

RETAIL FOR LEASE | ±1,227 SF

6821 W CANAL DR, KENNEWICK, WA 99336



LOCKEHOUSE
RETAIL GROUP

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ABOUT KENNEWICK

Kennewick is a thriving retail and residential community in southeastern Washington and part of the Tri-Cities metro area, drawing shoppers from Kennewick, Pasco, Richland, West Richland, and even neighboring Oregon markets. The city is bisected by major corridors including US-395, WA-240, and Interstate 82, providing strong regional connectivity and high daily traffic counts.



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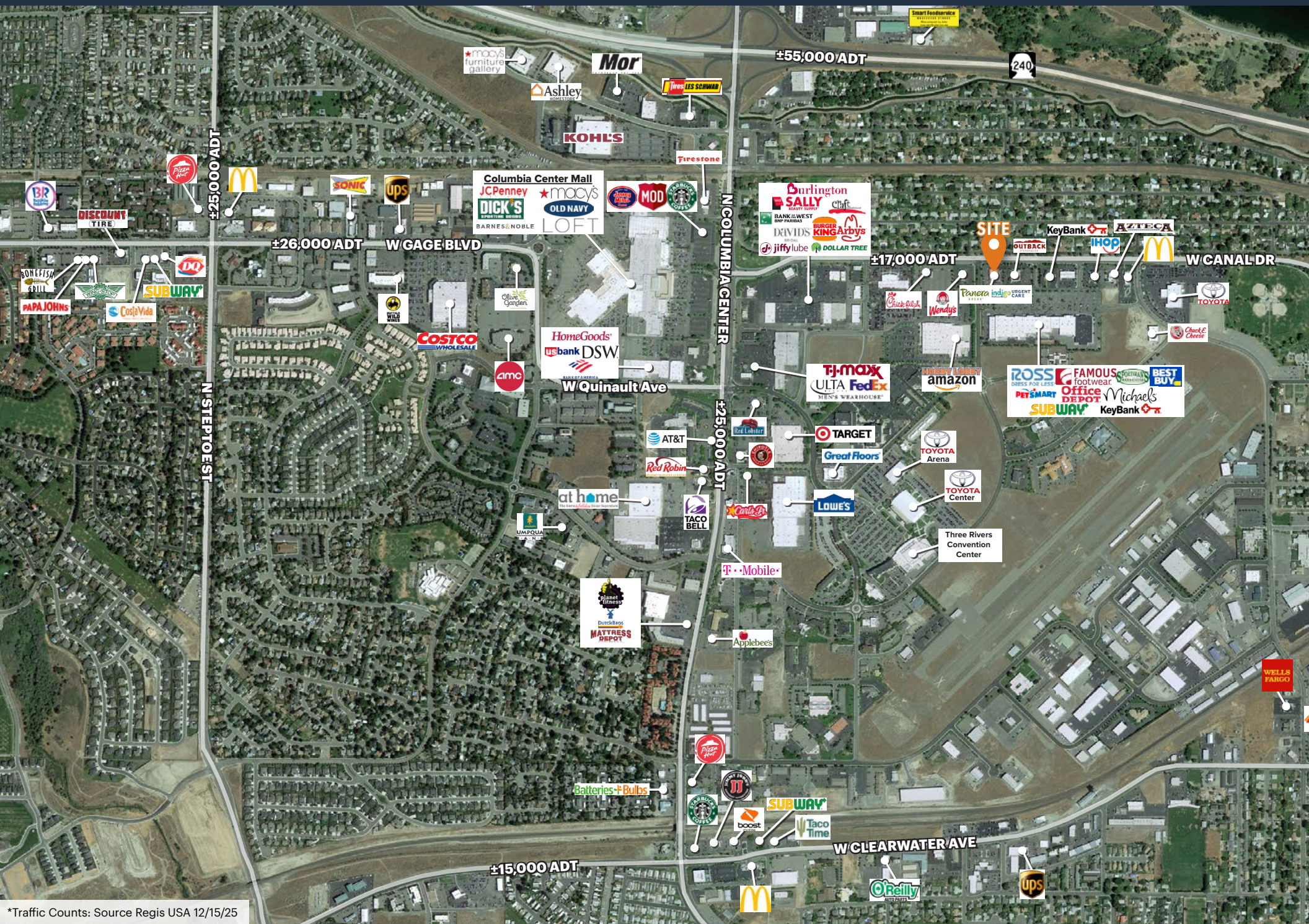
SUMMARY

