

3601 Plaza Way.
Kennewick, WA 99336

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OFFERING SUMMARY

LEASE RATE:	\$25/sf + NNN
TI ALLOWANCE:	Negotiable
LOT SIZE:	0.95 Acres
BUILDING SIZE:	6,353 +/- sf
TERM/LEASE:	3-5 Years
SUITES:	Suite 120: 3,188 +/- sf Split Options: Suite 120 #A: 1,594 +/- sf Suite 120 #B: 1,594 +/- sf

PROPERTY DESCRIPTION

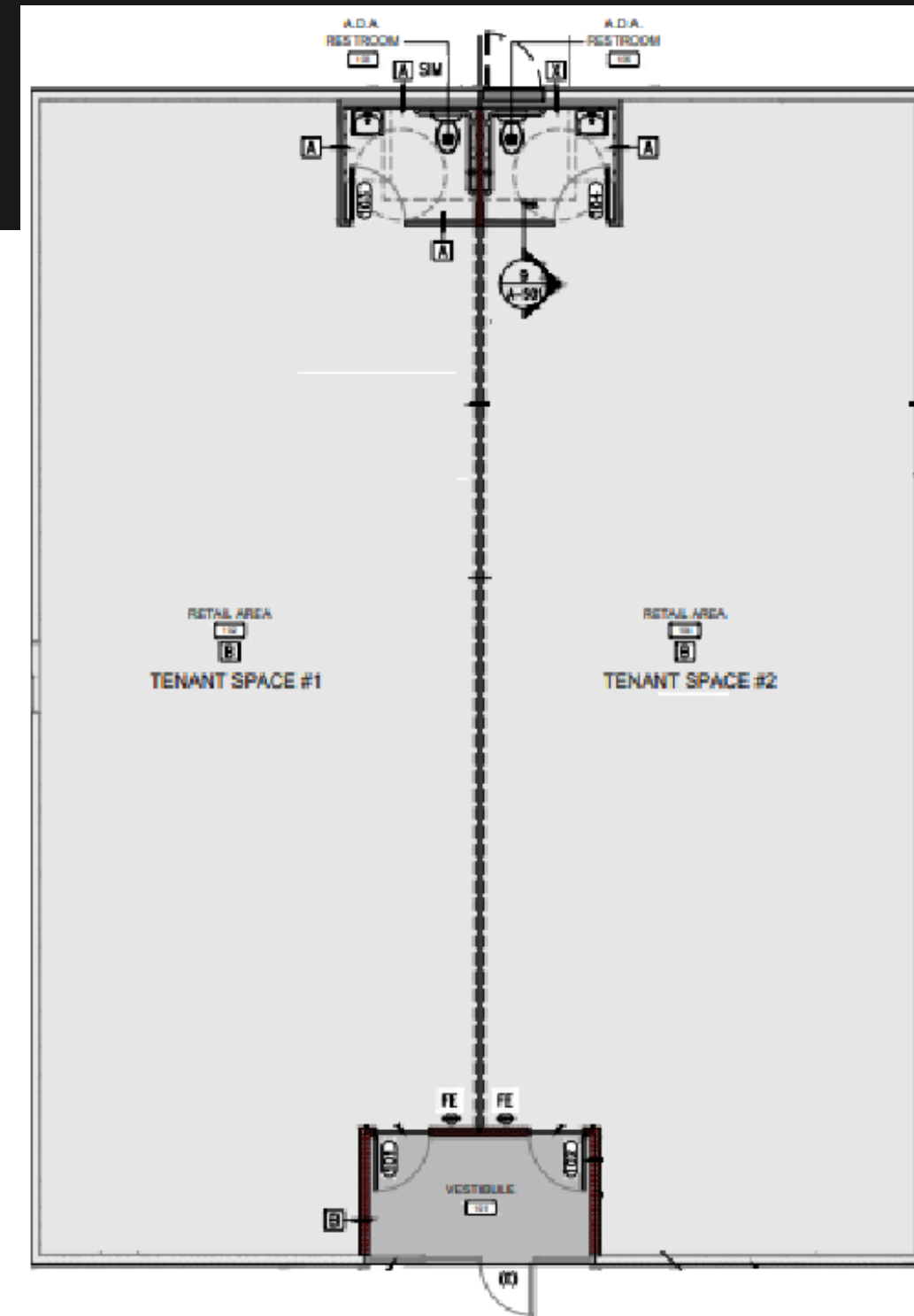
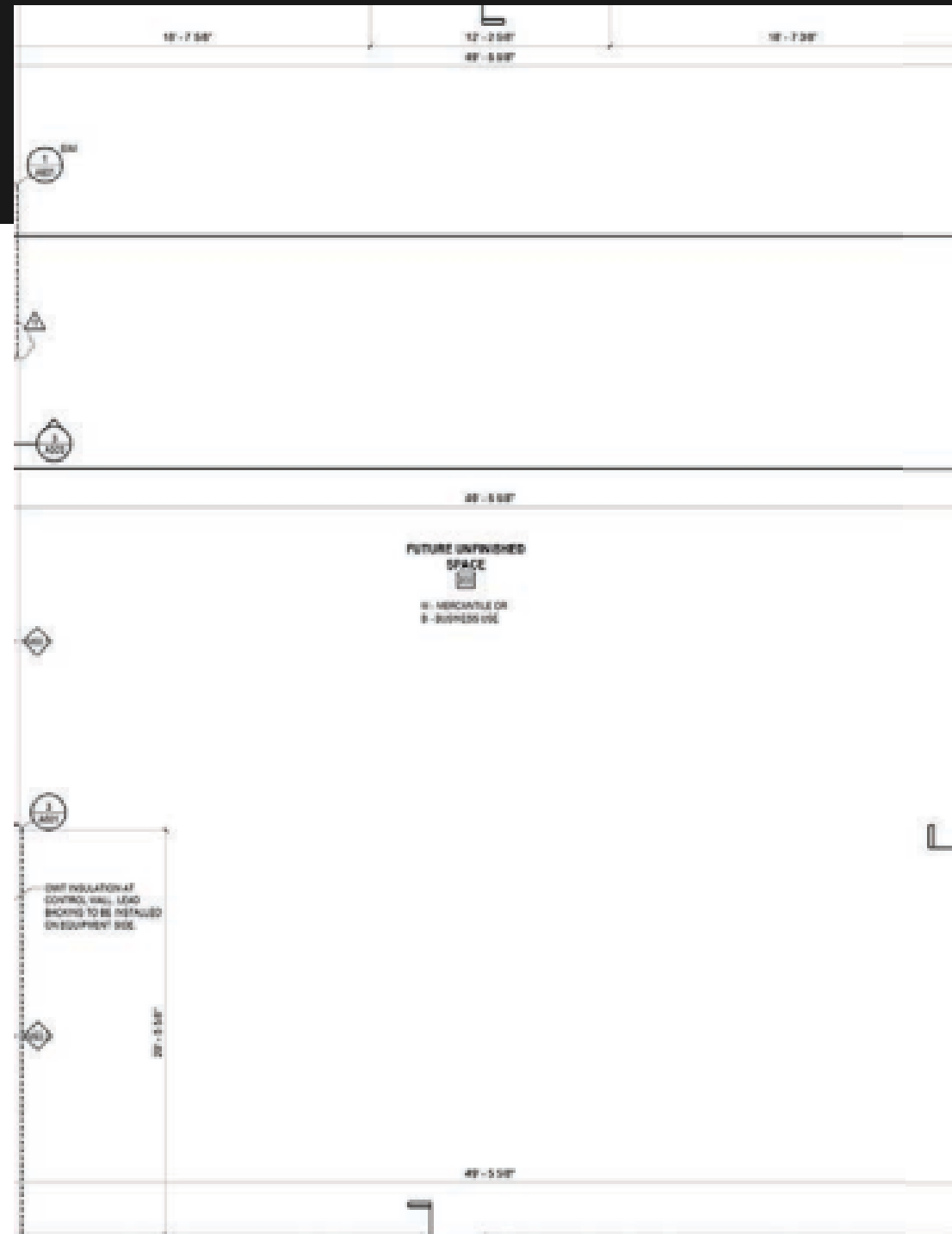
3601 Plaza Way offers a highly visible, 3,087 SF medical/retail space, strategically positioned between Trios Hospital and Kadlec Clinic along Highway 395. This newly constructed property provides an ideal opportunity for medical practitioners, wellness providers, or retail businesses seeking a customizable, high-traffic location. 3601 Plaza Way is surrounded by a growing residential and business community.

