

**120 W 1st Ave,**  
 Kennewick, WA 99336 / Benton  
 MLS# 291795

Contact

Priscely G. de Campos  
 509.591.5676  
[priscely@tippettcompany.com](mailto:priscely@tippettcompany.com)



## **SUMMARY**

Downtown Kennewick presents a retail and office opportunity! This 3,150 square foot commercial building features approximately 1,920square feet of open showroom space with retail window frontage on 1st Ave, complemented by a lighted exterior sign for excellent visibility. The layout includes three private offices, a storage room, a break room, and two restrooms—one of which has laundry hook ups and a shower. Recent updates consist of new carpets, insulation, a new roof, and an HVAC system that has been relocated to optimize usable space. The property also offers ample street parking and benefits from high traffic counts, ensuring strong exposure. It is situated in the heart of downtown, close to retail shops, schools, restaurants, residential areas, light industrial sites, and service-oriented businesses, amidst ongoing urban growth.

## **PRICE**

- 3,150 SF
- \$126.67 Price Per SQFT

## **insert \$ amount**

## **ADDRESS**

120 W 1<sup>st</sup> Ave, Kennewick

## **TAX PARCEL**

101891020005019

## **CONTACT**

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Office 509.545.3355  
Mobile 509.591.5676  
[priscely@tippettcompany.com](mailto:priscely@tippettcompany.com)  
2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

