

**OFFERING MEMORANDUM**

# Canyon Lakes Shopping Center

**4008 W. 27TH**

Kennewick, WA 99337



**PRESENTED BY:**

**ASHLEY MOALA**

Phone: 541.379.1338

ashley.moala@svn.com

WA #138102



# PROPERTY SUMMARY



VIDEO

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3,875 SF/yr (NNN)
<b>AVAILABLE SF:</b>	1,550 SF
<b>LOT SIZE:</b>	1.06 Acres
<b>BUILDING SIZE:</b>	7,840 SF
<b>NNN:</b>	\$1,375.40 /mo

## PROPERTY DESCRIPTION

Prime Retail end cap space now available for Lease. This suite sits opposite Starbucks in the Canyon Lakes Shopping Center. Previously a long time Game Stop location, this existing layout features an open, versatile floor plan. Canyon Lakes Shopping Center is located in the desirable Southridge area of Kennewick. Situated close to major national retailers and attractions such as Starbucks, Walgreens, Petco, McDonald's, Home Depot, Walmart, Canyon Lake Golf Course and the Southridge Sports Complex. This prime retail location offers a diverse mix of dining, shopping, and entertainment options to attract foot traffic and engage customers. It's a dynamic hub for retail businesses seeking high visibility and accessibility in this thriving commercial district.

## PROPERTY HIGHLIGHTS

- End Cap Suite in Starbucks Anchored Strip Center
- Adjacent to Walgreens, Home Depot, Walmart
- Prime Location with High Visibility and Traffic (23,000+ VPD)

## PROPERTY DESCRIPTION



## ZONING

The property is zoned COMMERCIAL COMMUNITY DISTRICT (CC), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

## LOCATION DESCRIPTION

Discover the vibrant community surrounding the property at Canyon Lakes Shopping Center in Kennewick, WA. You will enjoy a prime location close to major retailers and attractions such as Starbucks, Walgreens, Petco, McDonald's, Home Depot, Walmart, Canyon Lake Golf Course and the Southridge Sports Complex. With a prestigious address in the heart of Kennewick, the area offers a diverse mix of dining, shopping, and entertainment options to attract foot traffic and engage customers. It's a dynamic hub for retail businesses seeking high visibility and accessibility in this thriving commercial district.

With having highway frontage, this building sees over 23,000 cars per day.

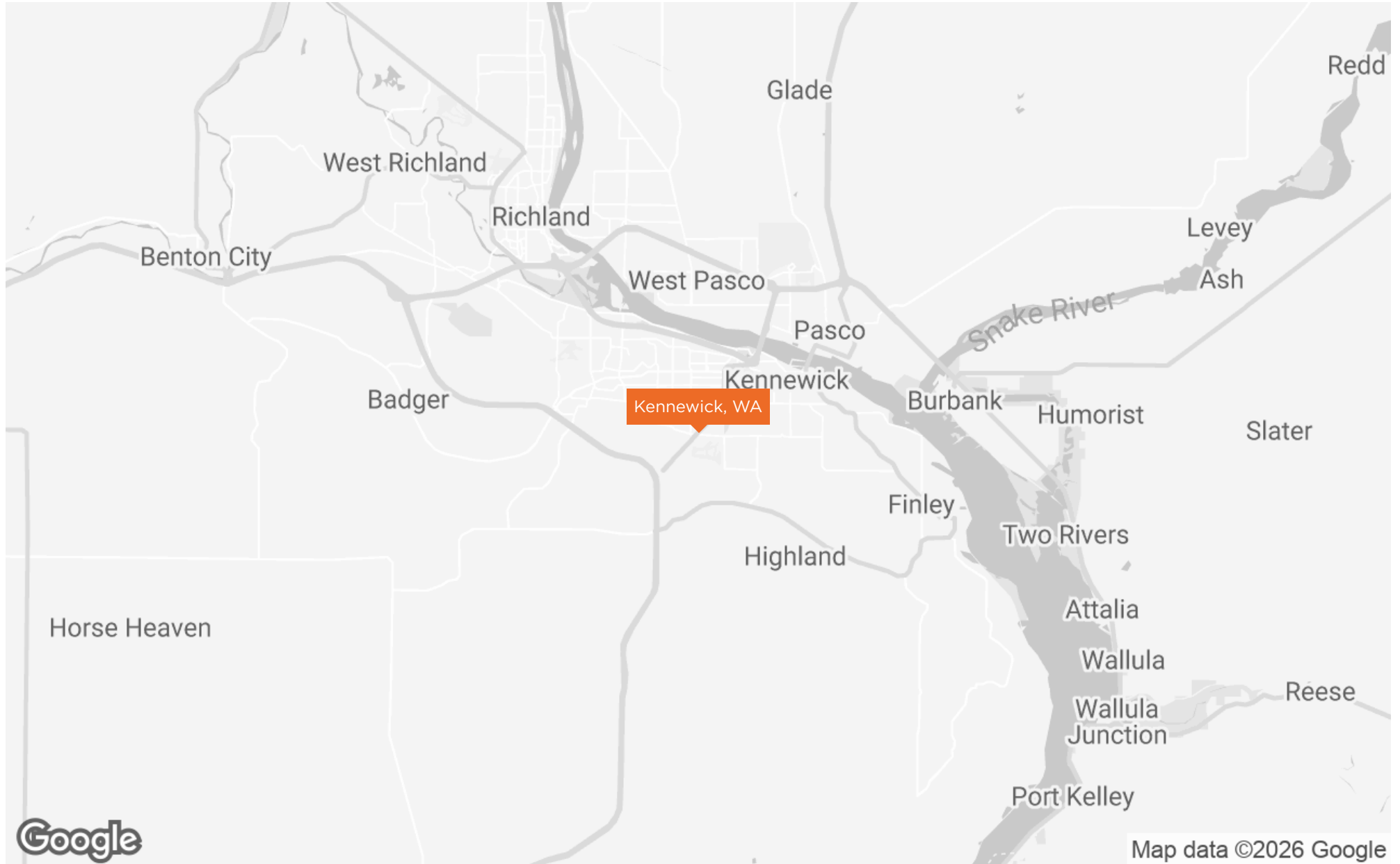
Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City, Phoenix, Los Angeles and Minneapolis.

