

5020 W. Clearwater Avenue.  
Kennewick, WA 99336

Presented By:  
Harley Huston  
C: 509-851-2743  
hhuston@crowncrownpropertymanagement.com



# REGIONAL OVERVIEW

Tri-Cities is located in Southeastern Washington and provides over 300 days of sunshine annually. Situated along the confluence of the Columbia, Snake, and Yakima Rivers, the area provides a wide variety of recreational activities including world-class fishing, golf, boating, water-skiing and paddling, hunting, bike trails, hiking trails, and parks. For the 52<sup>nd</sup> year, Tri-Cities will host the Water Follies Columbia Cup Hydroplane race. Thousands of spectators will line the shores of the Columbia River the last full weekend in July to watch the world's fastest boats and air show.

Tri-Cities is also in the heart of Washington States' wine country. In recent years, Tri-Cities has become a large player in the state's booming wine industry and boasts over 200 wineries within a 50-mile radius, contributing over \$1 billion to the economy. Due to the local climate and geography, local winemakers produce some of the finest wines in the world.

In early 2025, many commercial projects were put on hold due to economic uncertainty, but they are now being reactivated. Developers and clients who delayed plans because of high interest rates and inflation are moving forward aggressively in 2025. Current ongoing projects are highlighted below:

- Versova, one of the country's largest egg producers, is moving into the former Reser's building.
- Washington Energy is in the process of leasing 425 acres in Richland for a clean energy park.
- Atlas Agro is planning to build a \$1.3 billion fertilizer plant in Richland.
- The Department of Energy is considering different sites for data centers that power AI.
- The Kennewick Three Rivers Convention Center expansion is expected to generate substantial economic activity and draw incremental commercial demand beyond the immediate site. The approved project will add 115,000 sq ft —with completion expected in late 2026. This expansion is projected to draw about 200,000 attendees annually, generating 70,000 hotel room nights per year.



# OFFERING SUMMARY & PROPERTY HIGHLIGHTS / FEATURES



## OFFERING SUMMARY: 4682 HILDEBRAND FOR LEASE

LEASE RATE:	\$15 / sf
TI ALLOWANCE:	Negotiable
SUITE SIZE:	8,516 +/- sf
BUILDING SIZE:	13,950 +/- sf
TERM :	Negotiable
LEASE:	NNN

