

FOR LEASE

KENNEWICK PLAZA

Prime Shopping Center Retail Opportunity in the Heart of the Tri-Cities

2801-3107 W KENNEWICK AVE | KENNEWICK, WA



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KENNEWICK PLAZA

Property Highlights

Prime shopping center retail spaces available in Kennewick, WA

Join this high-traffic center, with excellent co-tenancy: Ace, Ross, Harbor Freight, Dollar Tree, Denny's, Planet Fitness and more

Vacancies include potential food, demisable pad building, and ground lease pad site.

Ample surface parking at 5+/1,000 and strong traffic counts, located directly on US 395, minutes from I-182 and I-82

Home to the #1 Denny's in Washington state for sales and visits

Call brokers for lease rates

CALL
FOR LEASE RATES

\$3.44
2026 EST. NNN



SITE PLAN



Unit	Tenant	Total SF
A-122	Tomi Sushi & Ramen	
A-124	T-Mobile	
A-126	Finders Insurance Group	
A-128	Sharetea	
A-2815	Available (Can Divide)	2,400 SF
A-2819	GNC	
B-2823	Planet Fitness	
B-2826B	Ross Dress for Less	
B-2831	Ace Hardware	
B-2903	Harbor Freight	
B-2905	X Golf	
B-2913	Pet Supplies Plus	
C-3001	Available	4,200 SF
C-3005	SportClips	
C-3013	Available	1,600 SF
C-3015	H&R Block	
D-3017	Dollar Tree	
D-3019	O'Reilly Auto Parts	
E-3107A	King Burrito	
E-3107B	Lendmark Financial Services	
E-3107D	The UPS Store	
PAD-2801	Denny's	
PAD-2911	Available (Can Divide)	5,850 SF
PAD	Available (Pad Site)	.25 acres



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	14,522	89,342	168,504
2030 PROJECTED	14,354	91,233	171,995
MEDIAN AGE	32	33.6	32.9

DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	607	3,159	5,667
TOTAL EMPLOYEES	3,902	26,314	47,652
DAYTIME POPULATION AGES 16+	8,408	53,968	97,640

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$67,275	\$82,935	\$86,434
2030 MEDIAN PROJECTED	\$66,881	\$82,963	\$86,226
2025 AVERAGE	\$80,090	\$102,751	\$110,122
2030 AVERAGE PROJECTED	\$79,337	\$102,962	\$110,122

Data Source: ©2026, Sites USA





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