**ADDITIONAL PHOTOS**



# REGIONAL MAP



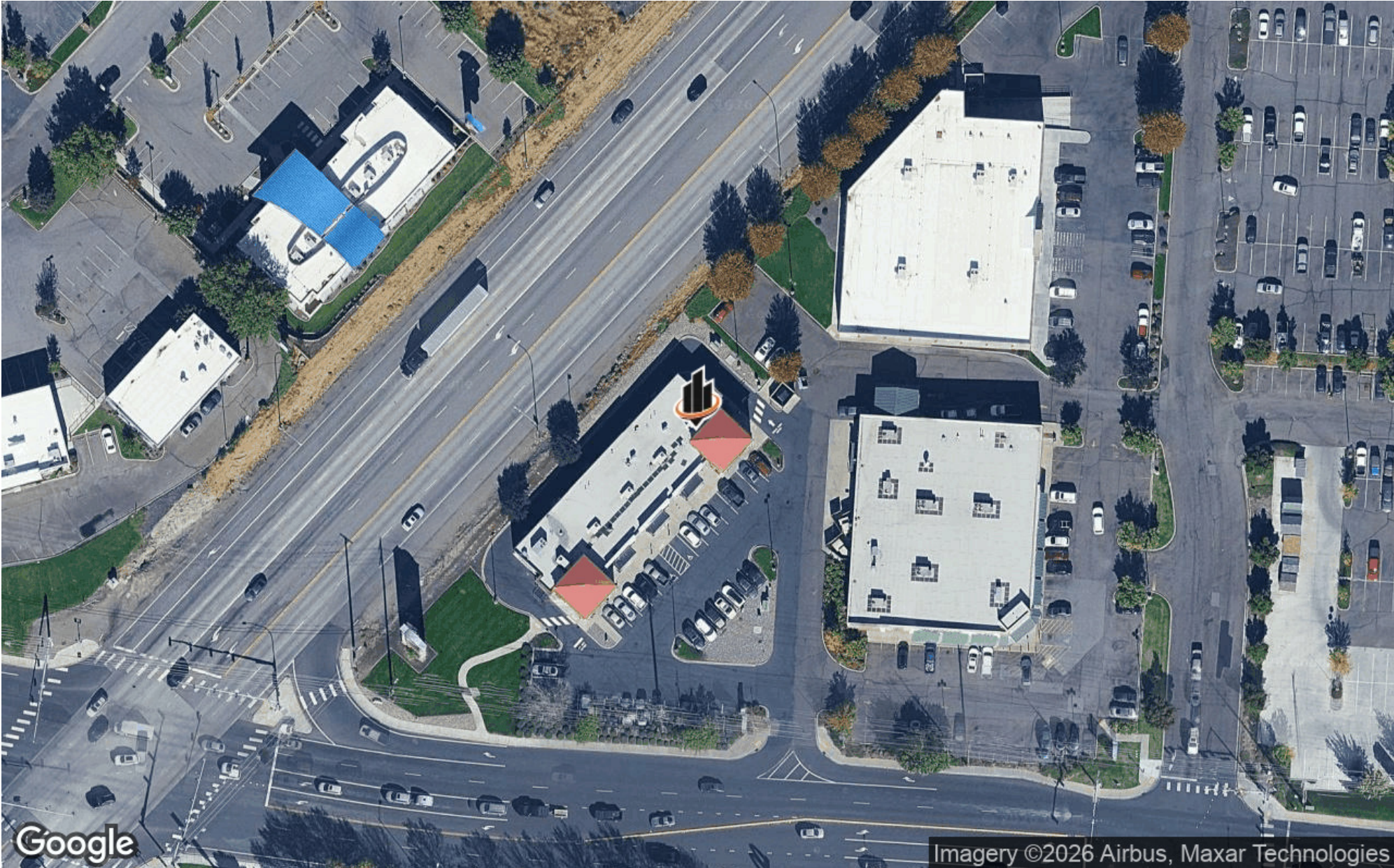
LOCATION MAP



# MARKET MAP



AERIAL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

