

Auction  
Nov. 4-6, 2019



**NAI**Black



## 821 N. Colombia Center Blvd. Kennewick, WA 99336

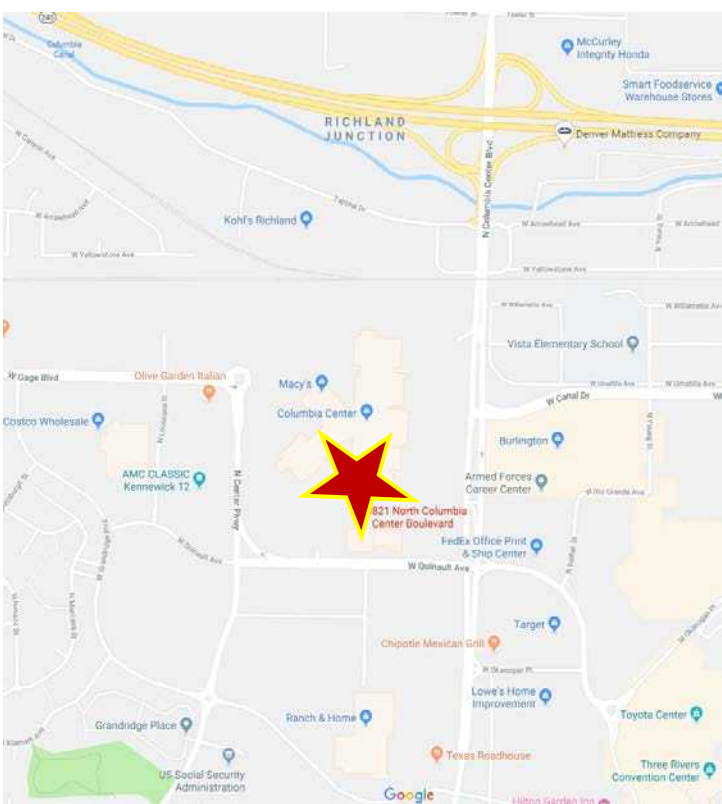
### Property Features

- Building Size: 37,899 SF
- Total Lot Size: 3.33 Acres ±
- 189 Parking Stalls
- Easy Access to/from Hwy 240
- Excellent Site Near Many Retailers including: Columbia Center Shopping Center, Costco, Target, Lowes, Ranch & Home, Red Lobster, Arbys, Chipotle, Texas Roadhouse, Etc.

### Leasehold For Sale: Absolute Auction

- Starting Bid \$1
- Current Rental Rate: Approx. \$3.59/SF NNN (Annual)
- Remaining Term: Approx. 26 years including renewal options

<https://www.ten-x.com/commercial/listing/821-columbia-center-kennewick-wa-99336/100012219/>



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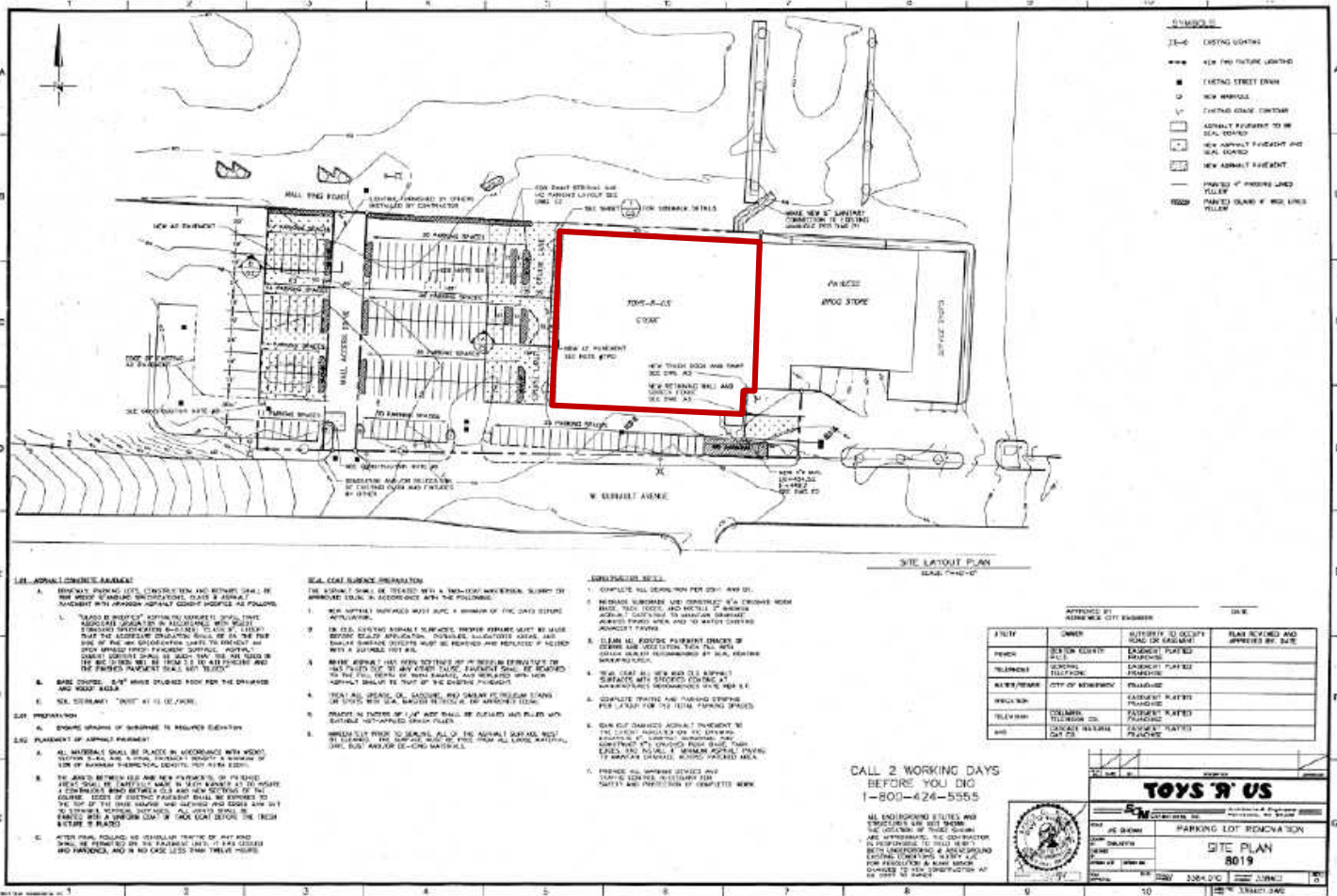
2018 Demographics:	1 Mile	3 Miles	5 Miles
Population	8,897	58,539	141,395
Average Household Income	\$105,351	\$107,436	\$94,802
Households	3,482	22,324	51,601
Median Age	37.3	37.8	34.8
Traffic Counts:	Columbia Center Blvd- 27,566 ADT Quinault Avenue – 14,467 ADT		

For More Information, Contact: **Chris Bell, SIOR**  
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## Site Plan



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