Suite 120 will be provided in shell condition, allowing flexibility for a fully customized buildout according to specific needs and preferences. It is anchored by BestMed Urgent Care, ensuring consistent patient/customer traffic. Would be a great fit for a Medical Practice, Dental Clinic, Pharmacy, etc.

3 months of free rent for qualified tenants!



FOR LEASE: Suite 120
3601 Plaza Way
Kennewick, WA 99336



Disclaimer: The material contained herein is furnished solely for the purpose of considering the Leasing of the Property. Neither Crown Property Management nor the Owner make any representation or warranty, express or implied as to the accuracy or completeness of the information contained herein. The information contained herein is subject to change without notice and the recipient of these materials are advised and encouraged to conduct their own comprehensive review and analysis of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to Lease the Property and to terminate negotiations with any entity, for any reason, at any time with or without notice.

REGIONAL MAP



MARKET MAP



1 MILE INFOGRAPHICS

Key Statistics

1 mile

200

Total Businesses

2,445

Total Employees

\$236M

Total Sales

2.8%

Unemployment Rate

Daytime Population

1 mile



5,417

Total Population



5,990

Total Daytime Population

Ratio of daytime to total population:

1.11

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type



12.1

Avg Number of Employees



63.7 ↑

Total Business Per Sq Mi
This is 1,725.5% higher than **Benton County**

Top 25 Largest Businesses in Area



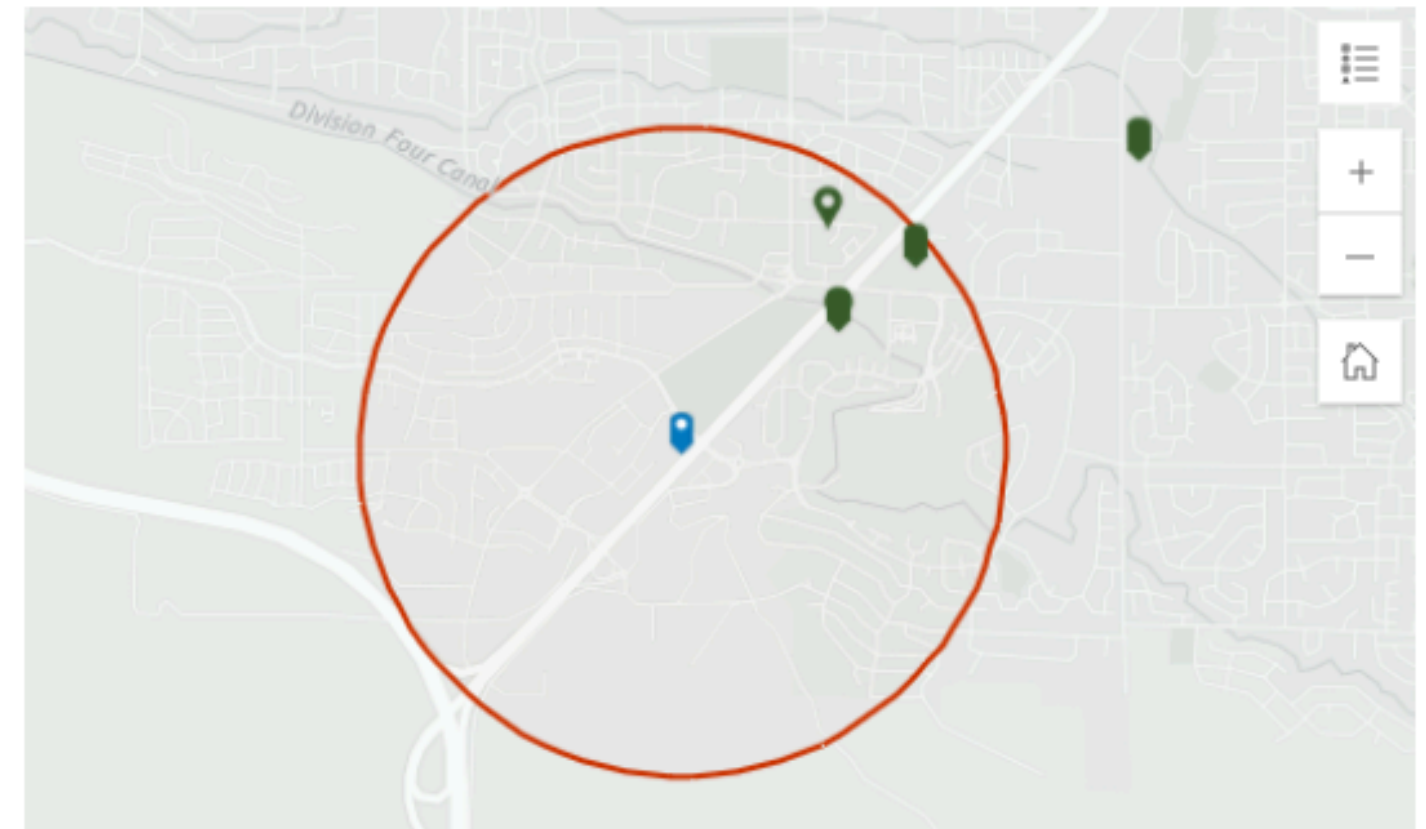
25*

100 or More Employees



25*

\$10M+ Annual Sales Vol



Highest sales volume

Toyota of Tri-Cities

Independent

\$133M

Most Employees

Kennewick City Manager

Independent

430

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

3 MILE INFOGRAPHICS

Key Statistics

3 miles

1,421

Total Businesses

14.8K

Total Employees

\$2.05B

Total Sales

4.4%

Unemployment Rate

Daytime Population

3 miles



57,605

Total Population



49,512

Total Daytime Population

Ratio of daytime to total population:

0.86

Values > 1.0 mean that more people come to the area during the day than live there.



