

THE SQUARE AT 10TH AVENUE

FRED MEYER ANCHORED PLAZA



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Kennewick, Washington
Just off Highway 395



KENNEWICK HIGHLIGHTS

- ◆ **MOST POPULOUS** OF THE TRI CITIES
- ◆ **FASTEST GROWING** CITY IN SOUTH EASTERN WASHINGTON
- ◆ **REVITALIZED DOWNTOWN** COMMERCIAL DISTRICT
- ◆ HOME TO THE COLUMBIA CENTER MALL AND TOYOTA CENTER
- ◆ OVER 200 WINERIES WITHIN 50 MILE RADIUS
- ◆ NEARBY HANFORD SITE PROVIDE ENVIRONMENTAL, WIND POWER GENERATION, HYDROELECTRIC AND NUCLEAR ENERGY RESEARCH



CORE CHARACTERISTICS

- ◆ ADJACENT TO FRED MEYER SHOPPING CENTER PROVIDING FOR **SIGNIFICANT TRAFFIC DRAW**
- ◆ EXCELLENT INGRESS | EGRESS & **VISIBILITY**
- ◆ LOCATED JUST OFF MAIN HIGHWAY 395 FOR **CONVENIENT ACCESS**
- ◆ NEXT TO **TESLA SUPERCHARGE STATION**
- ◆ SURROUNDED BY A MIXTURE OF COMMERCIAL & RESIDENTIAL
- ◆ DRAWS CONSUMERS FROM **NEARBY RICHLAND AND PASCO**

