



**LEASE**

# The Colonnade

**6807 W. CANAL DRIVE**

Kennewick, WA 99336

**PRESENTED BY:**

**KEN DAVIS**

Phone: 509.949.0860

[ken.davis@svn.com](mailto:ken.davis@svn.com)

## PROPERTY SUMMARY



## OFFERING SUMMARY

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

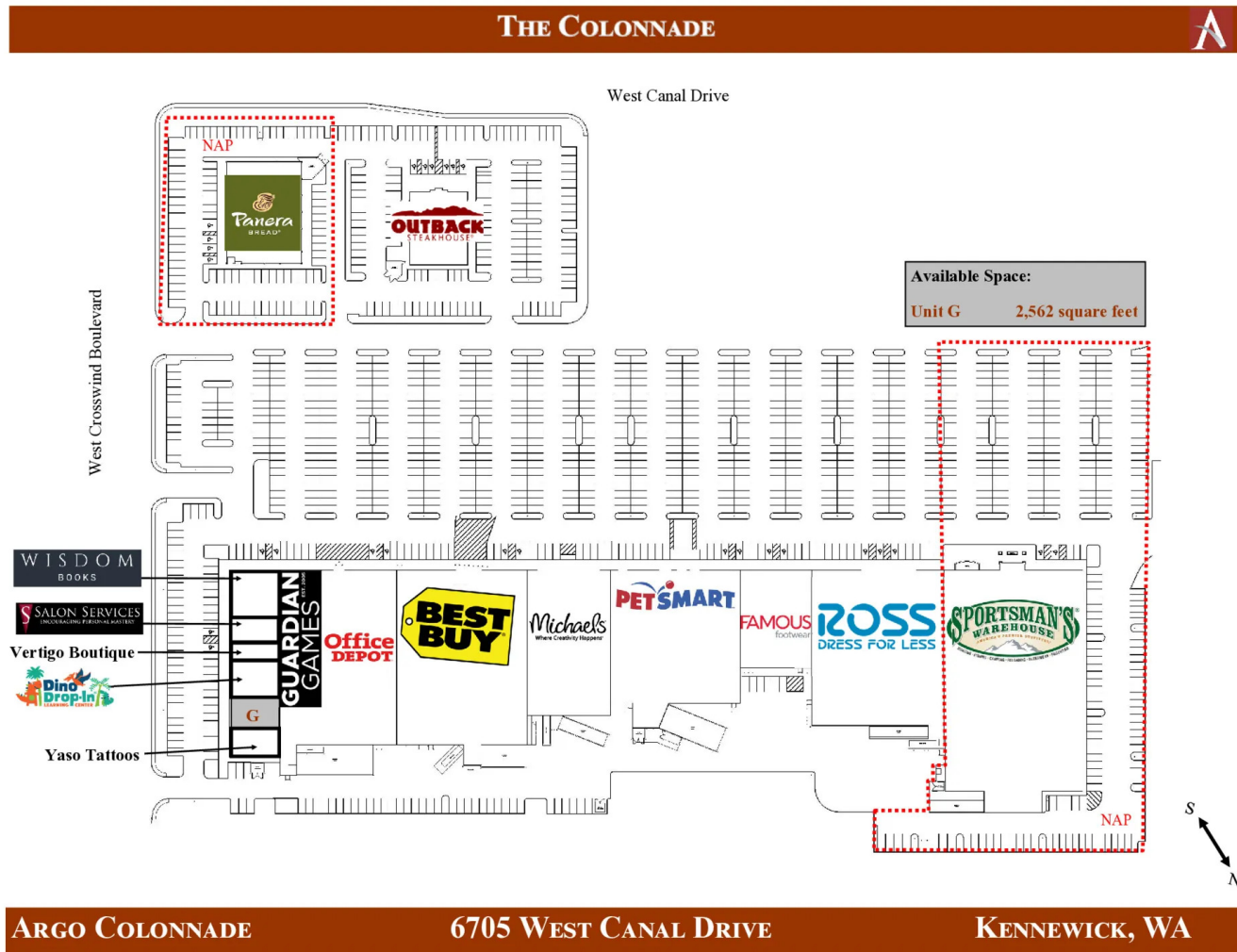
ken.davis@svn.com

## INTERIOR PHOTOS



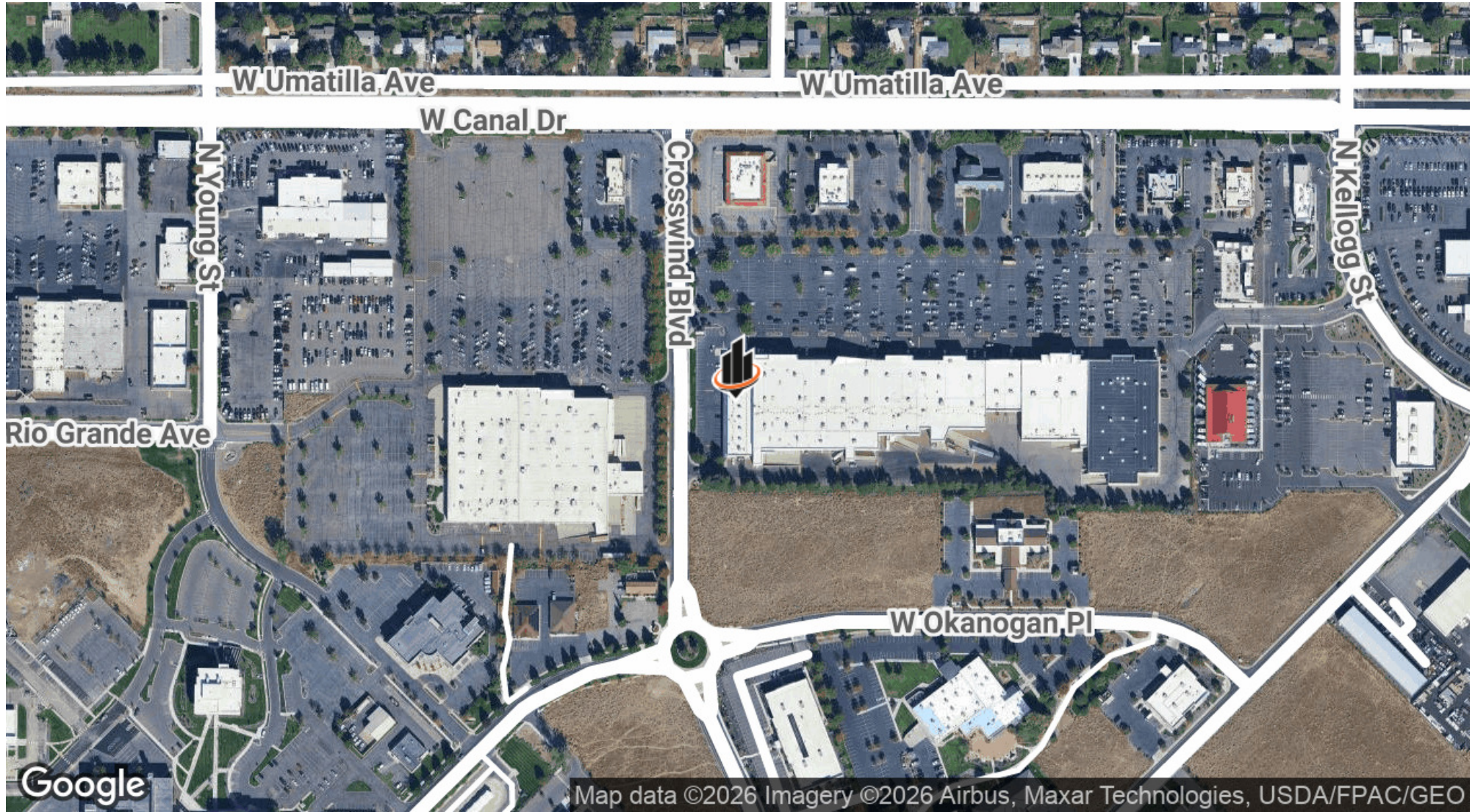
**KEN DAVIS**  
O: 509.949.0860  
ken.davis@svn.com

