

# 6821 West Canal Drive

KENNEWICK, WA 99336



MATTIS PARTNERS



## FOR LEASE

4,075 SF AVAILABLE

DEMISABLE TO 2,740 SF & 1,335 SF

± 97 PARKING STALLS

± 16,600 ADT ON W CANAL DRIVE

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# Property Overview



## Quick Facts

LOCATION: 6821 West Canal Drive, Kennewick, WA 99336

GLA: 7,875 SF

ZONING: Commercial Mixed-Use

TRAFFIC COUNT:  $\pm$  16,600 ADT on West Canal Drive

## Highlights

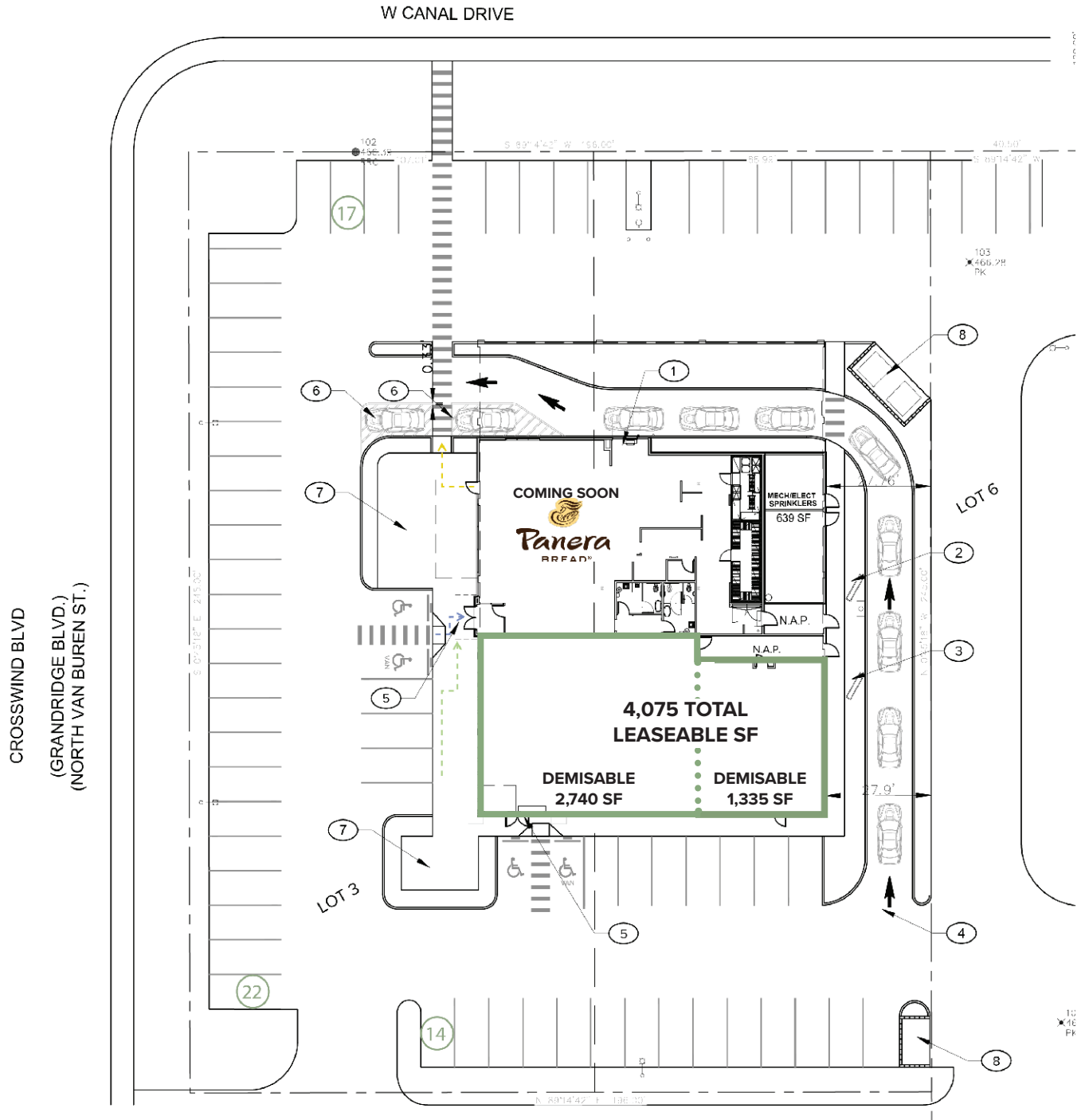
- Located 1/2 mile from Columbia Center Mall.
- Anchored by established retail center "The Colonnade."
- Convenient access to Columbia Center Boulevard and Highway 240.

## CONCEPTUAL RENDERINGS



# Site Plan

 Download Site Plan





# Location



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>2023 POPULATION</b>	3,227	67,586	168,768
<b>2023 DAYTIME EMPLOYEES</b>	8,417	21,858	47,452
<b>2023 HOUSEHOLDS</b>	1,251	26,495	61,565
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$124,843	\$114,779	\$116,119

## CITY OF KENNEWICK



10+  
RETAIL  
CENTERS



1  
SHOPPING  
MALL



35+  
DINING  
OPTIONS

CONTACT FOR RATES

## SITE PHOTOS



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