ADDRESS	6821 W Canal Drive, Kennewick, WA 99336
ZONING	Commercial Mixed-Use
AVAILABLE	Immediately
RENT	Call to Inquire
SIZE	±1,227 SF

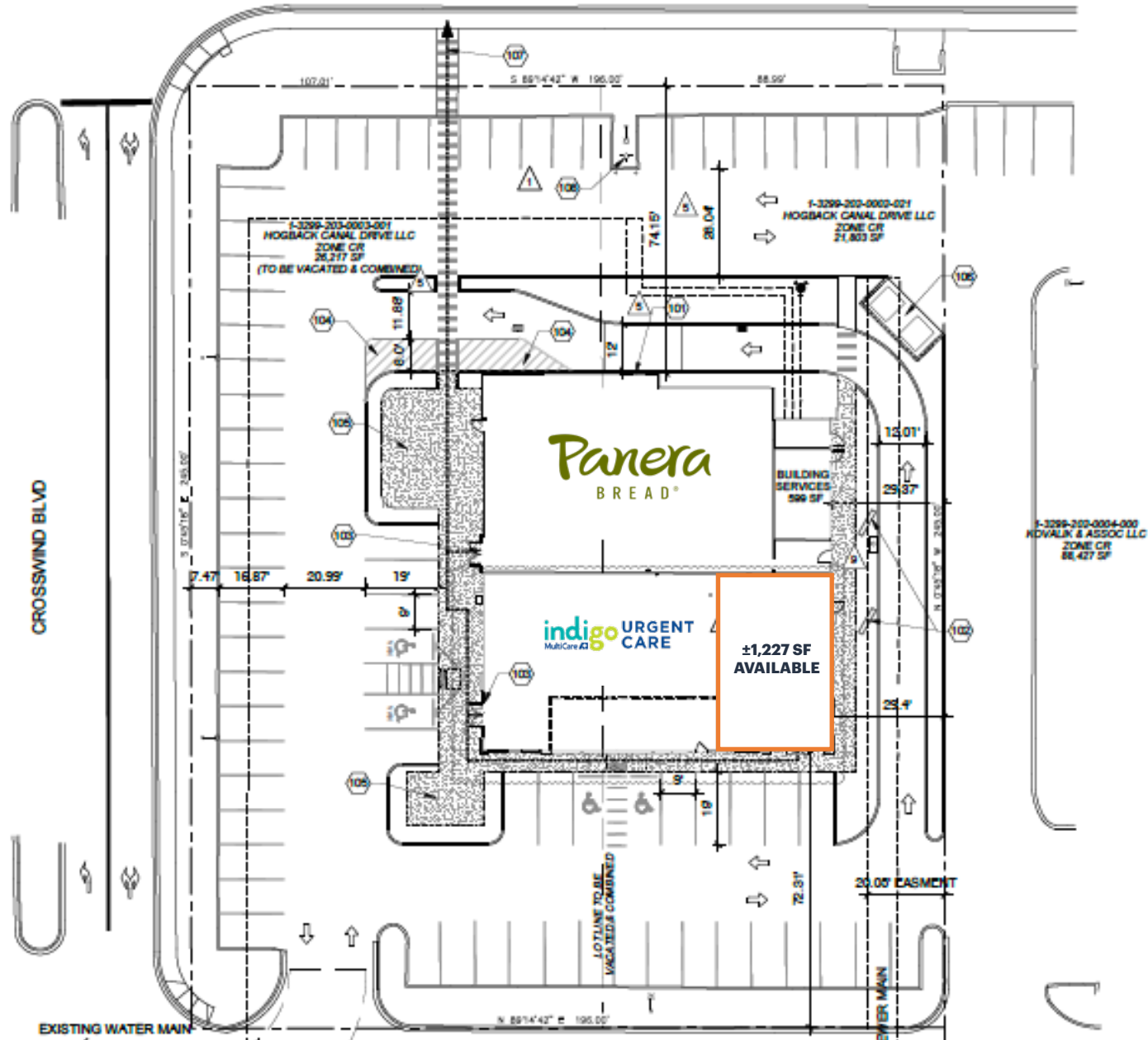
HIGHLIGHTS

- Prime Canal Drive location in a high-growth, high-traffic retail corridor just west of Columbia Center Mall
- Positioned in the newly revitalized pad site anchored by Panera Bread and Indigo Urgent Care, with Chick-fil-A recently announced across the street, a top performer in the chain nationally
- Strong daily exposure with approximately ±16,600 vehicles per day on Canal Drive and convenient access to Columbia Center Blvd and Highway 240
- Situated within Kennewick's core regional trade area with dense retail support, major shopping centers and incoming development driving consistent shopper traffic

