TIPPETT COMPANY

711 & TBD S. Auburn St.

Kennewick, WA 99336
MLS #296504, 296507 & 296735

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

This versatile commercial property at 711 S. Auburn St., Kennewick, WA is available for sale or lease. The offering includes a 12,450-square-foot building situated on approximately 0.28 acres, with a 0.35-acre adjacent lot also available for purchase.

Zoned CC – Community Commercial, the property features a flexible interior configuration with a mix of open gathering areas, private rooms, office space, and support areas, making it adaptable to a variety of commercial or organizational uses.

Convenient access to municipal utilities and proximity to established area businesses further enhance this opportunity.

PRICE

For Sale:
711 S. Auburn St.: $1,695,000
12,450 SF
Adjacent Lot: $139,000
0.35 Acres

For Lease:
$11,000/MO + NNN ($2.88)
12,450 SF

ADDRESS

711 S. Auburn St. & TBD S. Auburn St.
Kennewick, WA 99336

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

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ZONING

CC – Community Commercial

UTILITIES

Power: Benton PUD

Water: City of Kennewick

Sewer: City of Kennewick

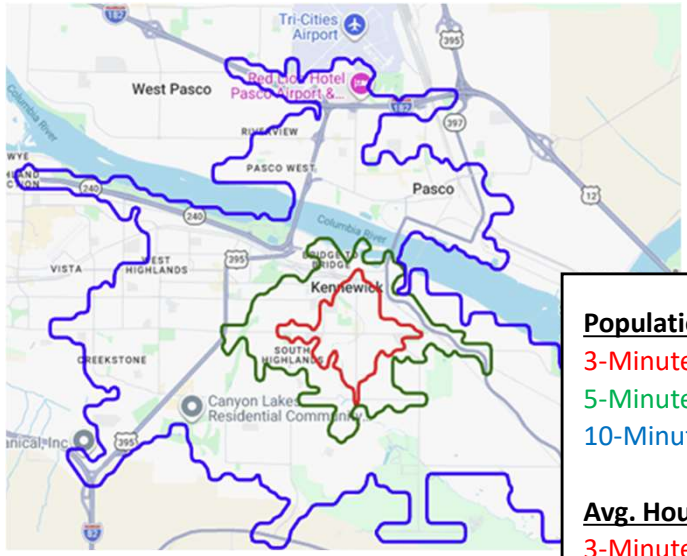
Internet: Various Providers

LINKS

Municipal
https://www.go2kennewick.com/
https://www.co.benton.wa.us/

Economic Development
https://portofbenton.com/
https://www.tridec.org/

DEMOGRAPHICS (CBA)