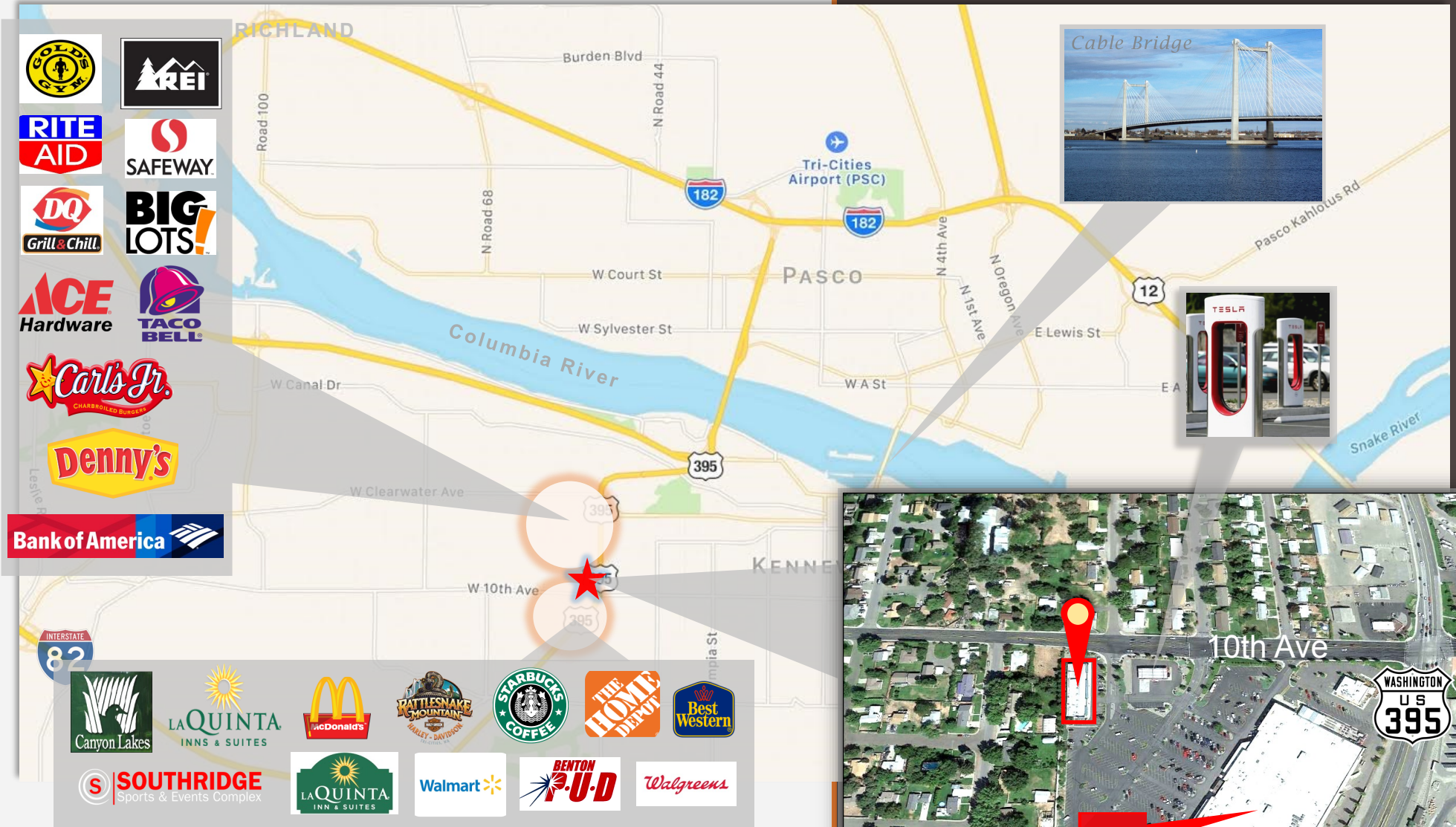
BUILDING FEATURES

- ◆ RETAIL | OFFICE | MEDICAL
- ◆ ± 44,867 SF LOT SIZE
- ◆ ± 12,000 SF TOTAL BUILDING AREA
- ◆ ± 4,320 SF END CAP UNIT
- ◆ ± 1,200 SF UNIT
- ◆ MONUMENT SIGN
- ◆ AMPLE PARKING
- ◆ EASY ACCESS
- ◆ FLEXIBLE LEASE TERMS
- ◆ NNN LEASE | PLEASE CALL FOR DETAILS

QUICK STATS

- POPULATION >> 79,120
- MEDIAN HH INCOME >> \$55,860
- MEDIAN AGE >> 32
- AVERAGE SUNNY DAYS PER YR >> 191
- COMFORT INDEX >> 76 OUT OF 100