HIGH MARKET AERIAL



*Traffic Counts: Source Regis USA 12/15/25



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
3,273	70,415	174,000



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,217	27,193	63,365



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$106,362	\$122,102	\$125,971



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.06 M	\$1.22 M	\$1.23 M



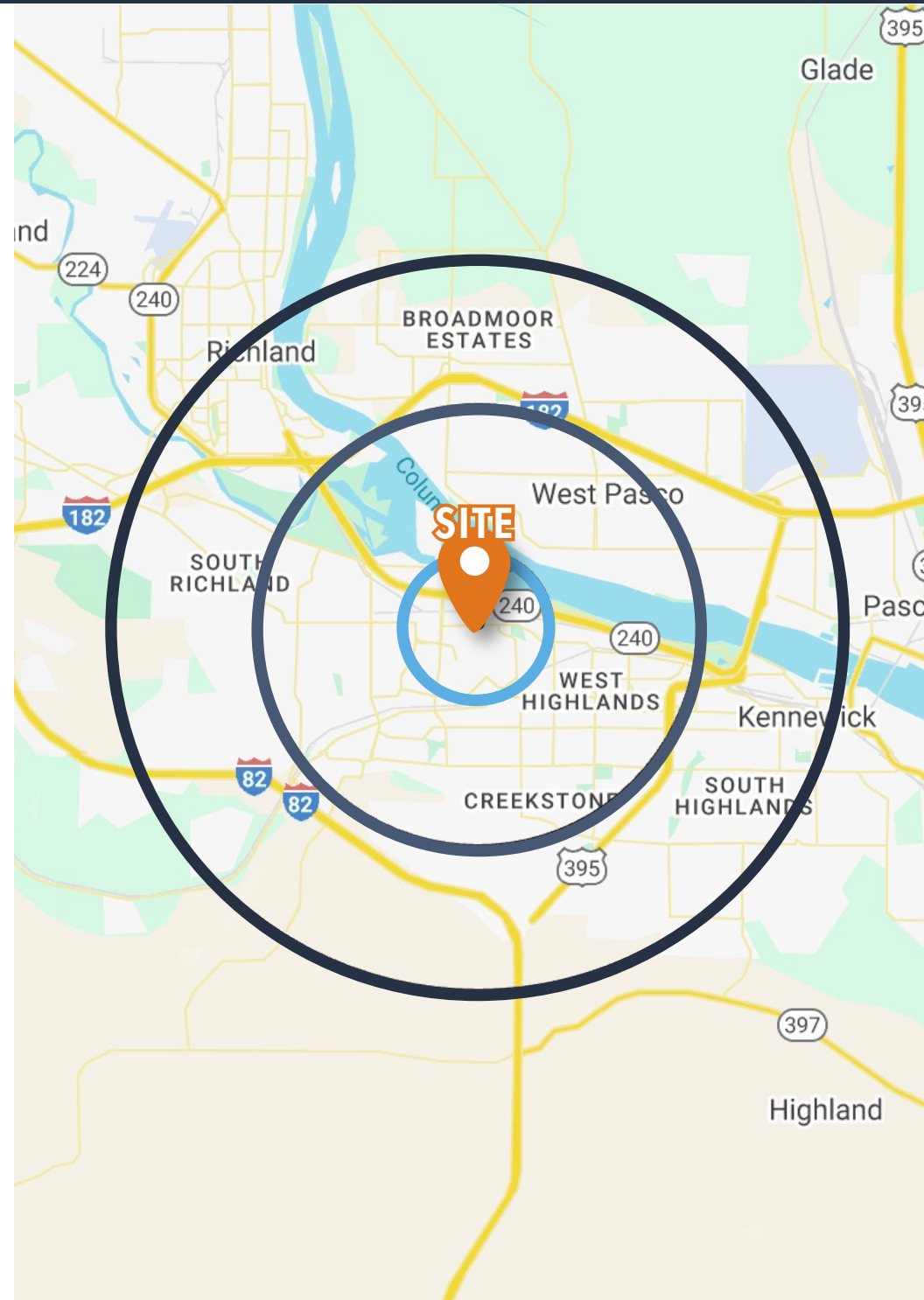
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
18.9%	34.6%	32.9%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$64.33 M	\$1.49 B	\$3.57 B



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