Urban Vicinity

Dominant Urbanicity Type

3 miles



12.1

Avg Number of Employees



50.3 ↑

Total Business Per Sq Mi
This is 1,340.4% higher than **Benton County**

3 miles

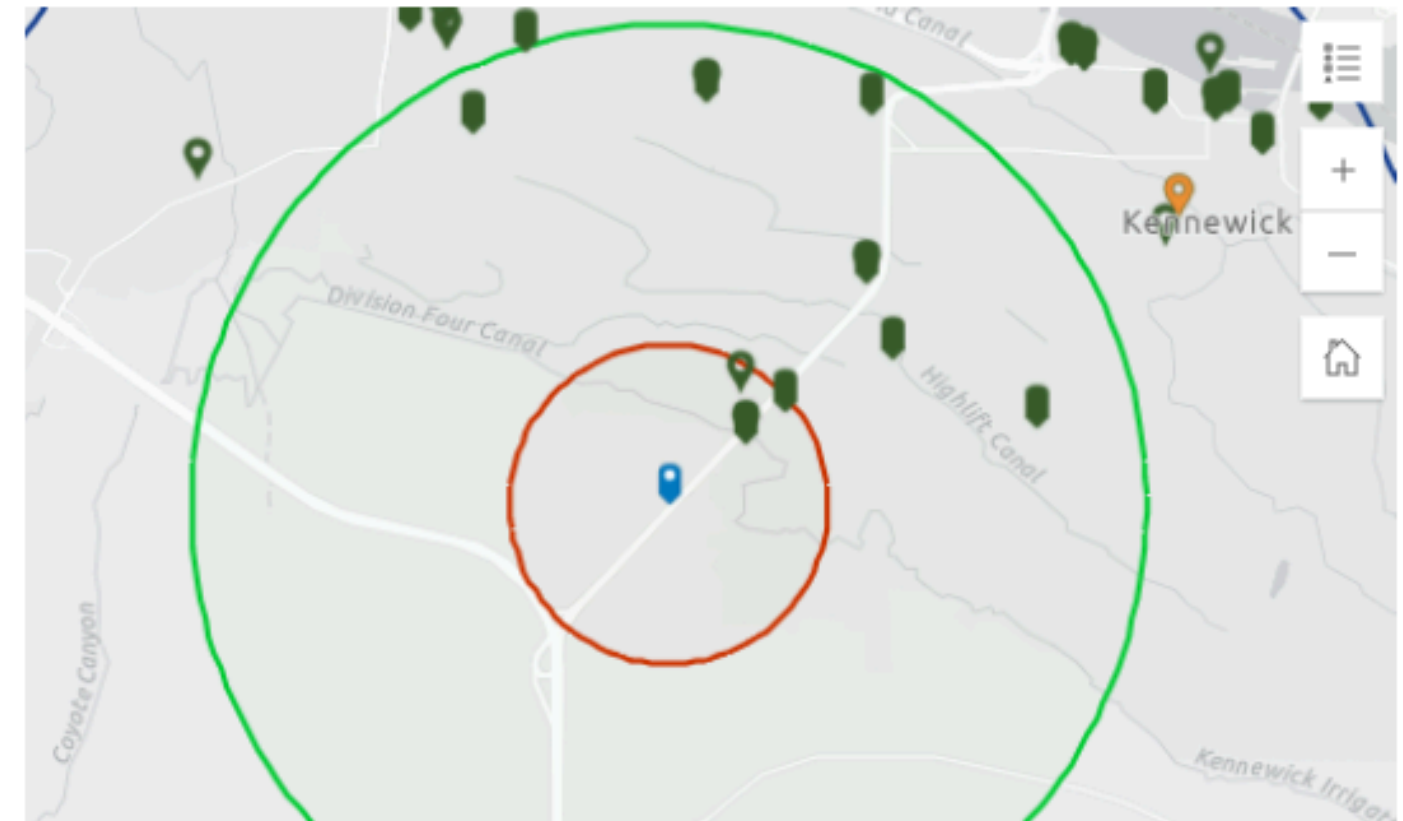
Top 25 Largest Businesses in Area

25*

100 or More Employees

25*

\$10M+ Annual Sales Vol



Highest sales volume

Toyota of Tri-Cities	Independent	\$133M
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Most Employees

Kennewick City Manager	Independent	430
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Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

5 MILE INFOGRAPHICS

Key Statistics

5 miles

3,521

Total Businesses

41.1K

Total Employees

\$5.83B

Total Sales

3.9%

Unemployment Rate

Daytime Population

5 miles



115,652

Total Population



113,291

Total Daytime Population

Ratio of daytime to total population:

0.98

Values > 1.0 mean that more people come to the area during the day than live there.