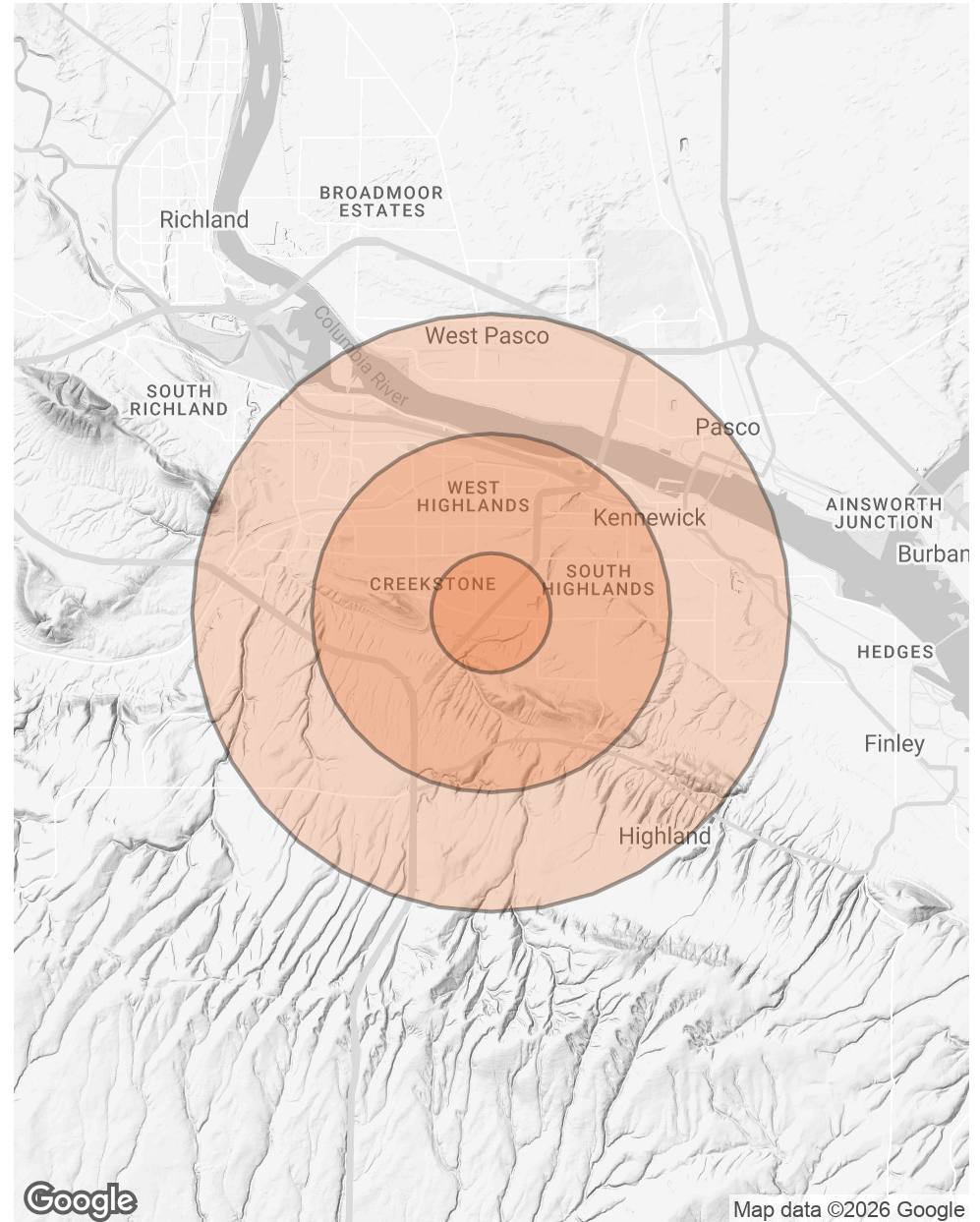
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,780	69,747	127,708
<b>AVERAGE AGE</b>	42	38	38
<b>AVERAGE AGE (MALE)</b>	41	36	37
<b>AVERAGE AGE (FEMALE)</b>	44	39	39