Population	
3-Minutes	8,018
5-Minutes	26,878
10-Minute	105,485

Avg. Household Income	
3-Minutes	$40,254
5-Minutes	$52,271
10-Minutes	$55,358

TAX PARCELS

101894040002009
101894040002010

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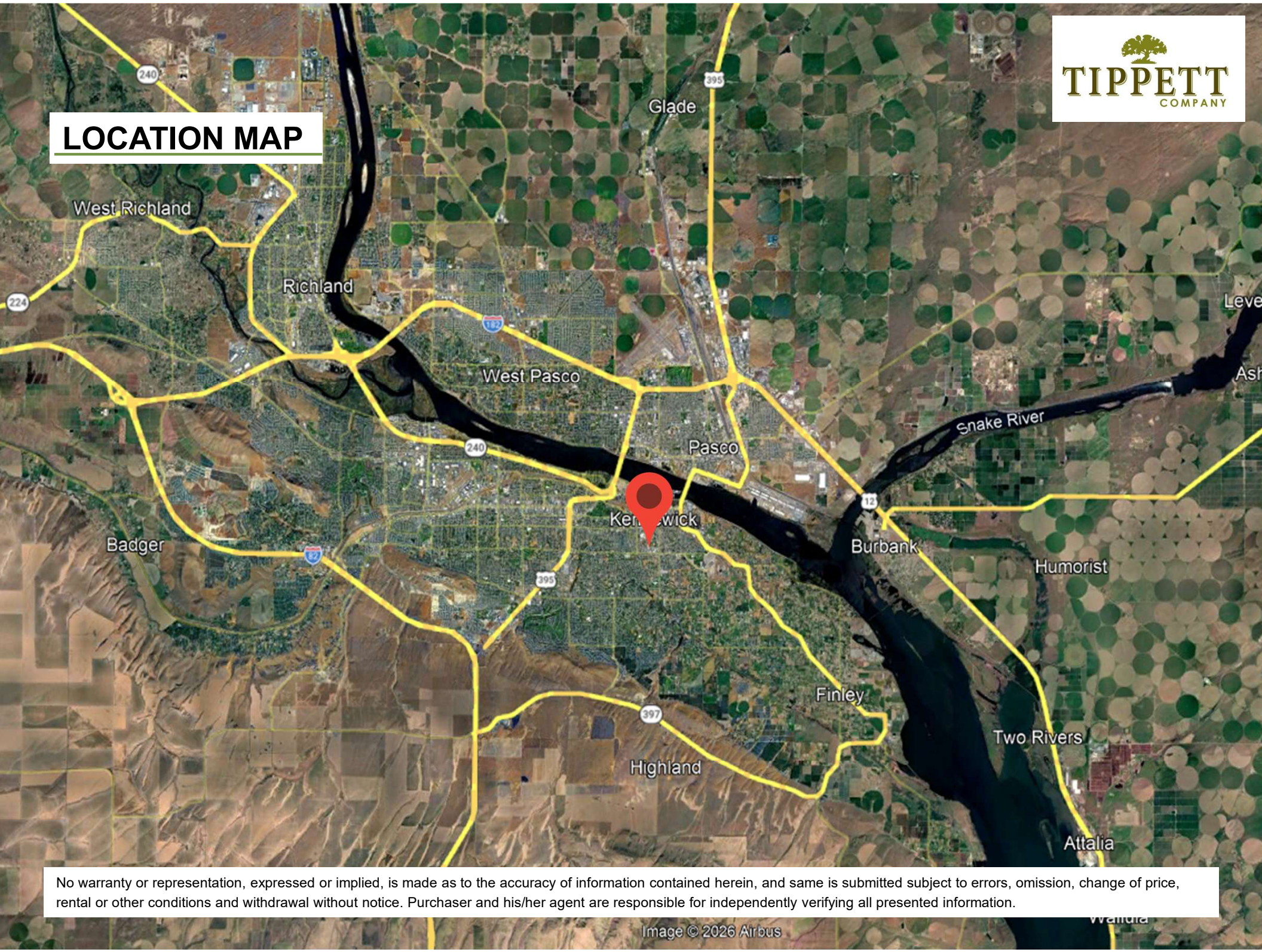
LOCATION MAP



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AERIAL VIEW

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DEMOGRAPHICS (CBA)

CITY, STATE

Kennewick, WA

POPULATION

105,485

AVG. HH SIZE

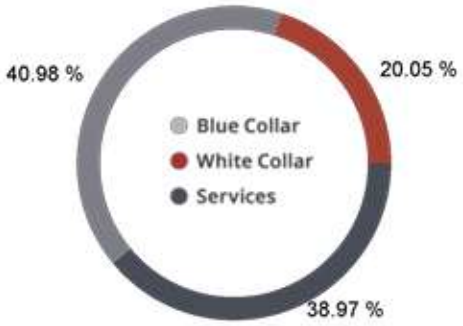
2.85

MEDIAN HH INCOME

$48,225

HOME OWNERSHIP

EMPLOYMENT



41.94 % Employed

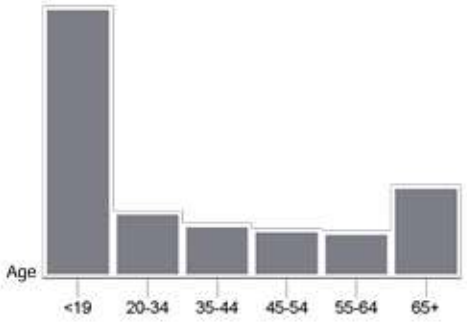
1.89 % Unemployed

EDUCATION

High School Grad:	24.52 %
Some College:	23.10 %
Associates:	8.82 %
Bachelors:	20.40 %