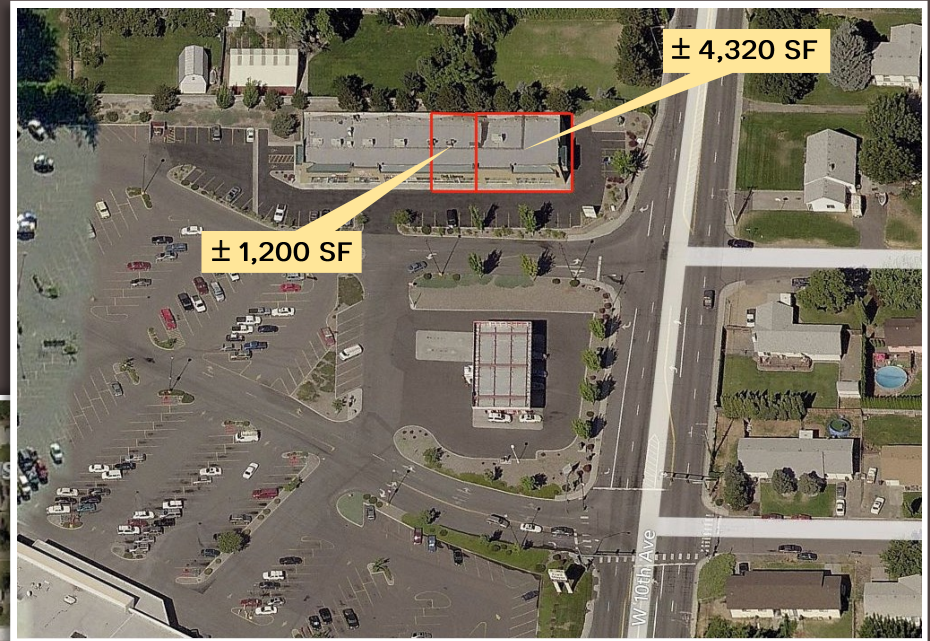
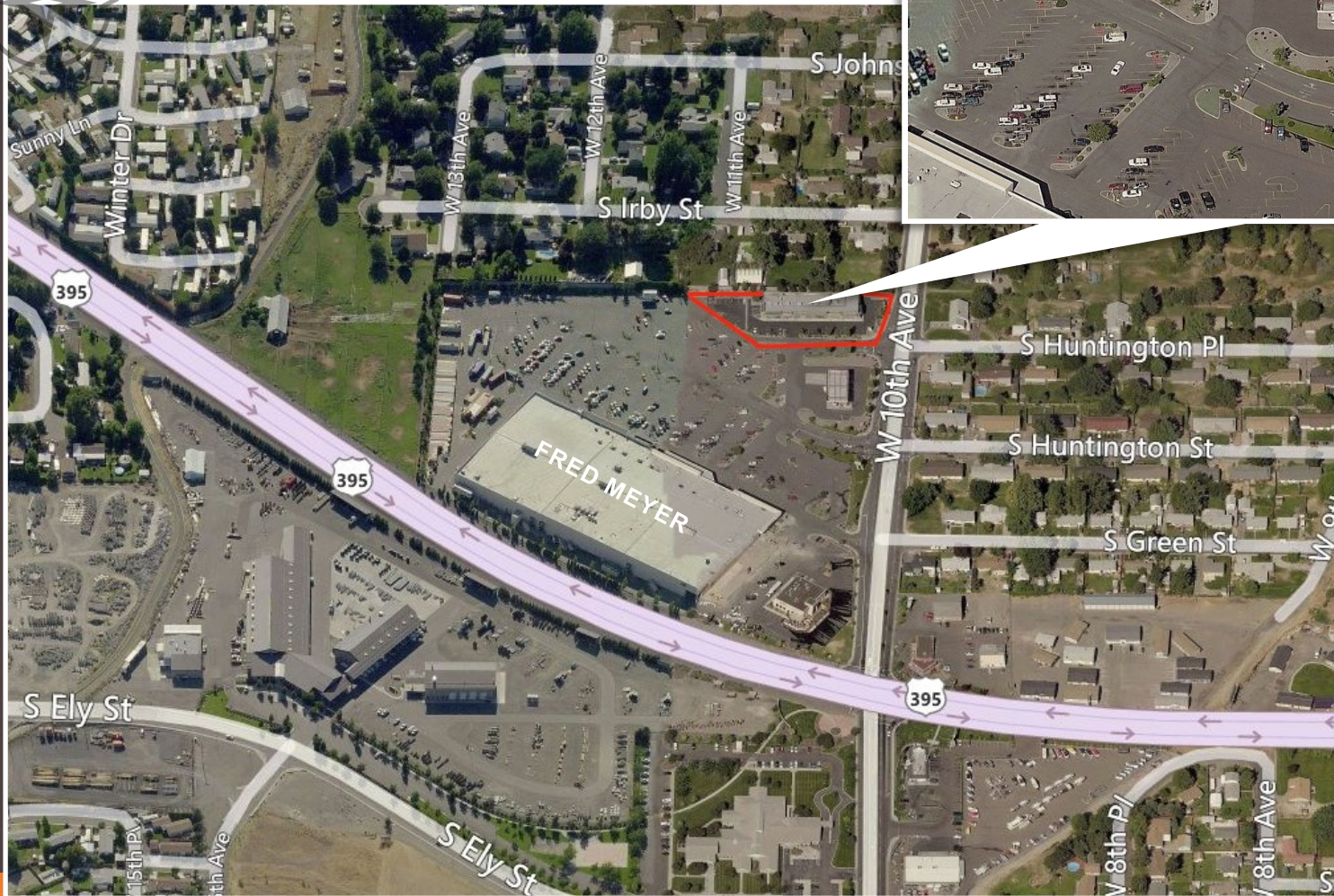
SITE MAP



THE SQUARE AT 10TH AVENUE

SITE MAP CLOSE UP VIEW

THE SQUARE AT 10TH AVENUE



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