## HOUSEHOLDS & INCOME

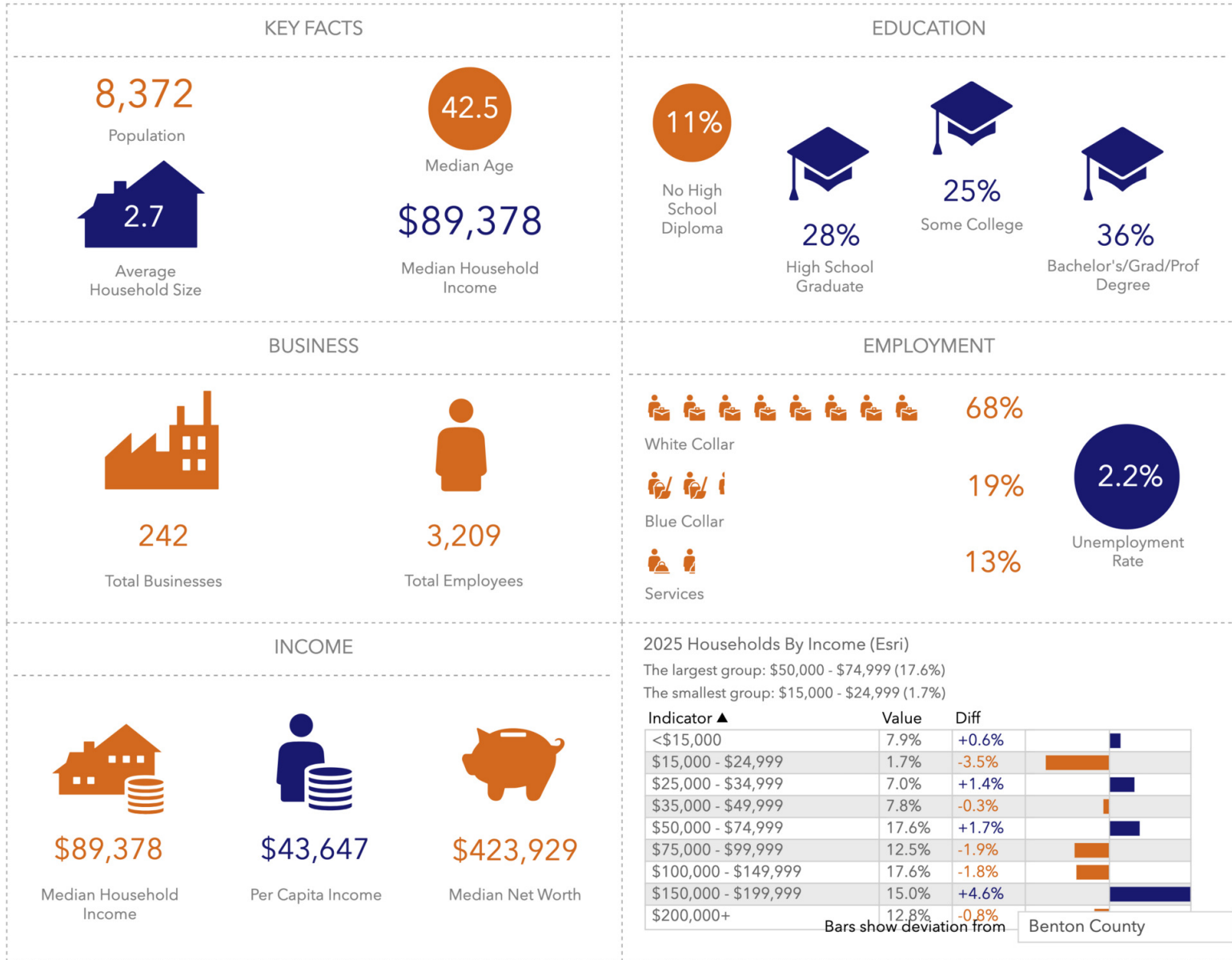
### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,278	25,341	46,199
<b># OF PERSONS PER HH</b>	2.7	2.8	2.8
<b>AVERAGE HH INCOME</b>	\$114,449	\$96,060	\$103,546
<b>AVERAGE HOUSE VALUE</b>	\$453,586	\$375,653	\$380,856