# 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

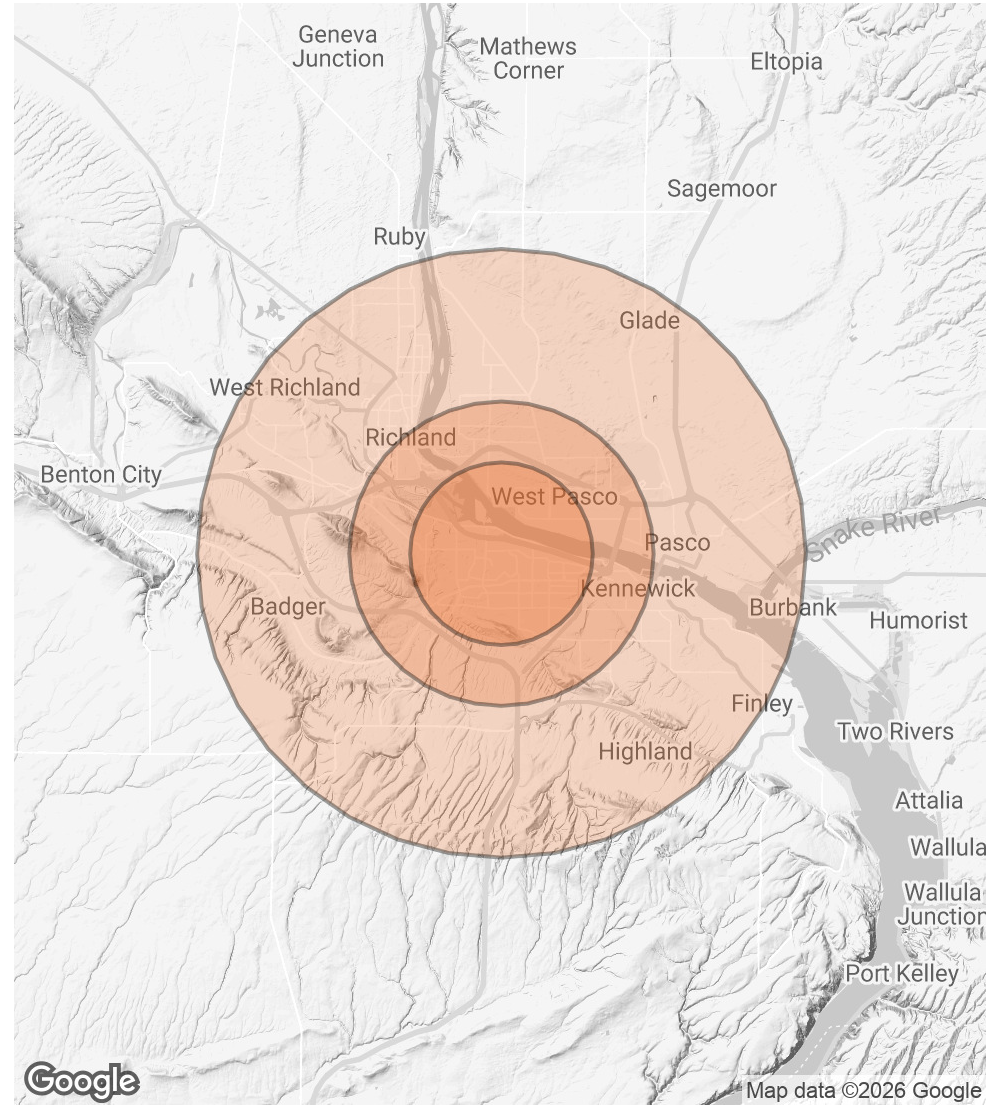
**3 MILES 5 MILES 10 MILES**

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

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

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

2020 American Community Survey (ACS)



**KEN DAVIS**

O: 509.949.0860

ken.davis@svn.com