

8530 W. GAGE BLVD., KENNEWICK, WA 99338

8530

RETAIL PROPERTY FOR
LEASE
1,632 SF



HARLEY HUSTON

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CROWN
PROPERTY MANAGEMENT



PROPERTY DESCRIPTION

Ideally situated at the highly visible, signalized corner of Gage & Grandridge Blvd, this retail space offers outstanding exposure and convenient access! 8530 W Gage Blvd is surrounded by a dynamic mix of retail, restaurants, services, and more! Building features prominent monument & building signage.

PROPERTY HIGHLIGHTS

- Highly visible location at the signalized corner of Gage Blvd & Grandridge Blvd
- Prominent monument and building signage available
- Surrounded by a strong mix of retail, restaurants, services, and other businesses
- Excellent exposure and convenient access

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	1,632 SF
Lot Size:	0.64 Acres
Building Size:	8,160 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	358	1,267	4,122
Total Population	831	2,861	9,110
Average HH Income	\$113,365	\$108,664	\$105,391

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LEASE SPACES

8530 W. GAGE BLVD., KENNEWICK, WA 99338
RETAIL PROPERTY FOR LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,632 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail on Gage Blvd.	Available	1,632 SF	NNN	\$25.00 SF/yr	Suite D was remodeled in 2021 and features a dedicated kitchen area with a convenient front service station. The layout is well-suited for food-related businesses and is currently operating as a bakery.

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ADDITIONAL PHOTOS

8530 W. GAGE BLVD., KENNEWICK, WA 99338
RETAIL PROPERTY FOR LEASE



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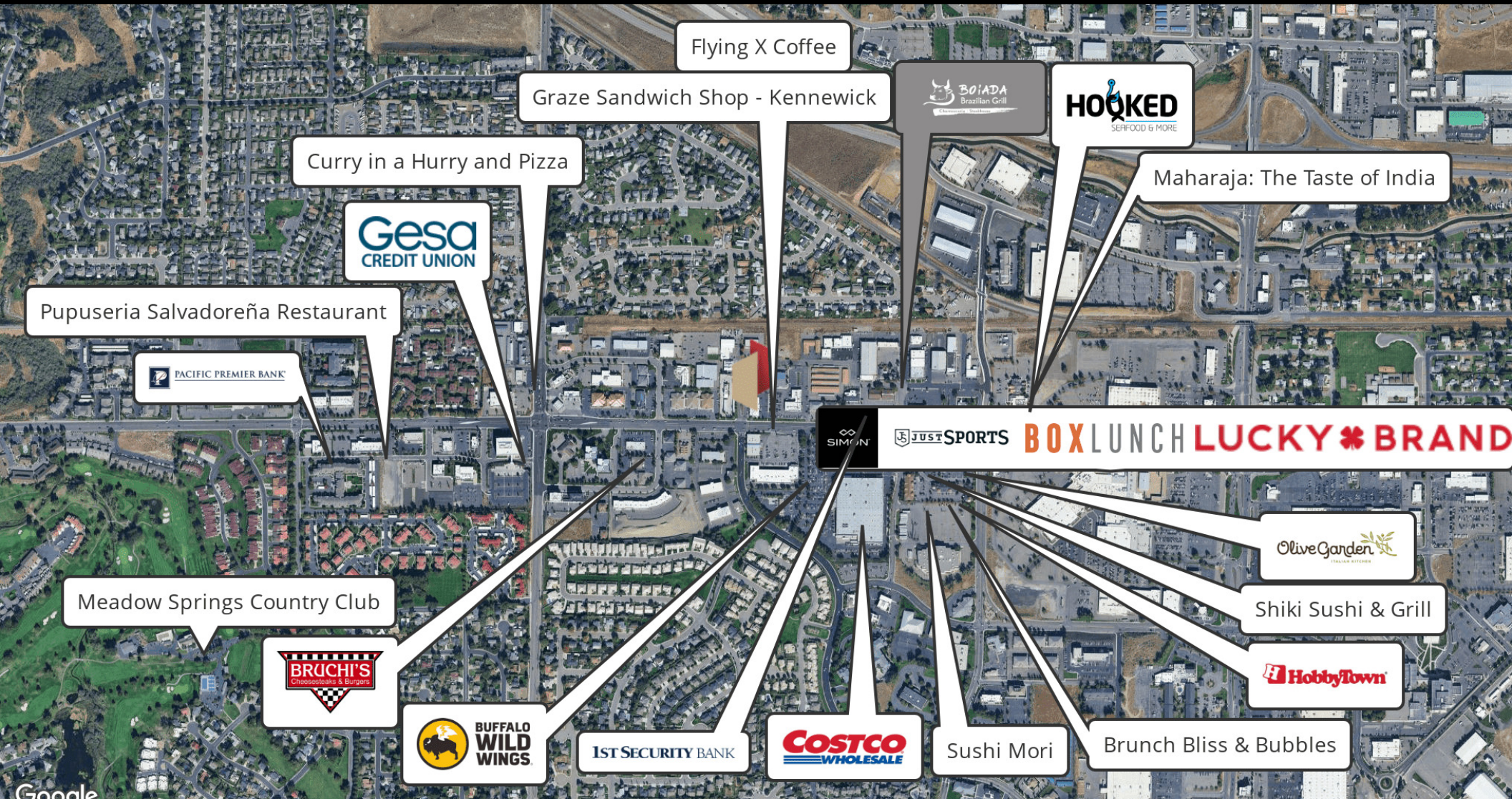


