

# PIER 1 IMPORTS KENNEWICK

1232 N Columbia Center Blvd - Kennewick, WA 99336

\*Do Not Disturb Tenant



MATTIS PARTNERS



# PROPERTY SUMMARY

**Free standing Pier 1** located on N Columbia Center Blvd in Kennewick's retail core. The property is minutes away from I-82 and adjacent to Columbia Center Mall, which houses Macy's, JCPenney and Dick's Sporting Goods. The Pier 1 building is shadow anchored by T.J. Maxx and Bed Bath & Beyond and is easily accessible from both N Columbia Center Blvd and W Quinault Ave. With 28,000 cars passing per day, the building's location has great visibility to the area's main thoroughfare.

## LOCATION

1232 N Columbia Center Blvd  
Kennewick, WA 99336

## SQUARE FOOTAGE

±8,870 SF

## ZONING

Commercial (CR)







# MICRO AERIAL



**PREMISES**

- Columbia Center Mall
- ★ macy's
- DICK'S SPORTING GOODS
- JCPenney
- BARNES & NOBLE
- LOFT
- OLD NAVY

±28,000 ADT

N Columbia Center Blvd

±25,000 ADT

W Canal Dr

±17,000 ADT

W Rio Grande Ave

W Quinault Ave

N Belfair St

Arbys

Burlington

Tuesday Morning

BURGER KING

SALLY BEAUTY SUPPLY

jiffylube

DOLLAR TREE

craft warehouse

TJ-maxx

amazon

BED BATH & BEYOND

HOBBY LOBBY

Sharis

MEN'S WEARHOUSE

FedEx

ULTA BEAUTY

HomeGoods

DSW

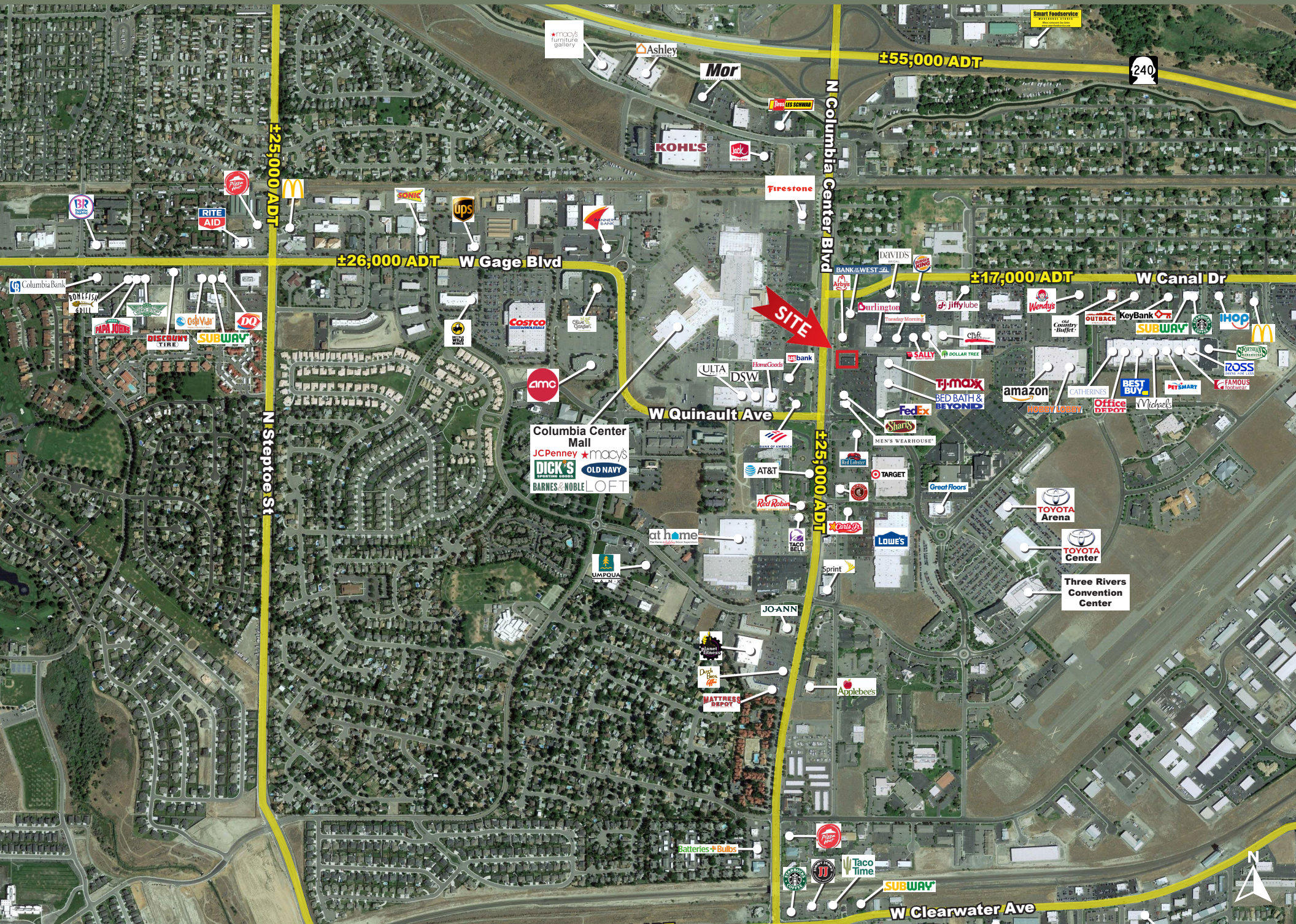
Red Lobster

TARGET





# KENNEWICK AERIAL



±25,000 ADT

N Steptoe St

±26,000 ADT

W Gage Blvd

W Quinault Ave

N Columbia Center Blvd

±25,000 ADT

±17,000 ADT

240

±55,000 ADT

W Clearwater Ave

**SITE**

Columbia Center Mall  
 JCPenney  
 macy's  
 DICK'S SPORTS GOODS  
 OLD NAVY  
 BARNES & NOBLE  
 LOFT