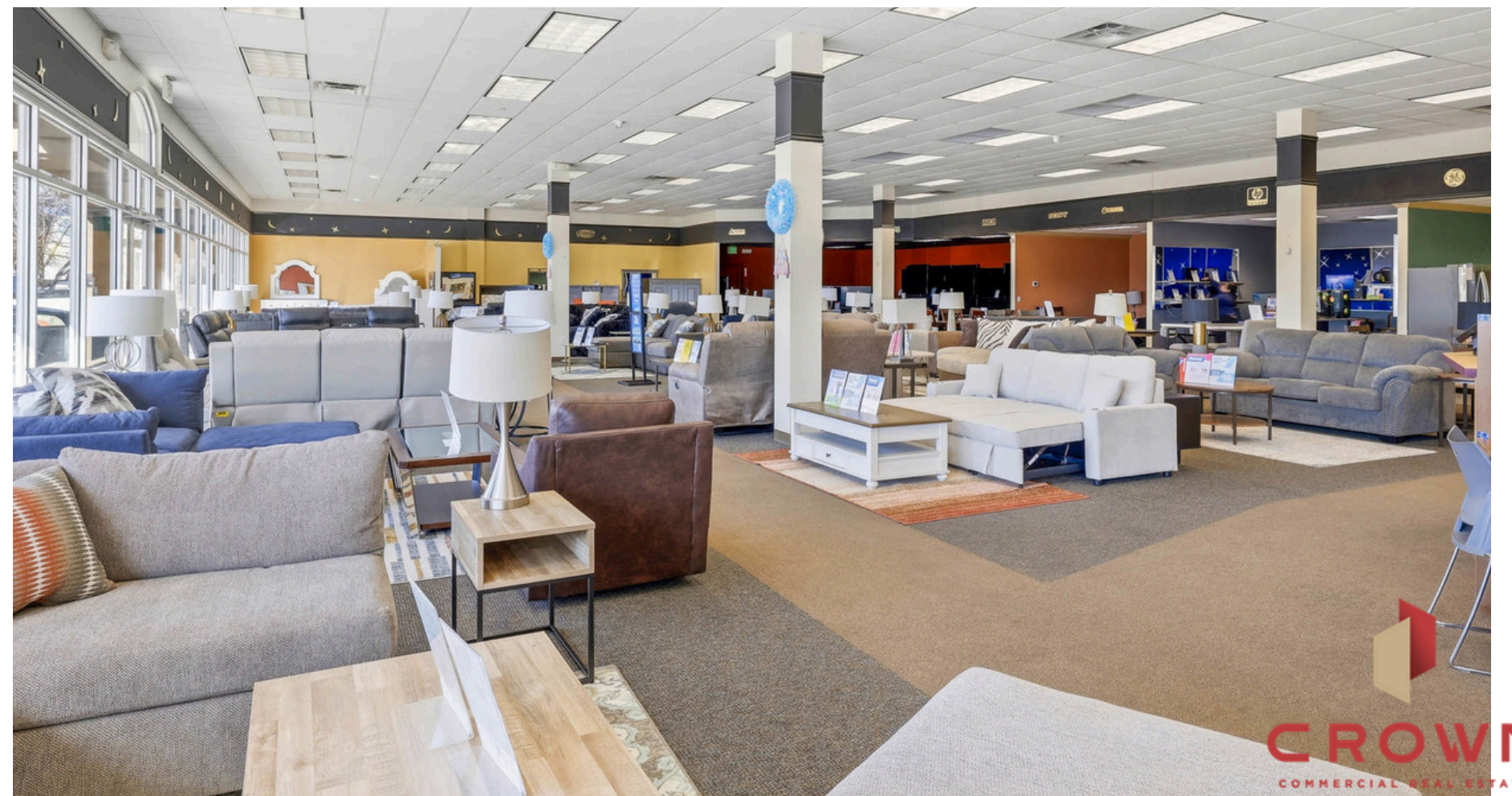
## KEY HIGHLIGHTS

- Strong frontage and visibility along Clearwater Avenue
- Flexible retail layout
- Monument & building signage available