GENDER & AGE

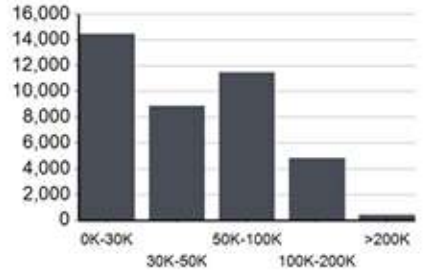
50.47 % 49.53 %



RACE & ETHNICITY

White:	45.41 %
Asian:	0.50 %
Native American:	0.23 %
Pacific Islanders:	0.10 %
African-American:	0.70 %
Hispanic:	32.64 %
Two or More Races:	20.42 %

INCOME BY HOUSEHOLD



HH SPENDING

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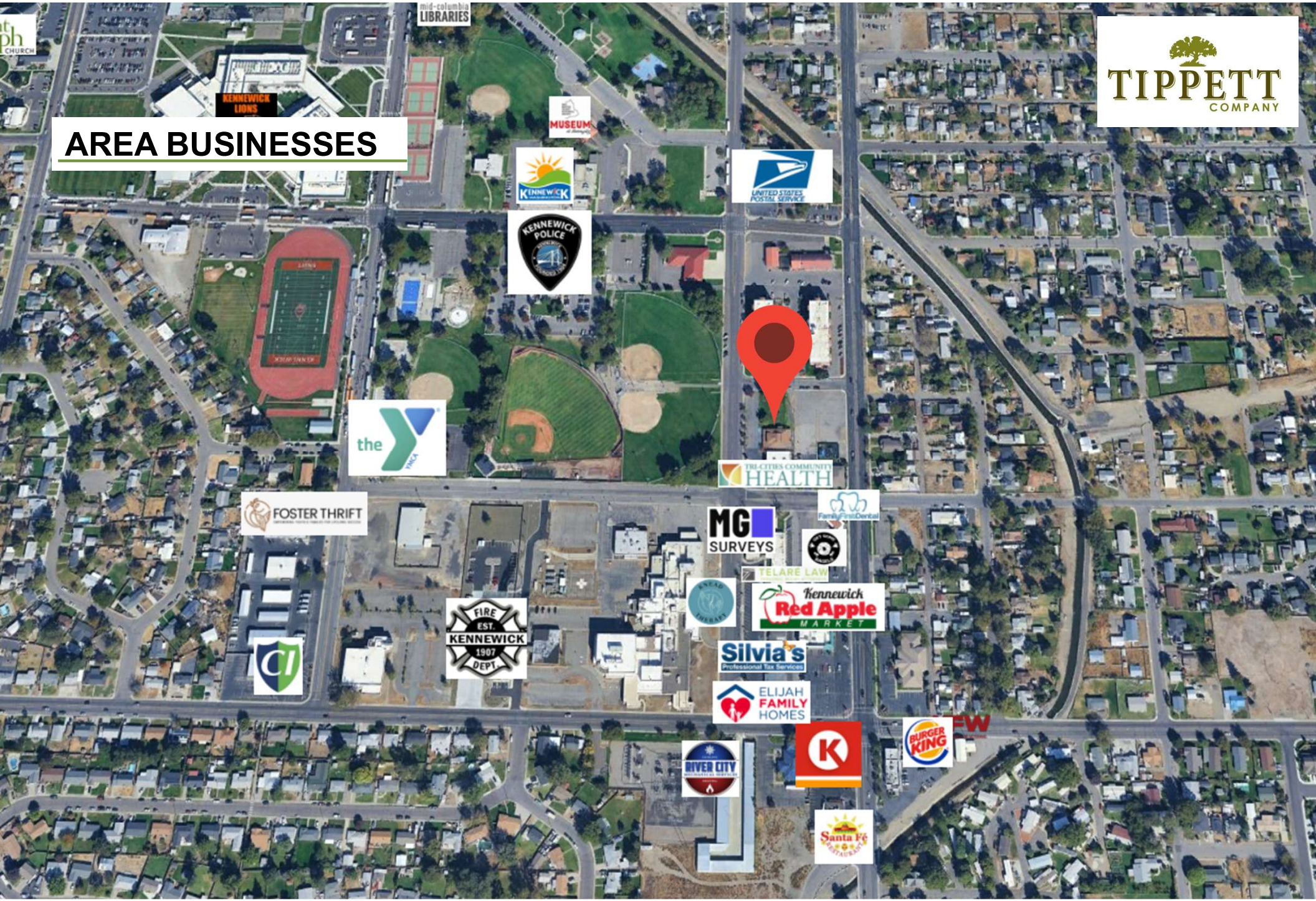