Three Rivers Convention Center

TOYOTA Center

TOYOTA Arena





# DEMOGRAPHICS



## POPULATION DENSITY

1 Mile	3 Mile	5 Mile
6,522	61,269	149,998



## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$84,778	\$98,012	\$90,106



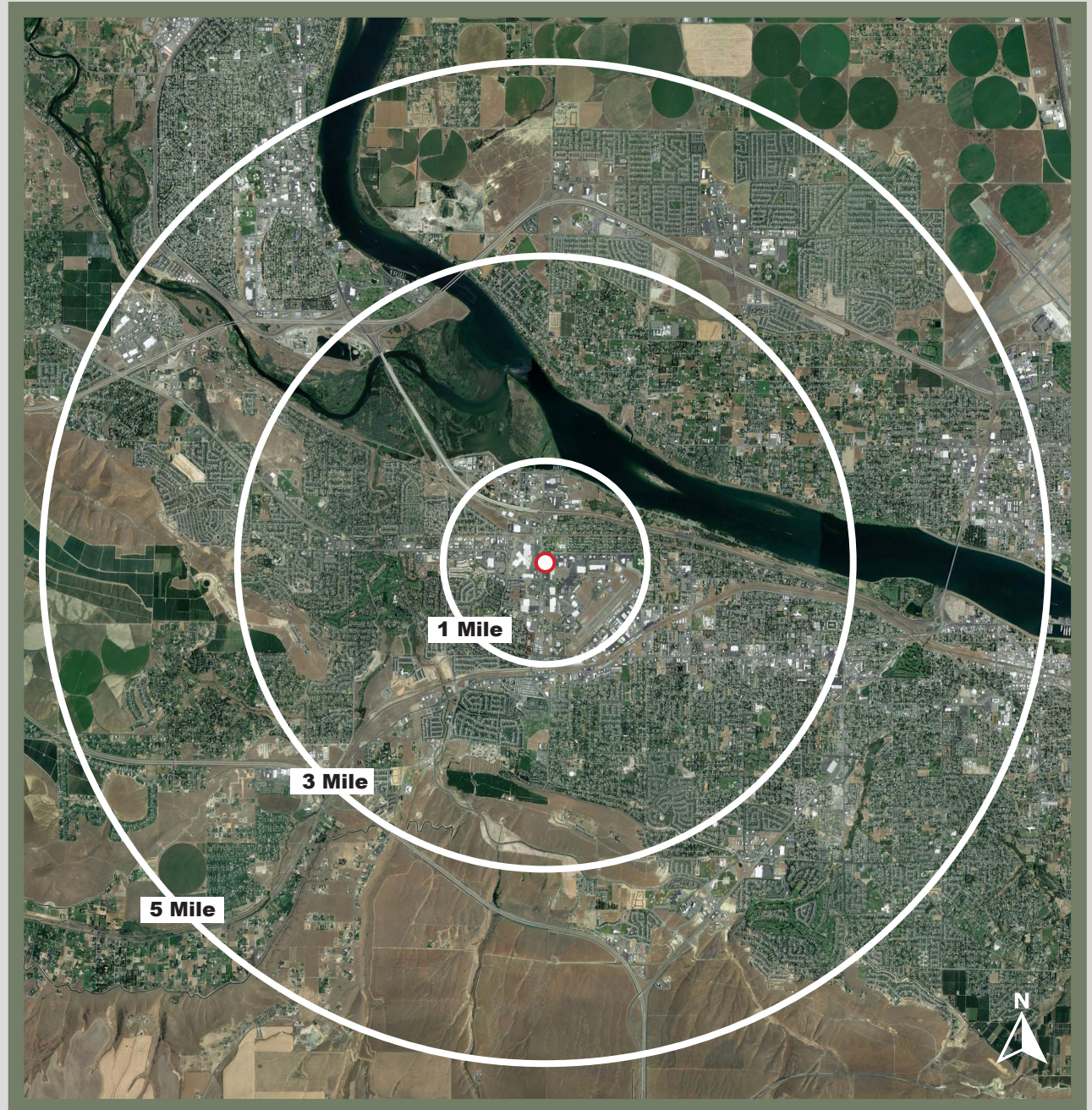
## MEDIAN HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$59,479	\$74,287	\$68,586



## DAYTIME EMPLOYEES

1 Mile	3 Mile	5 Mile
16,732	29,760	67,232





# INDUSTRY COMMERCE & MAJOR EMPLOYERS

**KENNEWICK**, with the fastest growing population in WA state, is an ideal location due to its strong manufacturing, food processing, retail trade and services economy. The most populous of the Tri-Cities, it spans 27 square miles and is located in the heart of Washington's wine country. Housing 27 parks, four golf courses, a regional retail shopping hub and more than 160 wineries within 50 miles, Kennewick has something for everyone. With a strong labor force, steady job market and a friendly business climate, Kennewick has considerable value as a Northwest hotspot.

COMPANY	SECTOR	EMPLOYEES
Battelle/PNNL	Research & Development	±4,400
Kadlec Regional Medical Center	Health Services	±3,300
Bechtel National	Government	±2,900
ConAgra	Food Processing	±2,700
Kennewick School District	Education	±2,100
Washington River Protection Solutions	Environmental	±2,100
Pasco School District	Education	±2,000





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