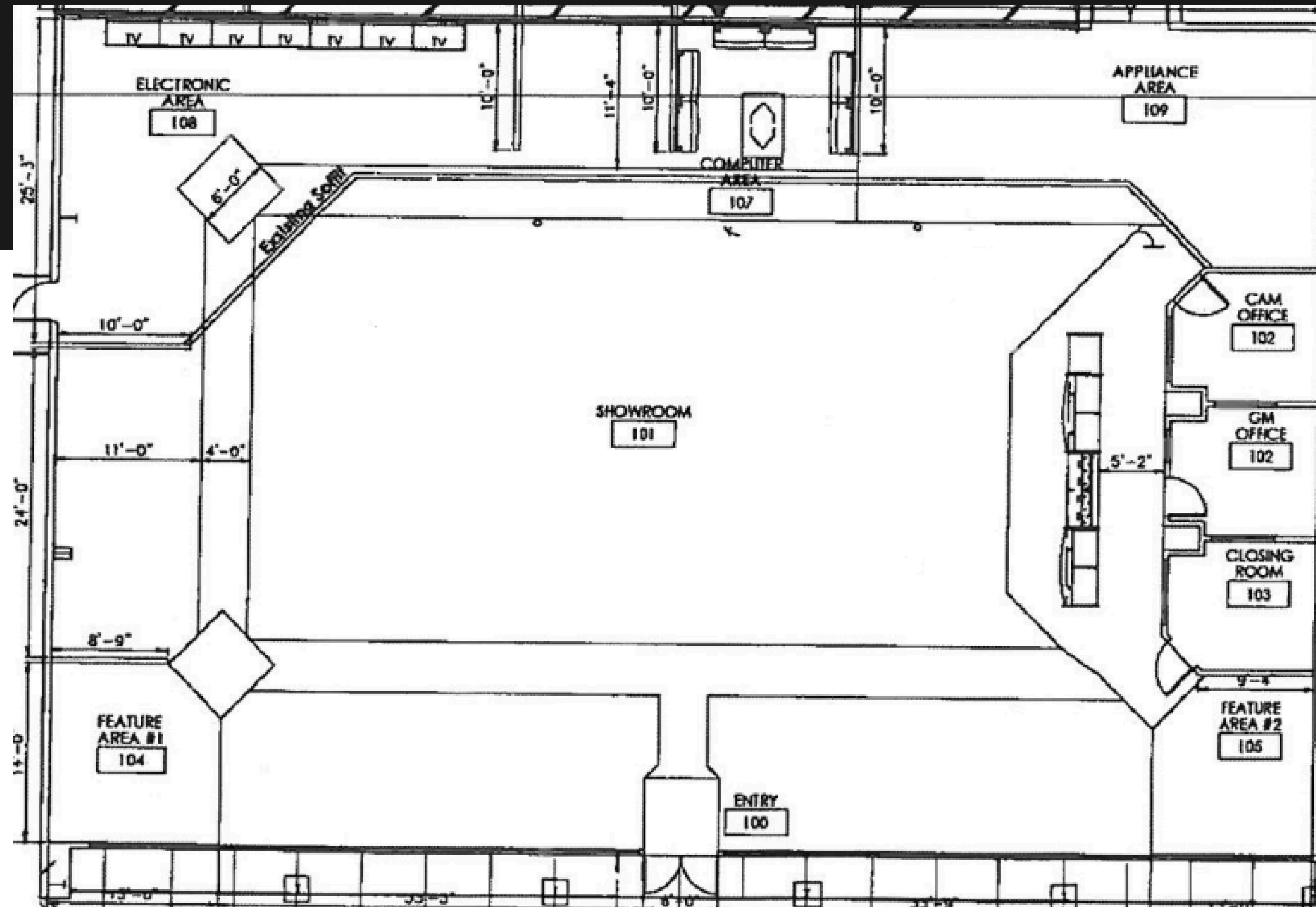
## PROPERTY & SUITE C DESCRIPTION

5020 W. Clearwater Ave. is a well-positioned retail building located along Clearwater Avenue, one of Kennewick's primary commercial corridors. The property offers excellent visibility and access, with strong daily traffic counts of approximately 22,728 vehicles per day, providing consistent exposure. It is surrounded by a mix of national, regional, and local businesses. The site is also conveniently located approximately 5 minutes from Highway 395, which sees over 57,000 vehicles per day.

Suite C offers 8,516 +/- square feet of open retail space. Currently operating as Aaron's, the space features a functional, open floor plan suitable for a variety of retail, showroom, or service uses. Monument & building signage are also both available!



**FOR LEASE: 5020 W. Clearwater Avenue, Suite C  
Kennewick, WA 99336**



Please note: Plan is intended to provide a representation for layout. Actual dimensions may vary as this document is not 100% to scale.

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



# AREA ANALYTICS

## 1 MILE

Summary	Census 2020	2025	2030
Total Population	14,203	14,700	15,235
Total Households	5,490	5,707	5,933
Family Households	3,334	3,350	3,459
Average Household Size	2.55	2.55	2.55
Owner Occupied Housing Units	2,407	2,636	2,878
Renter Occupied Housing Units	3,083	3,071	3,055
Median Age	31.5	32.4	33.5

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	75,927	80,795	84,980
Total Households	28,224	30,214	31,853
Family Households	18,561	19,345	20,305
Average Household Size	2.66	2.65	2.65
Owner Occupied Housing Units	16,848	18,603	20,201
Renter Occupied Housing Units	11,376	11,611	11,652
Median Age	34.8	35.7	36.8

