

RETAIL SHOP

Space for Lease

COLONNADE SHOPPING CENTER
KENNEWICK, WA (TRI-CITIES)



West Canal Drive, North of State Hwy 240

Demographics

Population	1 mile	3 miles	5 miles
2004	2,803	44,158	99,069
2009 Estimate	2,987	49,727	112,291
Households			
2004	1,097	17,159	36,926
2009 Estimate	1,182	19,300	41,695

Traffic Counts

Kellogg Street - Deschutes Ave to Clearwater Ave	12,289
Canal Drive - Columbia Center Bl. to Young St.	14,483
Canal Drive - Grandridge Bl. to Kellogg St.	14,396

Counts as of 1/2004 represent cars per day both directions

Project Details

- 45 acre shopping center
- Up to 60,000 sf anchor space available
- 1 fast food/bank pad available
- Zoned Commercial
- Major tenants include:
 - * Office Depot
 - * Ross Dress for Less
 - * Famous Footwear
 - * Sportsman's Warehouse
 - * PETSMART
 - * Best Buy
 - * Michael's Crafts

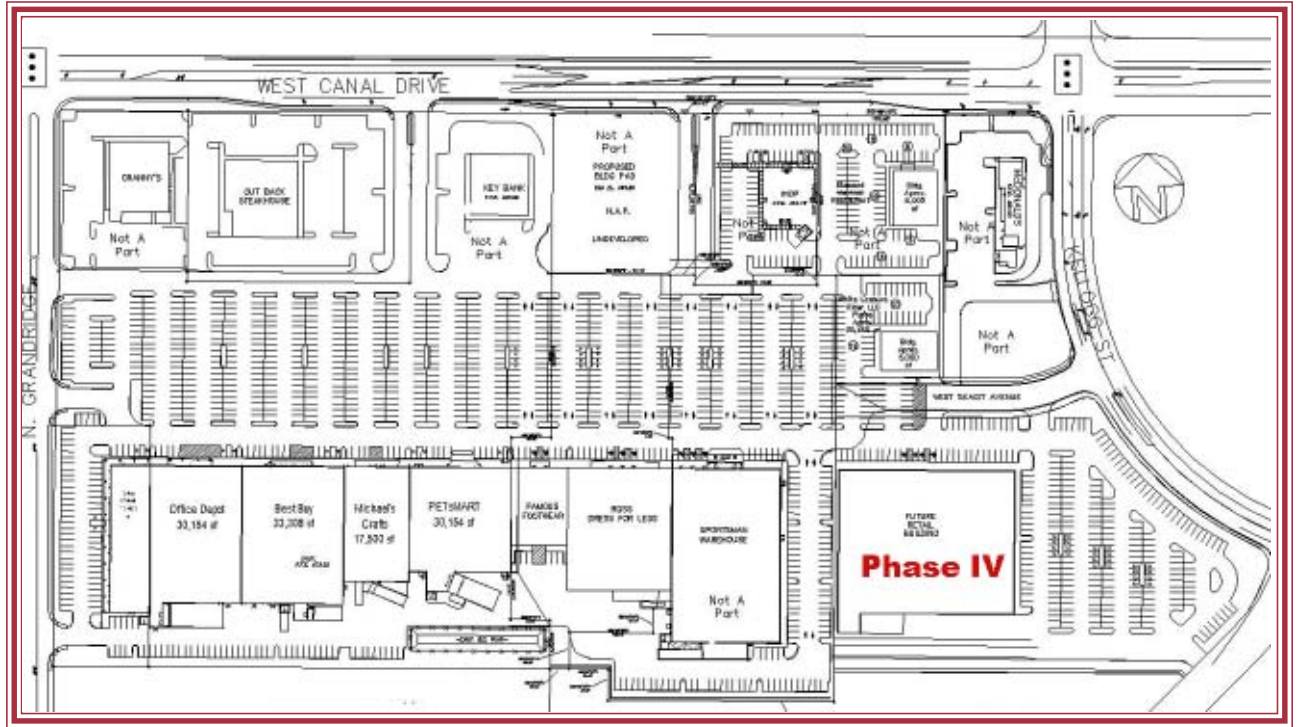
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**WHITE-LEASEURE
DEVELOPMENT COMPANY**

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SITE PLAN



Available Space

Building/Pad Number	Phase IV Tenants	Building Sq. Ft.
4	Future Major Retail	60,000



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