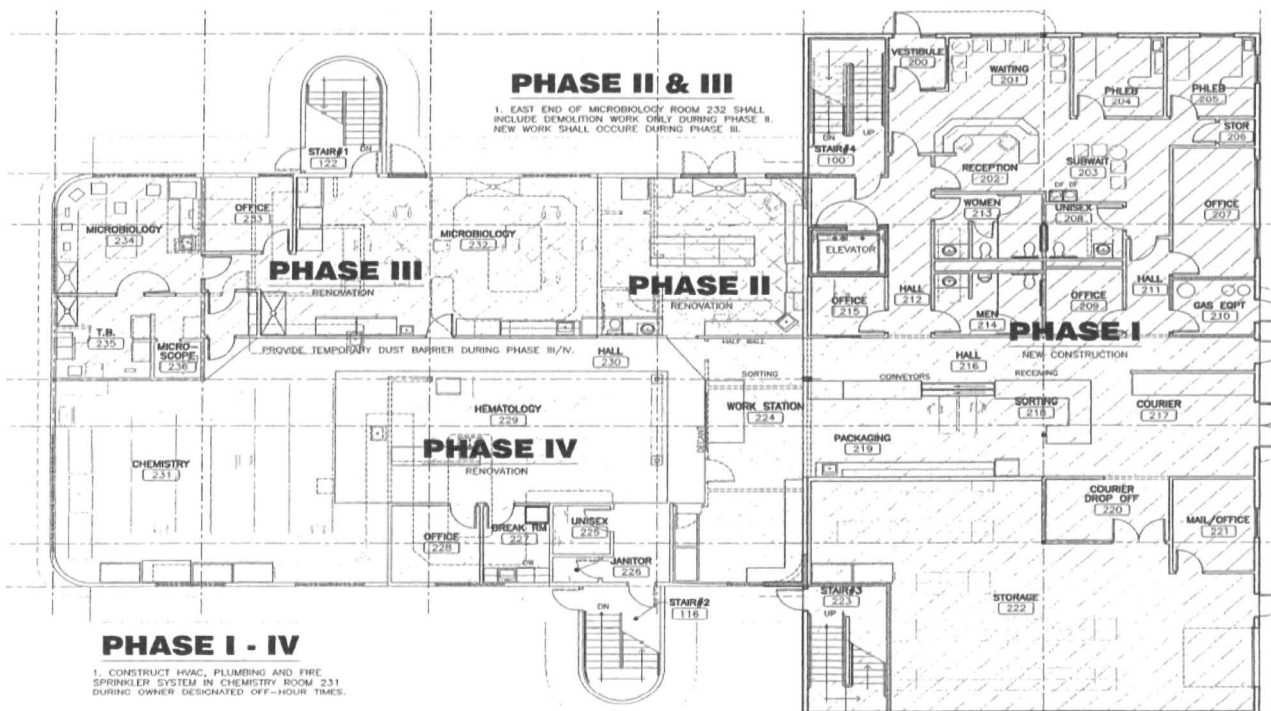
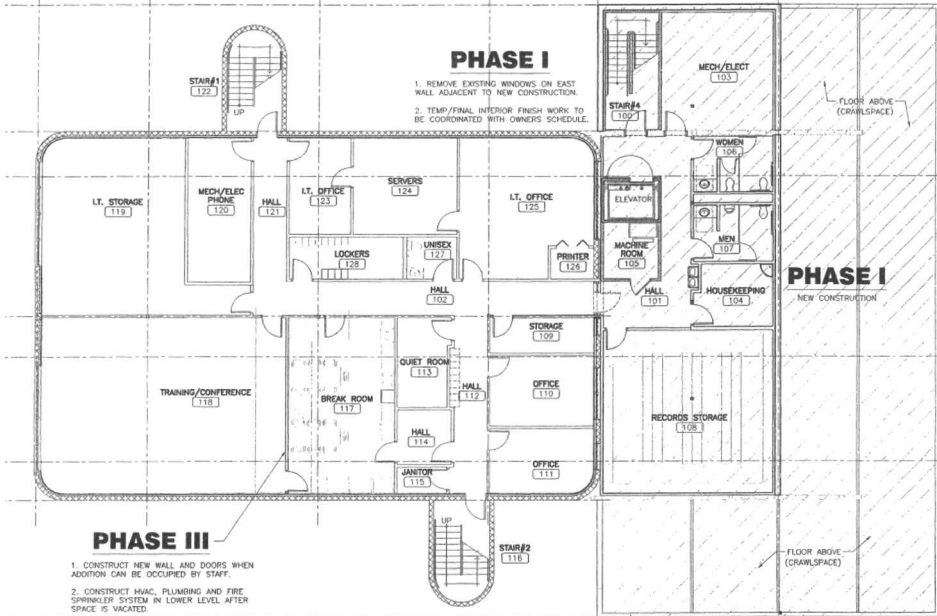
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Interior Photos