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

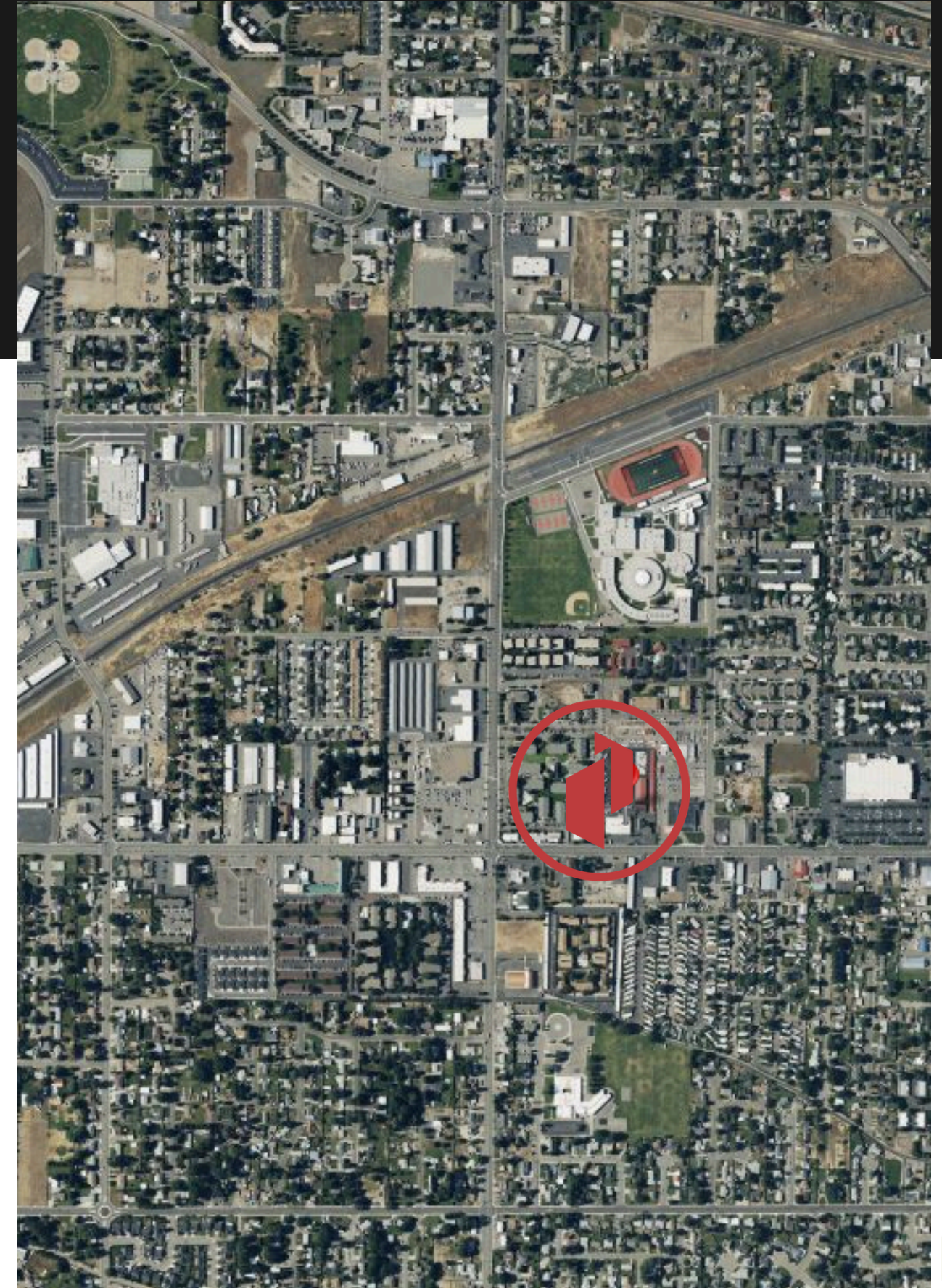
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## 5 MILE

Summary	Census 2020	2025	2030
Total Population	173,827	184,638	194,327
Total Households	61,014	65,042	68,691
Family Households	43,038	44,784	47,099
Average Household Size	2.83	2.82	2.81
Owner Occupied Housing Units	40,002	43,731	47,292
Renter Occupied Housing Units	21,012	21,311	21,399
Median Age	33.7	34.6	35.6

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.

**HARLEY HUSTON**  
COMMERCIAL BROKER  
1.509.851.2743  
HHUSTON@CROWNPROPERTYMANAGEMENT.COM

**OLIVIA KELLY**  
COMMERCIAL BROKERAGE ASSISTANT  
1.509.957.2900  
OKELLY@CROWNPROPERTYMANAGEMENT.COM

