



7425 W Clearwater Ave

29,645 SF | \$5,900,000 | MLS 296247

Retail Space **For Sale**

7425 W Clearwater Ave

Kennewick, Washington 99336

Property Overview

Positioned along one of Kennewick's most heavily trafficked retail corridors, this 29,645 SF freestanding building offers a rare combination of scale, flexibility, and move-in-ready condition. Extensively updated in 2025 with \$1.6M in major-system improvements — including a new roof, sprinkler system, electrical, insulation, and lighting — the property is positioned for a buyer seeking turnkey retail space without the capital burden typically associated with an older building. Ample on-site Parking

Property Highlights

- 29,645 SF freestanding retail building
- Located on prime Clearwater Ave frontage
- Inclusive of a prime Pad site with frontage
- \$1.6M in comprehensive 2025 capital improvements

Offering Summary

Sale Price:	\$5,900,000
Building Size:	29,645 SF
Lot Size:	3.11 Acres

For More Information

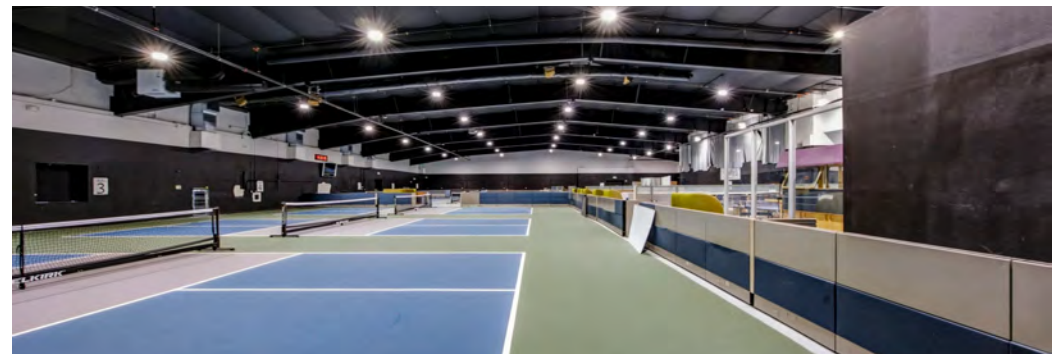


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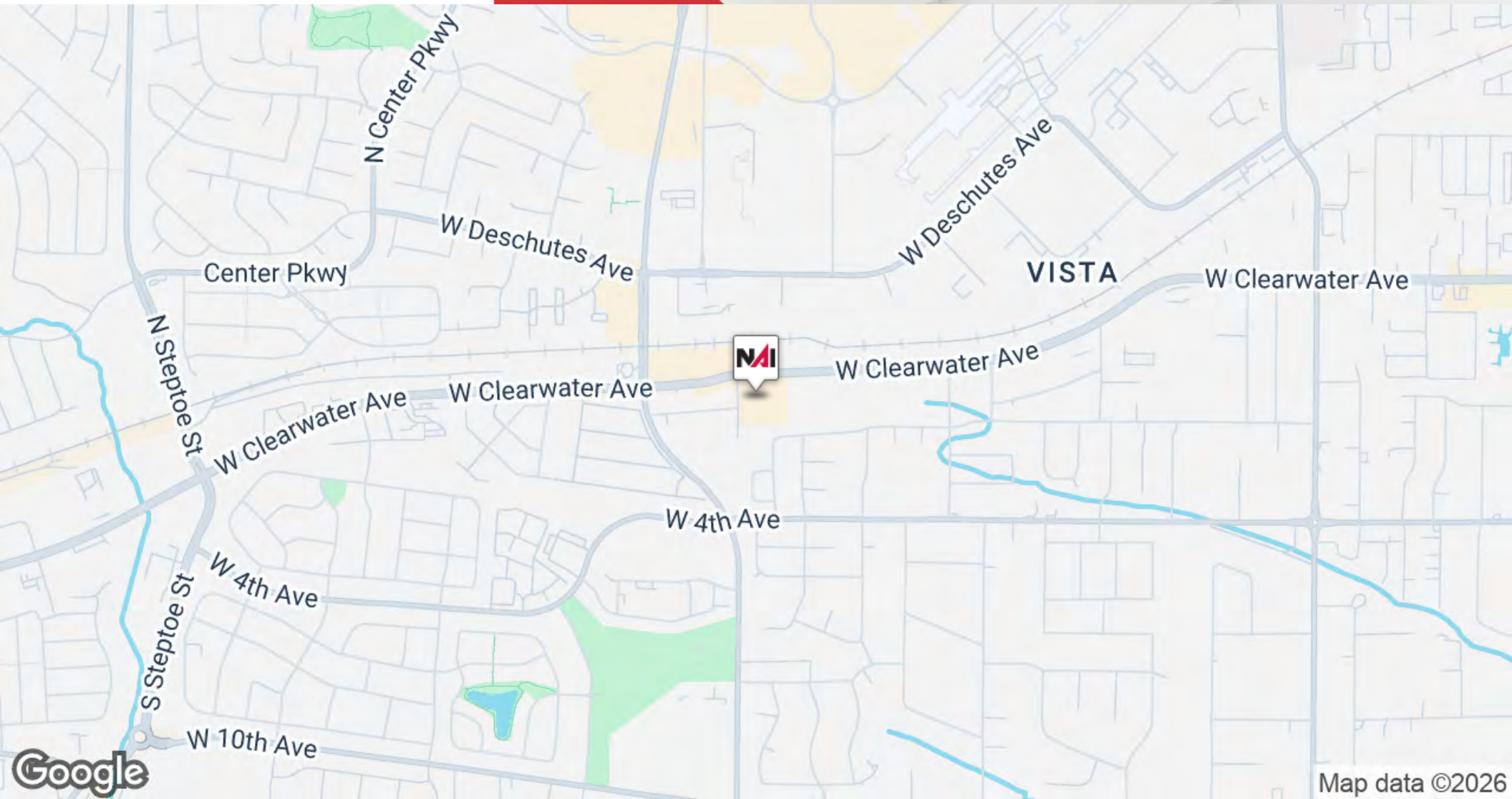
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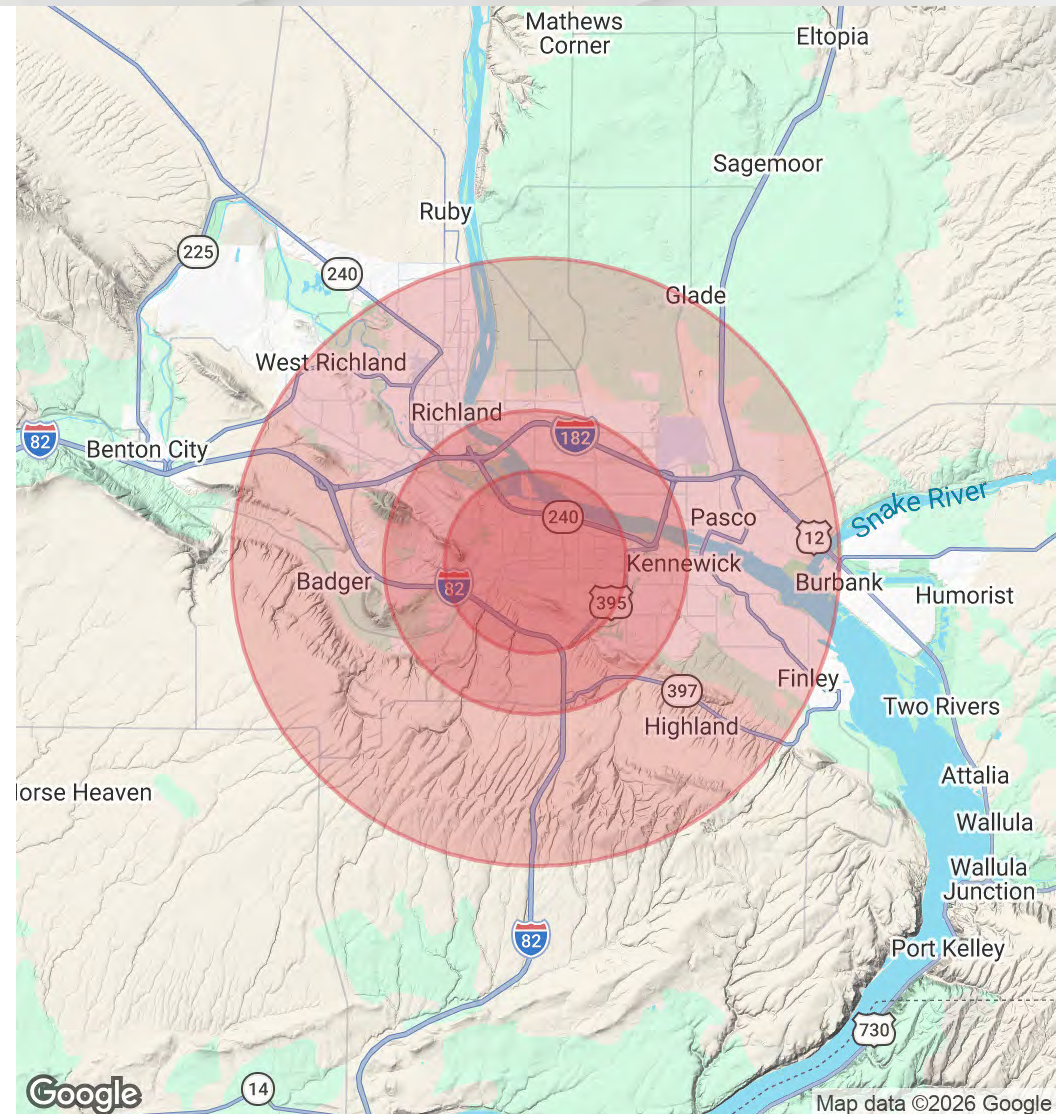
Population

	3 Miles	5 Miles	10 Miles
Total Population	58,945	133,944	260,726
Average Age	39.0	36.8	35.2
Average Age (Male)	38.1	36.3	34.9
Average Age (Female)	39.7	37.5	35.8

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	23,171	49,346	91,450
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$108,030	\$110,428	\$111,363
Average House Value	\$404,072	\$403,720	\$392,923

2023 American Community Survey (ACS)



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