

**COMING SOON!**

NORDSTROM  
**rack**

**the  
Habit**  
BURGER GRILL

**AVAILABLE FOR LEASE!**

7303 W CANAL DR, KENNEWICK, WA 99336

**TRI-CITIES CENTER**

Columbia Center Mall – the largest mall in central Washington with over 6.2 million visitors annually per Placer.ai

NORDSTROM  
**rack**

**7,237 SF**

**10,051 SF**

**13,135 SF**

**2,267 SF**

**7,173 SF**

**the  
Habit**  
BURGER GRILL

**LOI PENDING  
WITH NATIONAL  
TENANT**

**MICHAEL HORNER**

First Vice President Investments  
206.826.5807 D  
360.620.5575 C  
Michael.Horner@marcusmillichap.com

**SETH STARTUP**

Startup Development Partners  
206.321.8062 D  
Seth@startupdp.com

**AVAILABLE FOR LEASE**

Prime Suites Located Adjacent to the  
Columbia Center Mall in Kennewick, WA



**COLUMBIA CENTER SHOPPING MALL**  
(6.2M+ Annual Visitors - 96 Stores)

|                       |         |         |                           |
|-----------------------|---------|---------|---------------------------|
| BARNES & NOBLE        | SEPHORA | Sears   | OLD NAVY                  |
| DICK'S SPORTING GOODS | jcpenny | LOFT    | AMERICAN EAGLE OUTFITTERS |
| VICTORIA'S SECRET     | macys   | verizon | maurices                  |

HWY 240 (47,900+ VPD)

HomeGoods

DSW  
DESIGNER SHOE WAREHOUSE®

Bank of America

AMC  
THEATRES

COSTCO  
WHOLESALE

usbank

M

Holiday Inn

KOHL'S

Ashley  
HOMESTORE

WOODSPRING  
SUITES  
AN EXTENDED STAY HOTEL

MOD

Mor

Firestone  
COMPLETE AUTO CARE

Tires LES SCHWAB

COLUMBIA CENTER BLVD (39,500+ VPD)

CANAL DR (16,600+ VPD)

|                                  |         |                |
|----------------------------------|---------|----------------|
| UNITED STATES MARINE CORPS       | TJ-maxx | U.S. Cellular  |
| OneMain<br>Lending Made Personal | FedEx   | ULTA<br>BEAUTY |

**TRI-CITIES  
CENTER**  
7303 W CANAL DR,  
KENNEWICK, WA 99336

jiffylube

Chick-fil-A



# Tri-Cities Center Site Plan



|                                                          |          |
|----------------------------------------------------------|----------|
| TRI-CITIES CENTER<br>N. COLUMBIA CENTER BLVD., KENNEWICK | SITE MAP |
|----------------------------------------------------------|----------|











# TRI-CITIES, WA

## TRI-CITIES, WASHINGTON

Located in the southwestern portion of Washington state, the Tri-Cities of Kennewick, Pasco and Richland are within 225 miles of Seattle and Portland via Interstate 82. The metro is composed of Benton and Franklin counties. Favorable demographics including a median household income above the U.S. average and expected population growth of more than 31,400 people over the next five years aid commercial real estate in the region. The Columbia, Yakima and Snake rivers provide an array of recreational activities amid the area's pleasant climate, adding to the quality of life as well.

## METRO HIGHLIGHTS

The Department of Energy is a main employer in the area due to the vast Hanford Site, Pacific Northwest National Laboratory and many other affiliated programs that attract highly skilled and educated engineers, scientists and researchers.

Thanks to the importance of skilled and educated workers the Tri-Cities is home to many institutions of higher learning. Washington State University Tri-Cities, Columbia Basin College, Tri-Tech Skills Center and Charter College help provide an educated workforce.

The area is also home to a large agricultural sector. Crops including wheat, potatoes, apples, cherries and grapes thrive in the conducive weather. Major employers include Lam Weston, Tyson Foods, and Broetje Orchards.