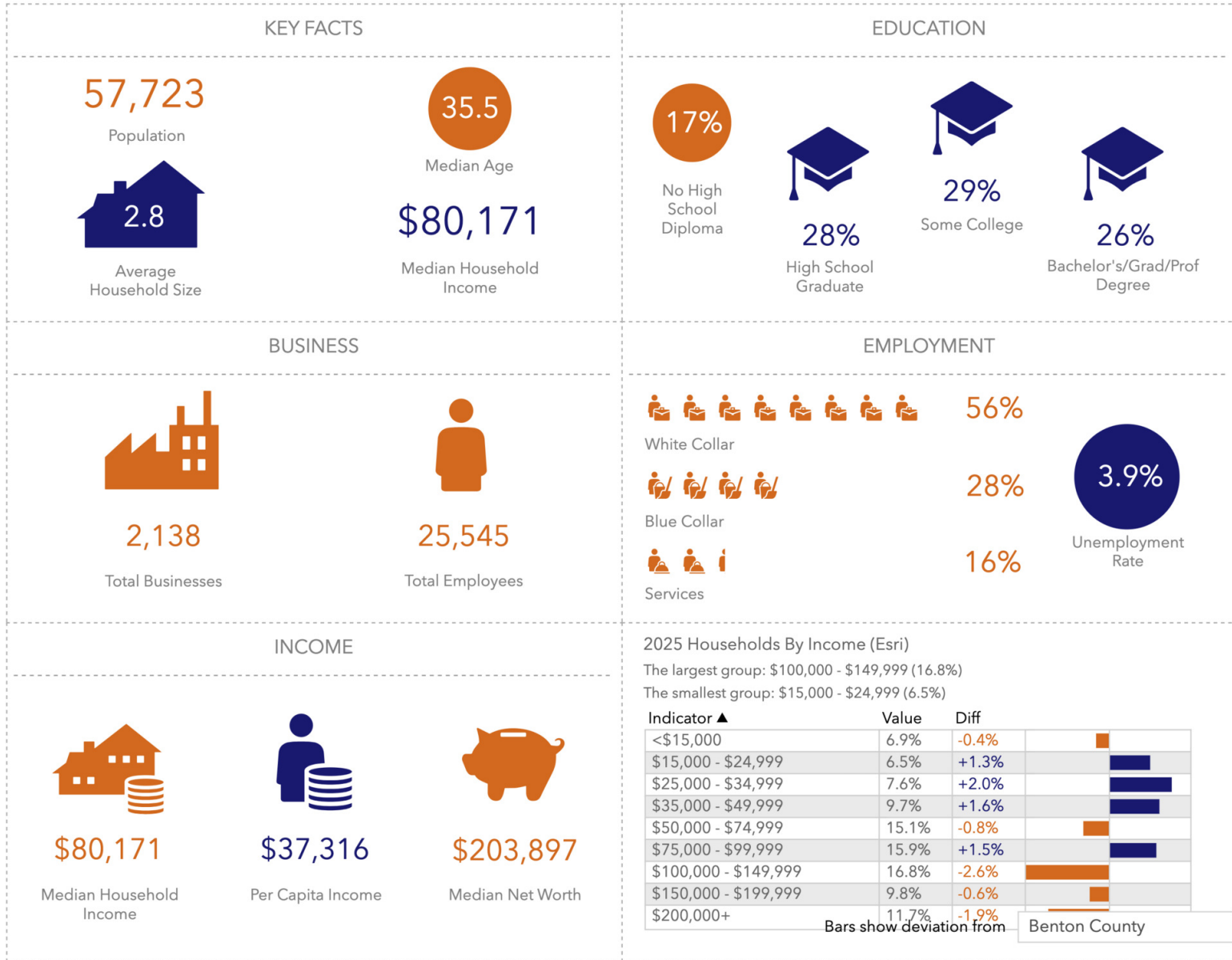
2020 American Community Survey (ACS)