Urban Vicinity

Dominant Urbanicity Type

5 miles



12.1

Avg Number of Employees



44.8 ↑

Total Business Per Sq Mi
This is 1,184.8% higher than **Benton County**

5 miles

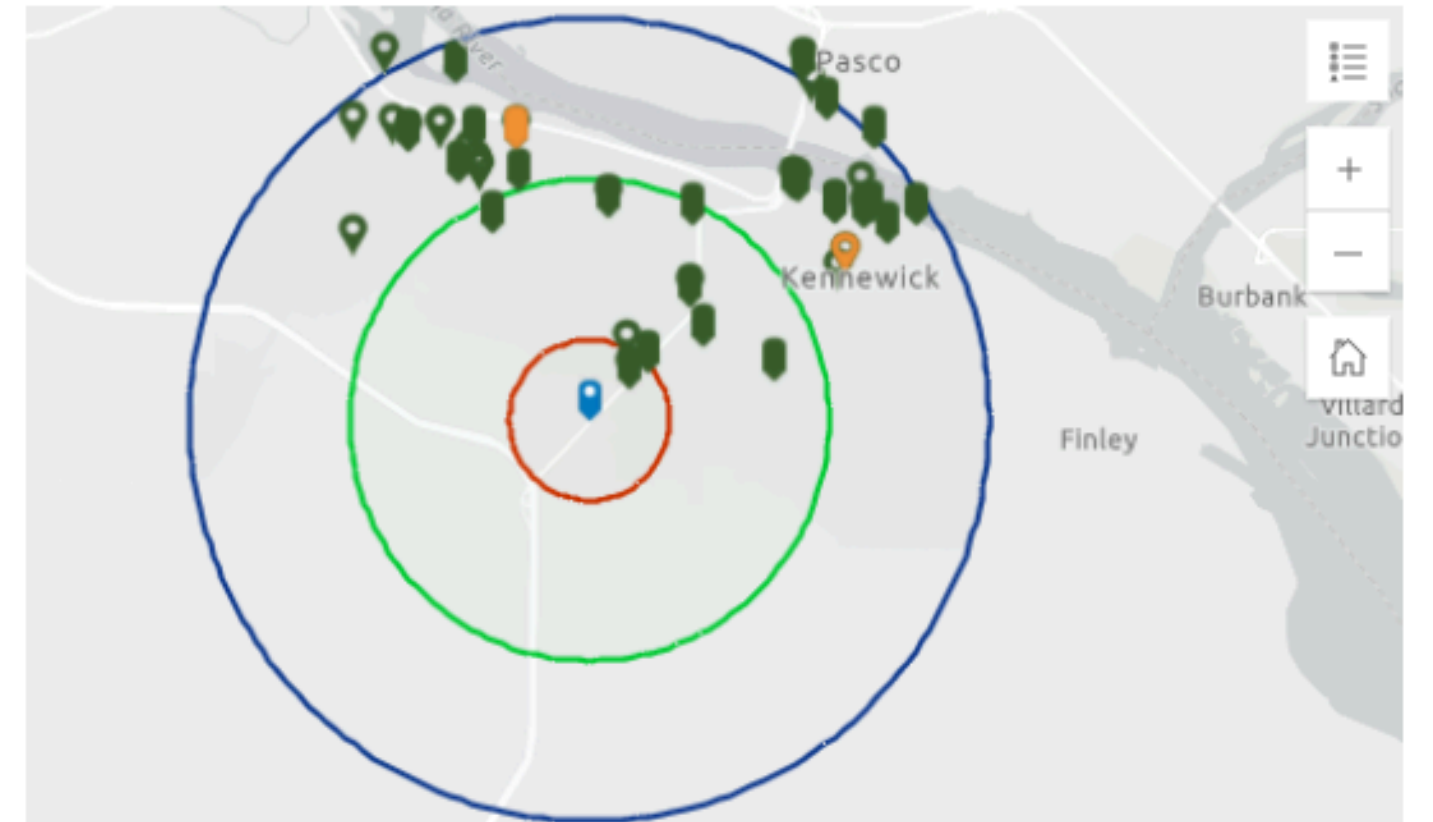
Top 25 Largest Businesses in Area

25*

100 or More Employees

25*

\$10M+ Annual Sales Vol



Highest sales volume

Toyota of Tri-Cities

Independent

\$133M

Most Employees

Kennewick City Manager

Independent

430

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AREA ANALYTICS

1 MILE

Summary	Census 2020	2025	2030
Total Population	5,174	5,417	5,798
Total Households	1,955	2,038	2,194
Family Households	1,420	1,450	1,554
Average Household Size	2.62	2.62	2.61
Owner Occupied Housing Units	1,536	1,664	1,814
Renter Occupied Housing Units	419	374	380
Median Age	41.7	41.9	42.3

[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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3 MILE

Summary	Census 2020	2025	2030
Total Population	54,043	57,605	60,374
Total Households	19,883	21,326	22,453
Family Households	13,730	14,357	15,044
Average Household Size	2.70	2.69	2.67
Owner Occupied Housing Units	13,152	14,537	15,688
Renter Occupied Housing Units	6,731	6,789	6,765
Median Age	35.2	36.1	37.0

[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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5 MILE

Summary	Census 2020	2025	2030
Total Population	108,244	115,652	121,621
Total Households	39,857	42,733	45,075
Family Households	26,963	28,176	29,586
Average Household Size	2.70	2.69	2.68
Owner Occupied Housing Units	25,568	28,153	30,473
Renter Occupied Housing Units	14,289	14,580	14,602
Median Age	35.2	36.1	37.1

[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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CROWN PROPERTY MANAGEMENT

GROWING INVESTMENTS BEYOND THE DOORS.