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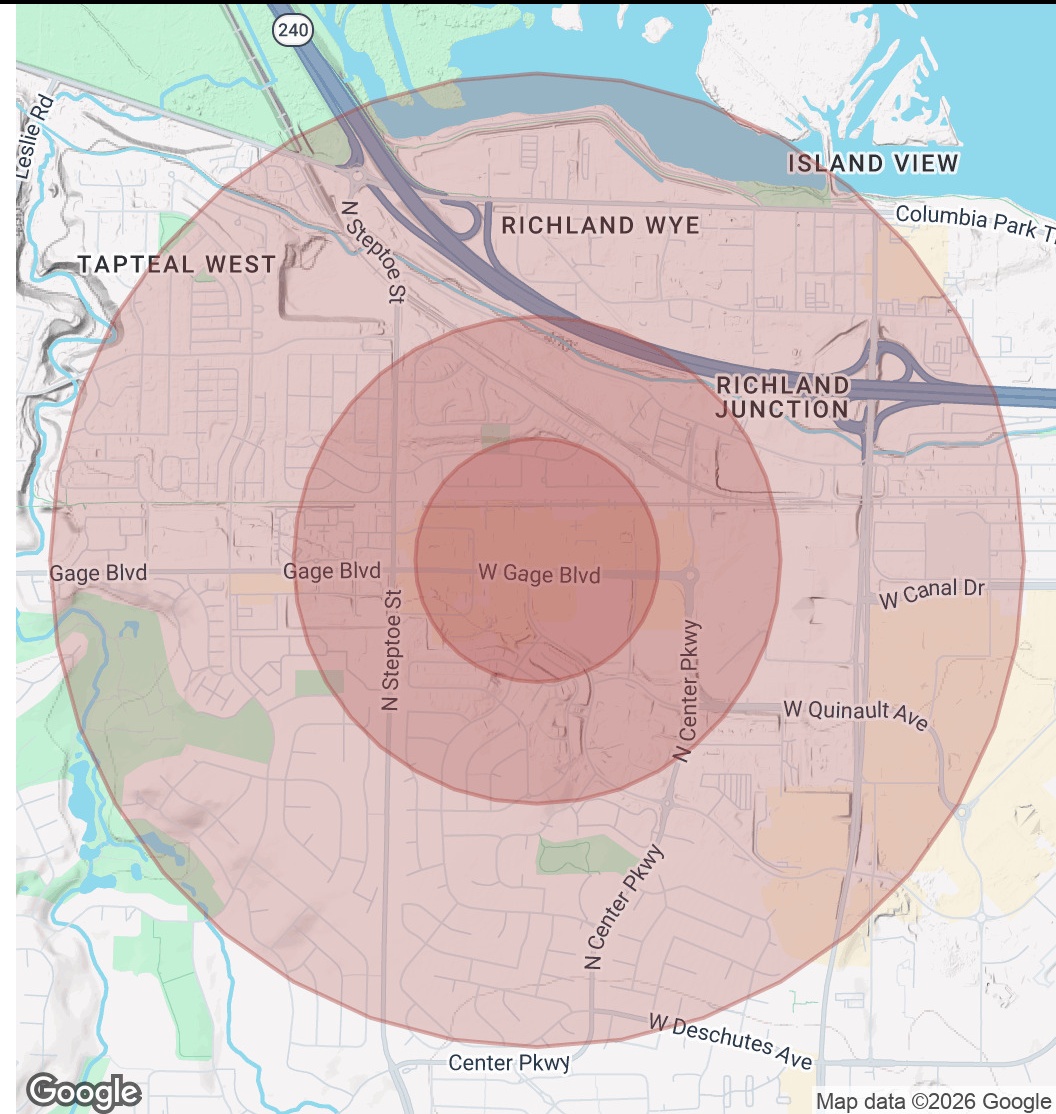
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	831	2,861	9,110
Average Age	37.6	38.4	41.8
Average Age (Male)	36.3	36.7	41.6
Average Age (Female)	40.0	40.7	43.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	358	1,267	4,122
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$113,365	\$108,664	\$105,391
Average House Value	\$323,055	\$333,189	\$358,688

2023 American Community Survey (ACS)



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