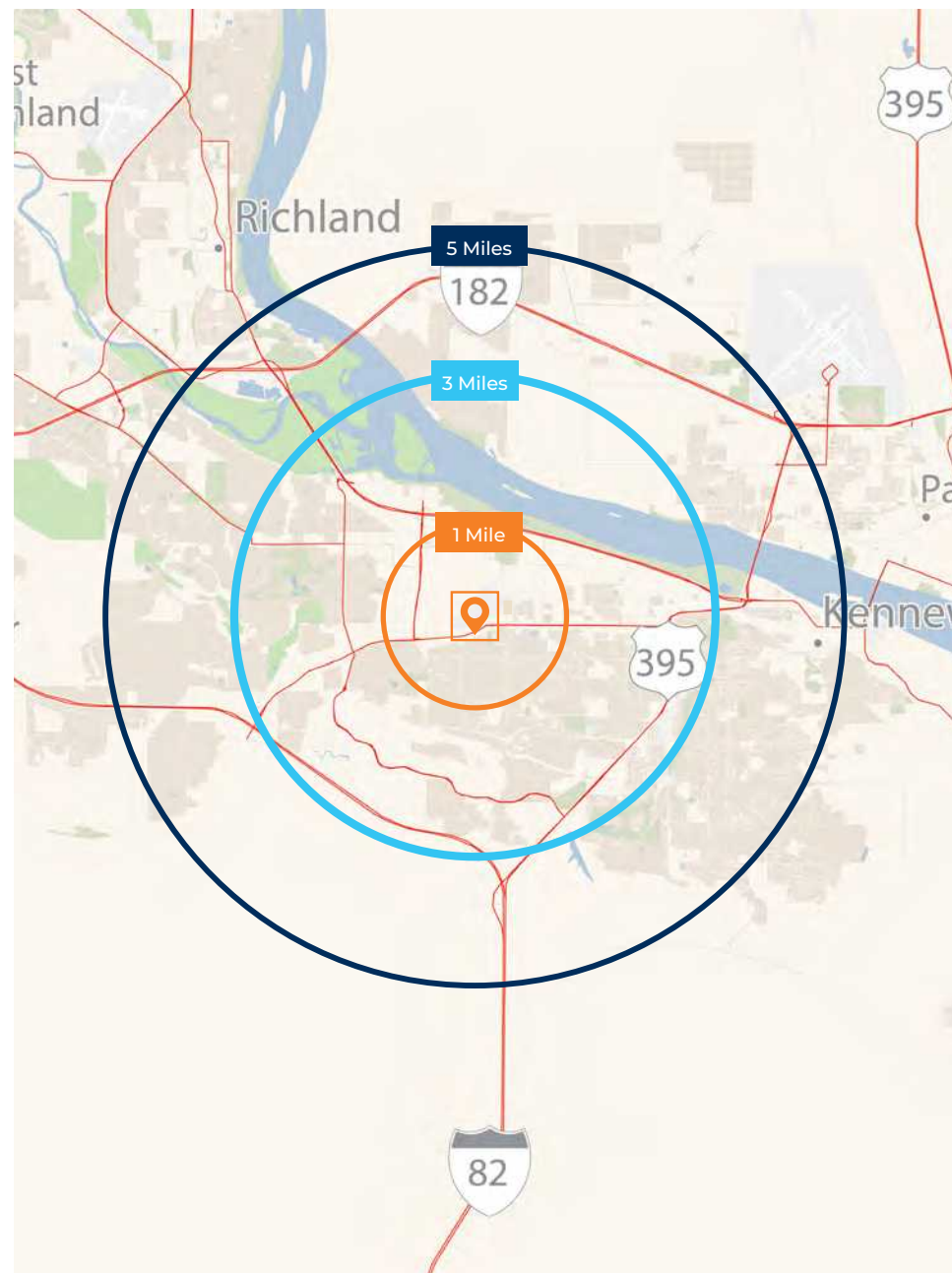


# KENNEWICK, WA DEMOGRAPHICS

| POPULATION                         | 1 MILE        | 3 MILES       | 5 MILES       |
|------------------------------------|---------------|---------------|---------------|
| 2010 Population                    | 4,334         | 52,532        | 128,390       |
| 2023 Population                    | 5,041         | 65,232        | 166,362       |
| 2028 Population Projection         | 5,214         | 68,029        | 174,270       |
| <b>Population Growth 2010-2023</b> | <b>16.31%</b> | <b>24.18%</b> | <b>29.58%</b> |
| Pop Growth Forecast 2022-2028      | 3.43%         | 4.29%         | 4.75%         |
| Average Age                        | 38            | 37            | 35            |

| HOUSING           | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$283,380 | \$296,410 | \$284,008 |
| Median Year Built | 1983      | 1995      | 1996      |

| HOUSEHOLDS                     | 1 MILE          | 3 MILES         | 5 MILES         |
|--------------------------------|-----------------|-----------------|-----------------|
| 2023 Households                | 2,089           | 25,198          | 60,184          |
| 2028 Household Projection      | 2,169           | 26,257          | 62,970          |
| Annual Growth 2023-2028        | 3.83%           | 4.20%           | 4.63%           |
| Avg Household Income           | \$68,929        | \$72,971        | \$73,242        |
| <b>Median Household Income</b> | <b>\$82,788</b> | <b>\$93,630</b> | <b>\$96,426</b> |
| Avg. HH Vehicles               | 2               | 2               | 2               |



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