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## ZONING

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Commercial Retail

## UTILITIES

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Power: Benton PUD

Water: City of Kennewick

Sewer: City of Kennewick

Internet: Spectrum, Zply Fiber, T-Mobile / Verizon

## LINKS

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Municipal

<https://www.go2kennewick.com/>

<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>

## DEMOGRAPHICS (source)

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**Population**

86,000 – 87,000 residents

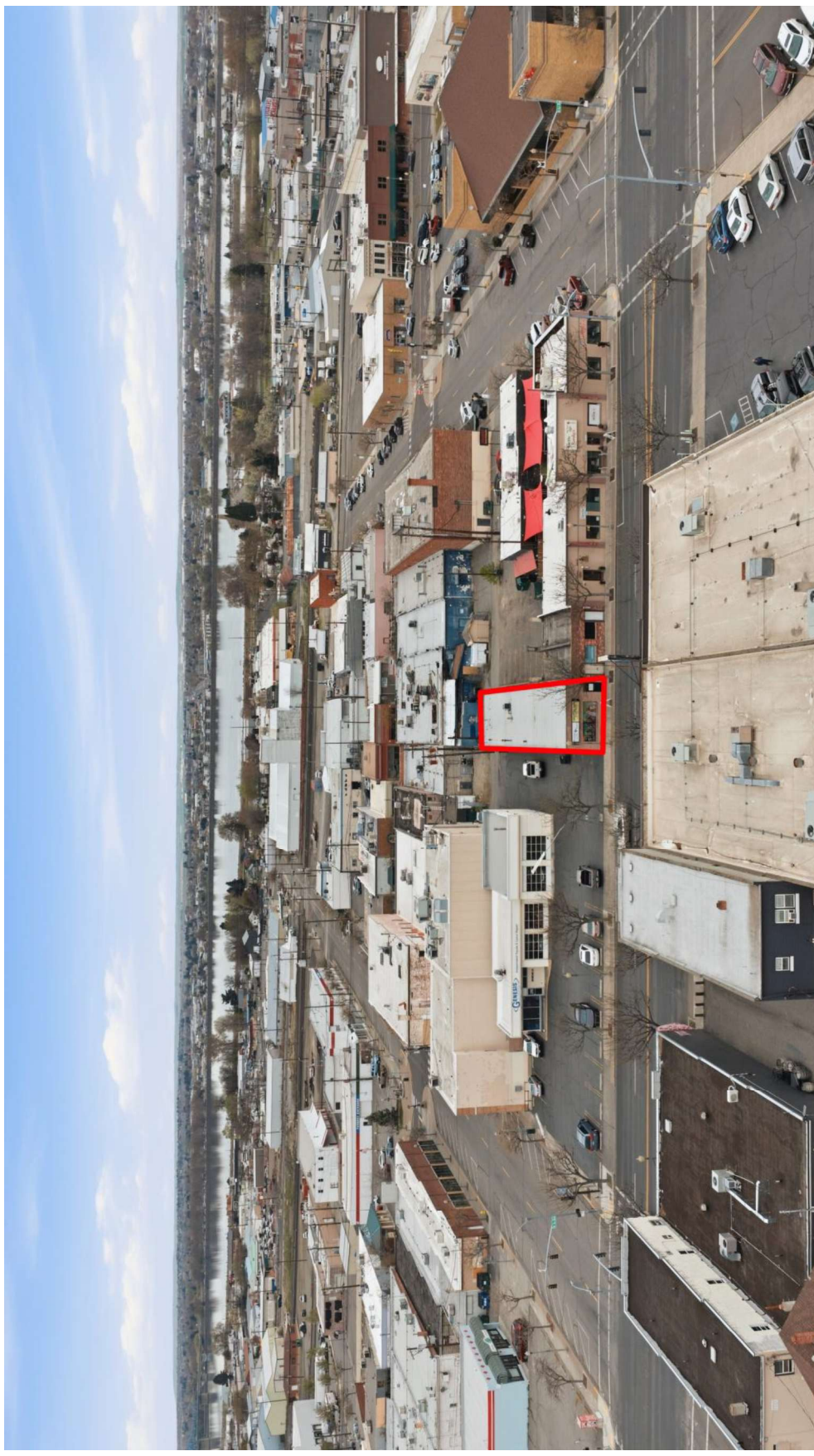
**Household Income**

Median household income

\$72K - \$78K

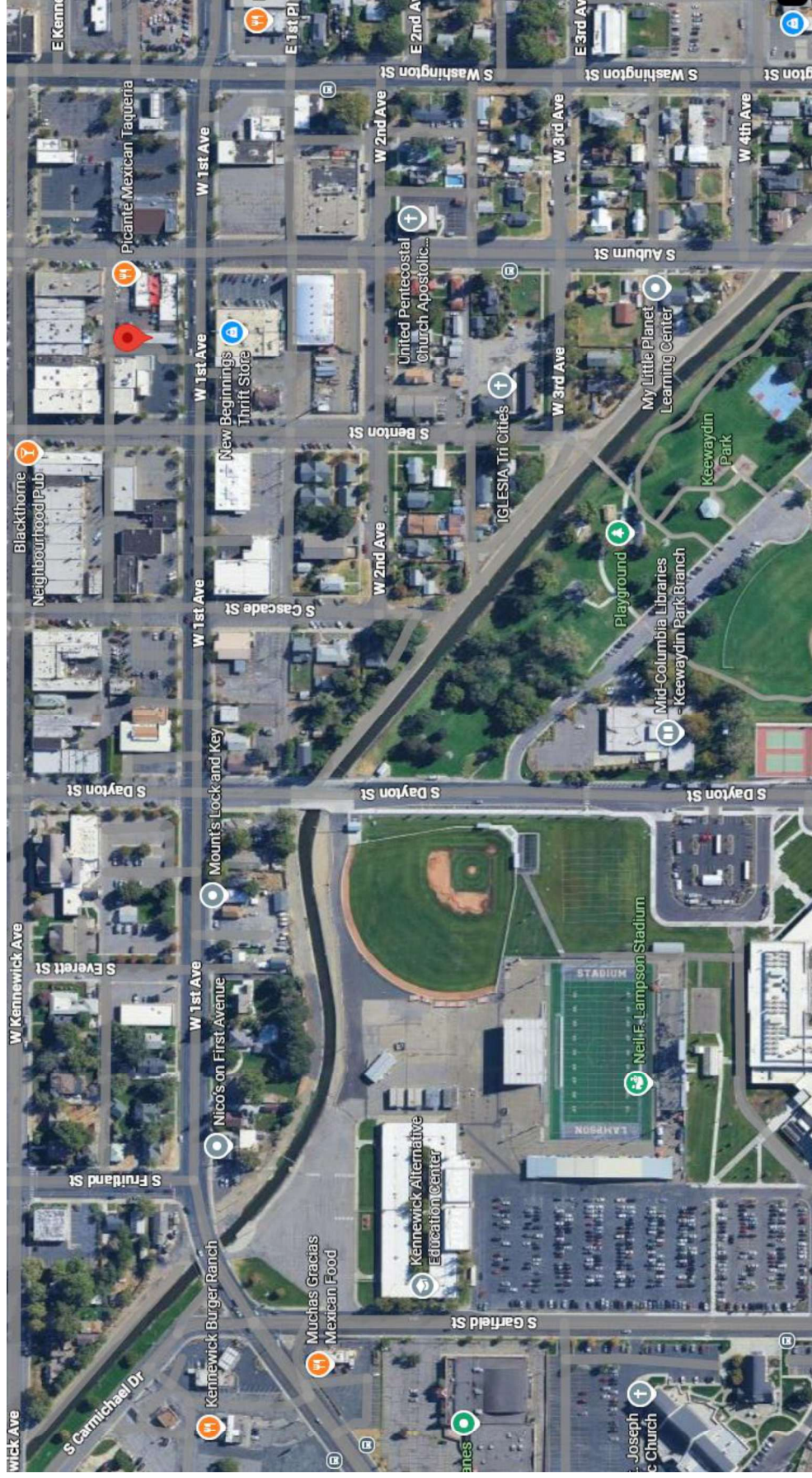
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## STREET VIEW