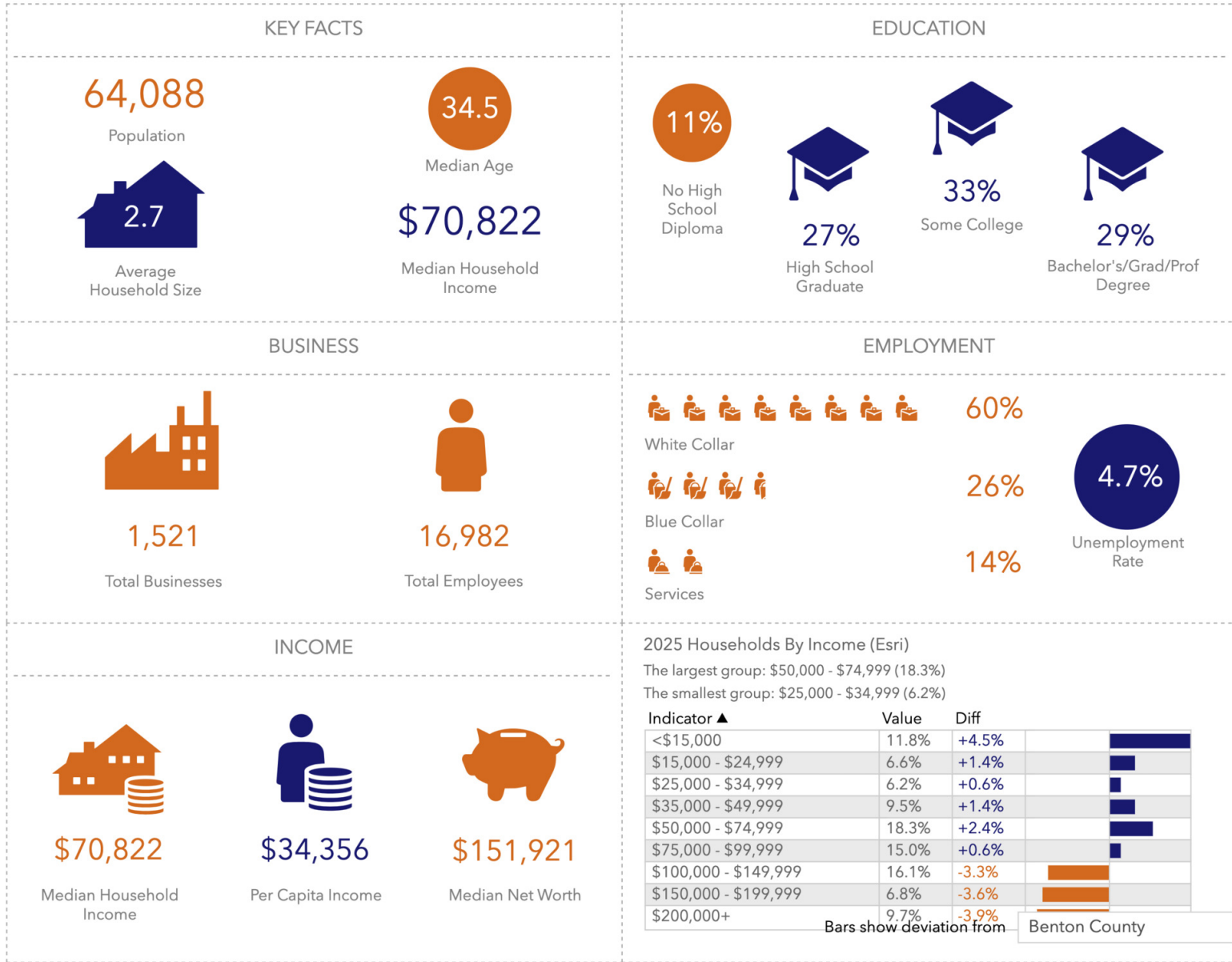
# 1 MILE INFOGRAPHICS



# 3 MILE INFOGRAPHICS



# 5 MILE INFOGRAPHICS



## DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.