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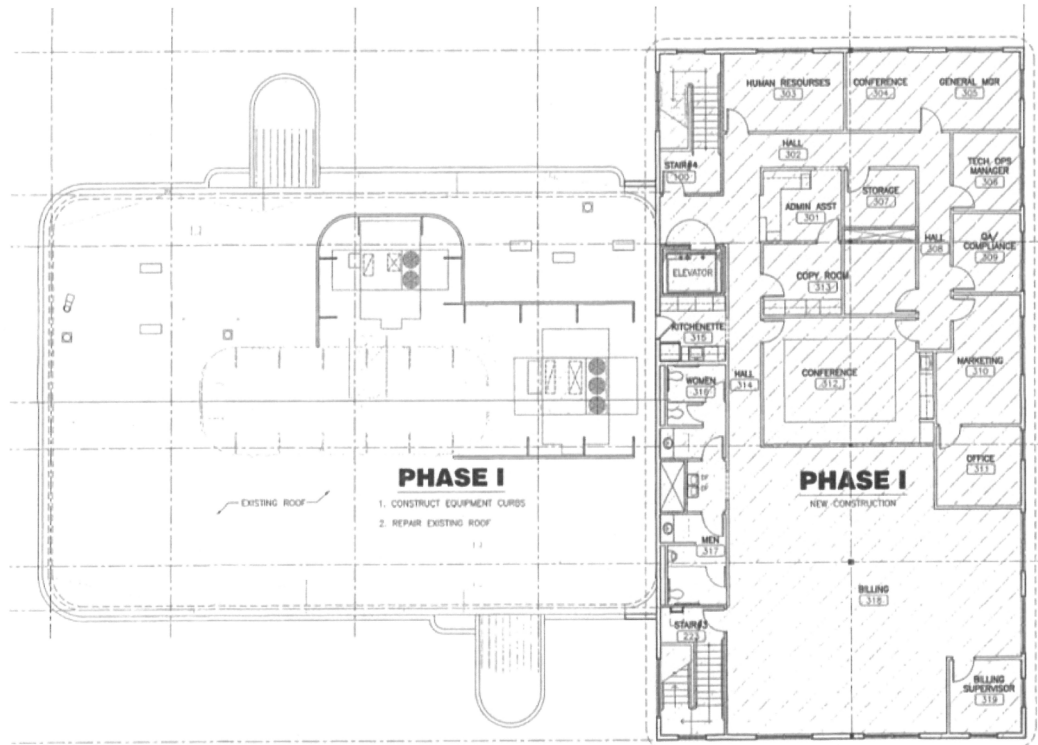
Main Floor