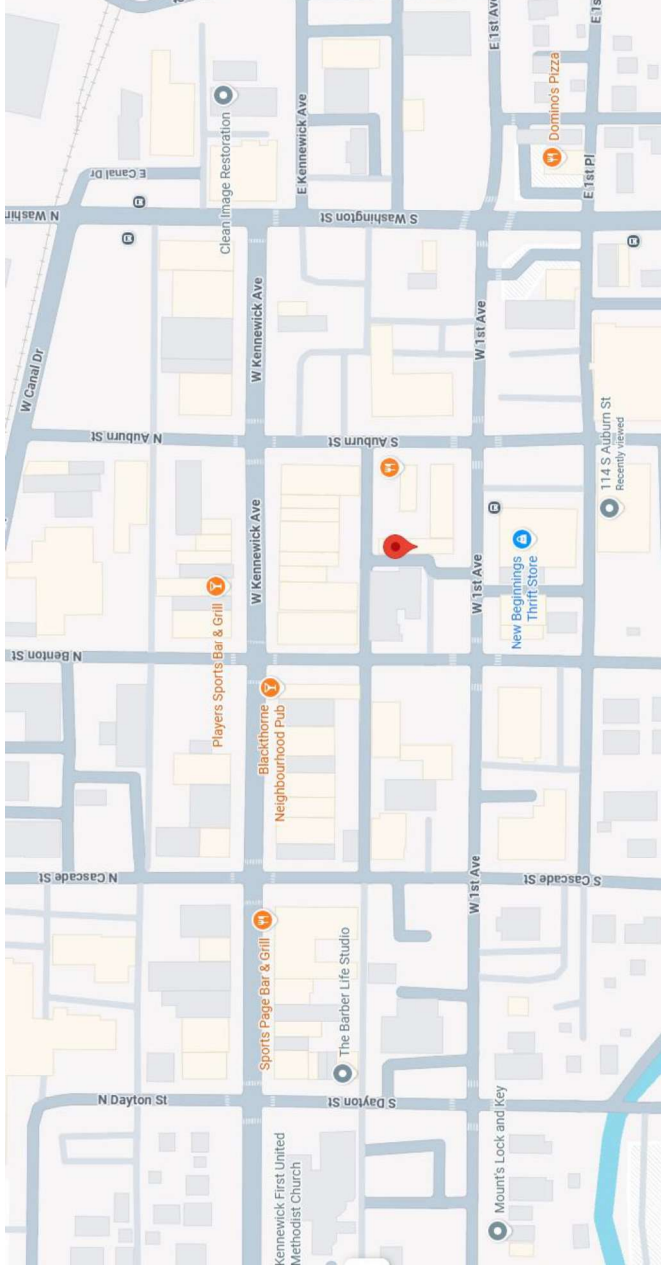
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# AERIAL MAP



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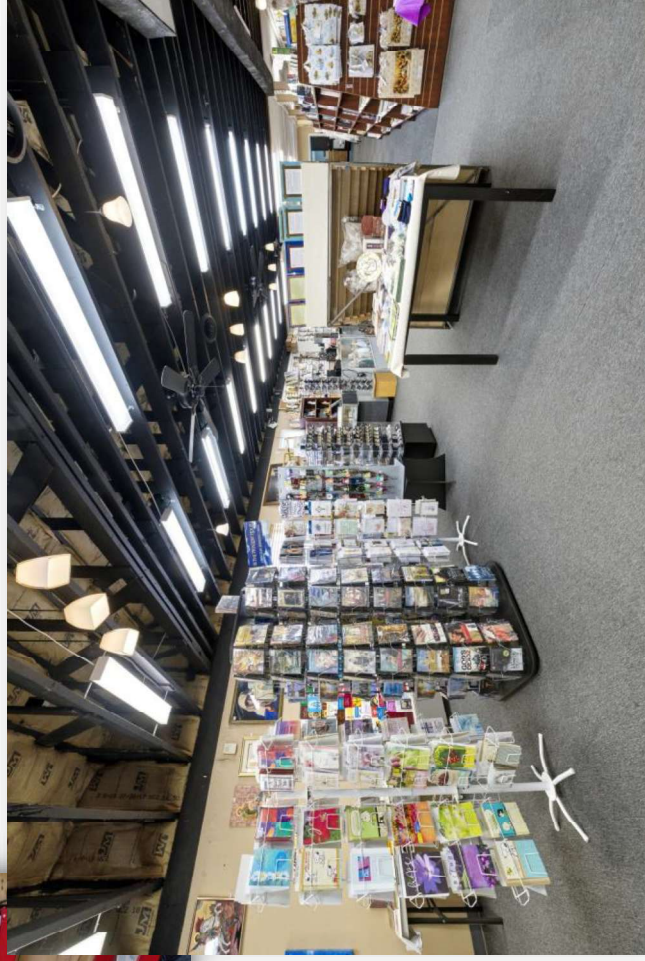
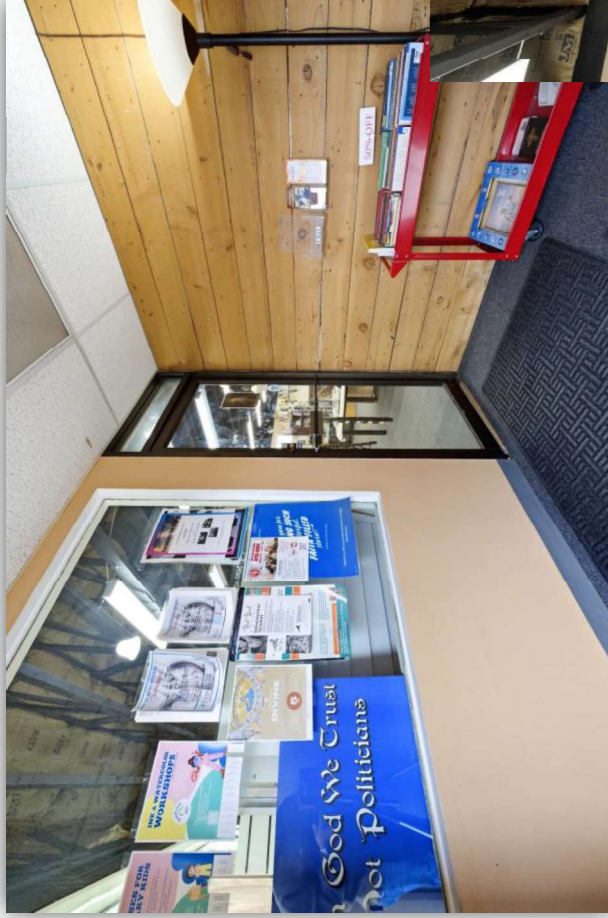
## AREA BUSINESSES W/ in a Mile



- Banner Bank
- Key Bank
- Genesis Auto
- JD's Time Center
- Underground Creative
- Sports Page Bar & Grill
- Bellevue Healthcare of the Tri-Cities
- Picante Mexican Taqueria
- Little Randy's Diner
- Red Mountain Kitchen
- Let's Go Dog Training
- Victoria's Academy of Cosmetology
- New Beginnings Thrift Store
- Rockabilly Roasting
- 4 Whistles Winery Tasting Room
- Layered Cake Artistry
- Bergan's Timeless Treasures