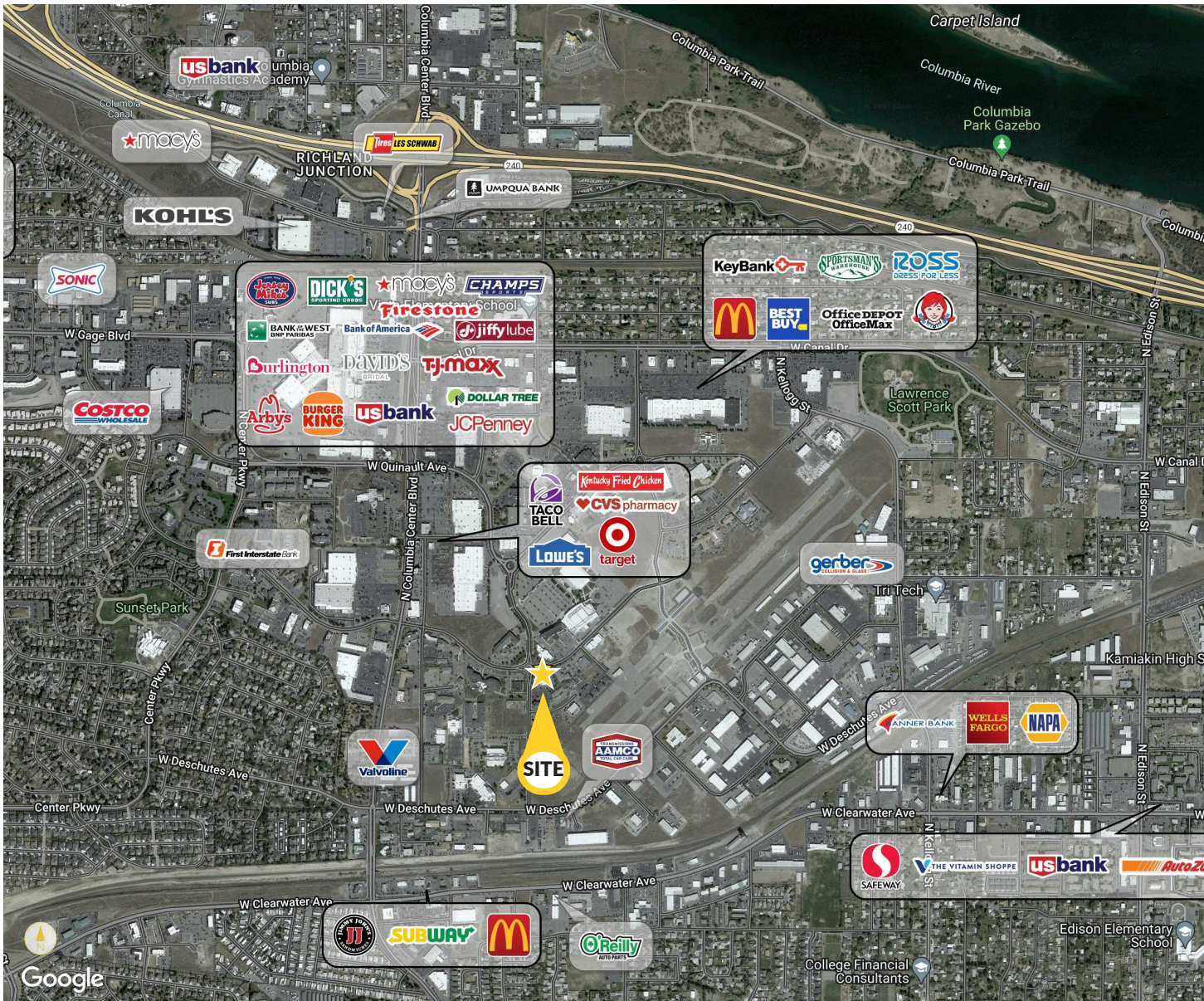
Floor Plans

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Upper Floor



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**Neighboring
Retailers:**

- Target
- Dicks Sporting Goods
- JCPenney
- Lowe's
- Safeway
- Ross
- Burlington
- Costco
- O'Reilly's
- Best Buy
- Sportsmans Warehouse
- ...& more!

KIEMLEHAGOOD

DEMOGRAPHICS



	1Mi	3Mi	5Mi	10Mi
Est Pop 2022	7,971	65,360	158,209	271,589
Projected Pop 2027	8,464	69,482	167,905	290,732
Proj Ann Growth (22-27)	1.2%	1.3%	1.2%	1.4%
Est Daytime Pop	12,945	46,049	93,163	166,777
2022 Average HHI	\$95,118	\$91,442	\$93,369	\$91,452
2022 Median HHI	\$72,389	\$80,237	\$82,172	\$82,489

**View
Location** 

Aerial Views

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The Property is located on the southeast corner of the roundabout located on West Grandridge Blvd and North Young Street. The site is near the Columbia Center Mall and adjacent to the Vista Entertainment District, which includes the Three Rivers Convention Center and Toyota Center.

The Building was built in 1993 and offers a finished basement with offices, break room and large conference room. The main floor has the main clinic, lab space and logistic/storage area truck door. The second floor contains additional office space, break room and storage area.

Vista Field is at the commercial core of the Tri-Cities (Kennewick, Pasco & Richland), with easy access to a diverse and well-connected transportation network.





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KIEMLE
HAGOOD

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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REALTOR