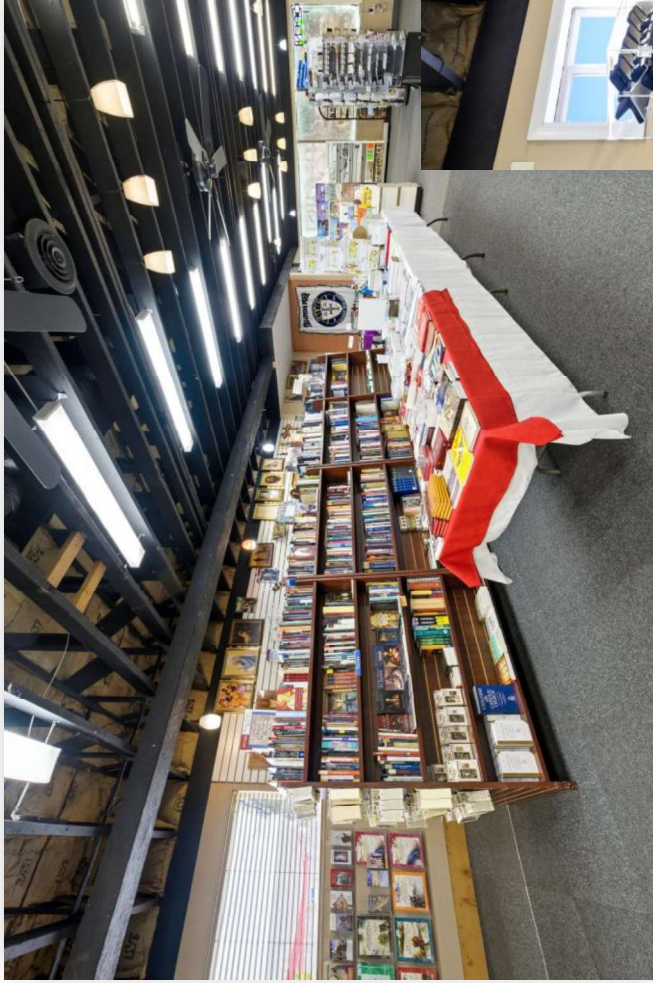
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## PHOTOS



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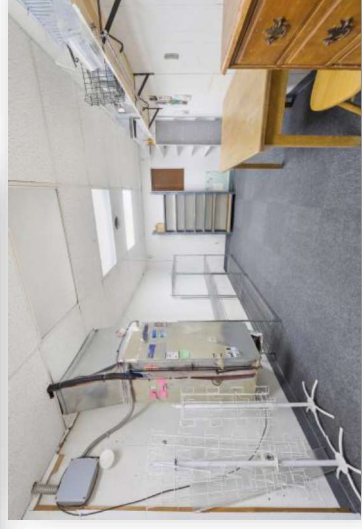
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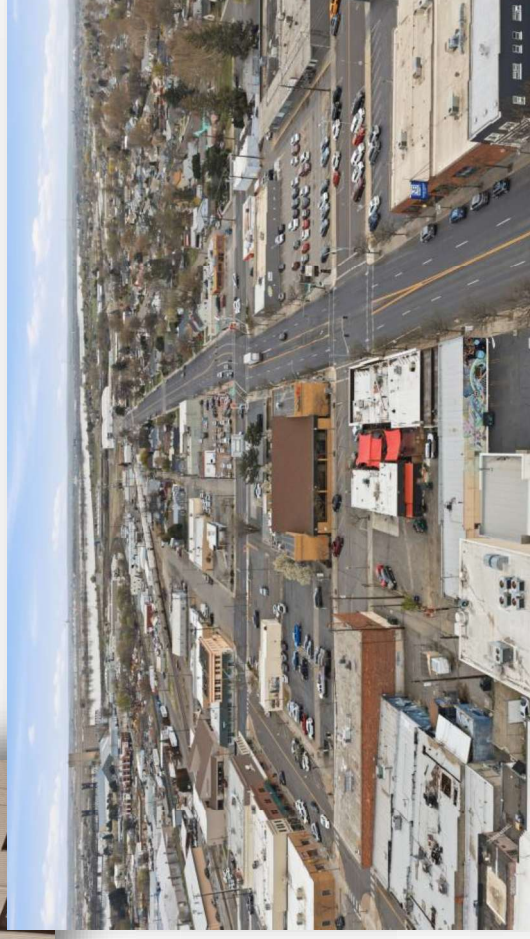
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