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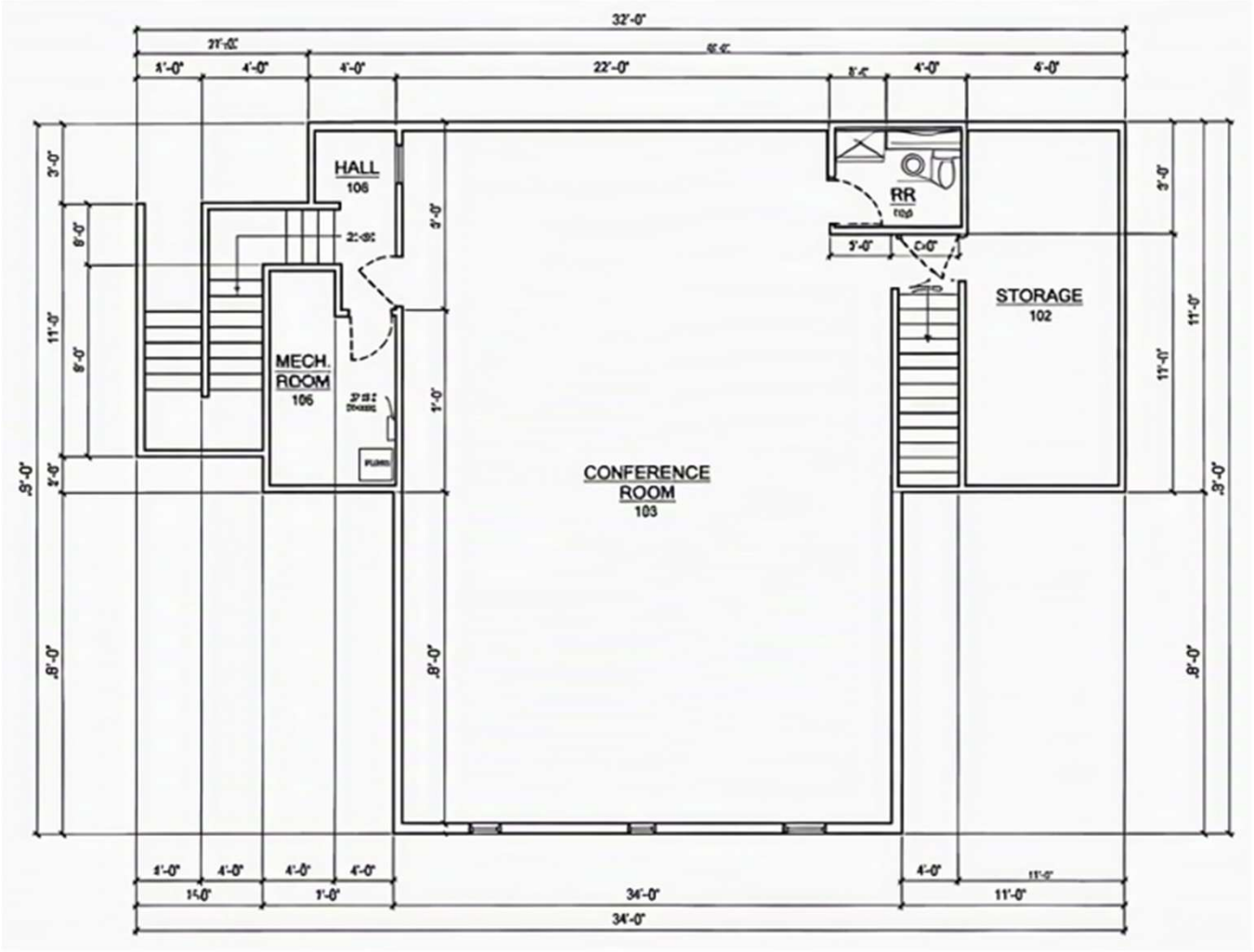
FLOOR PLANS - Upstairs



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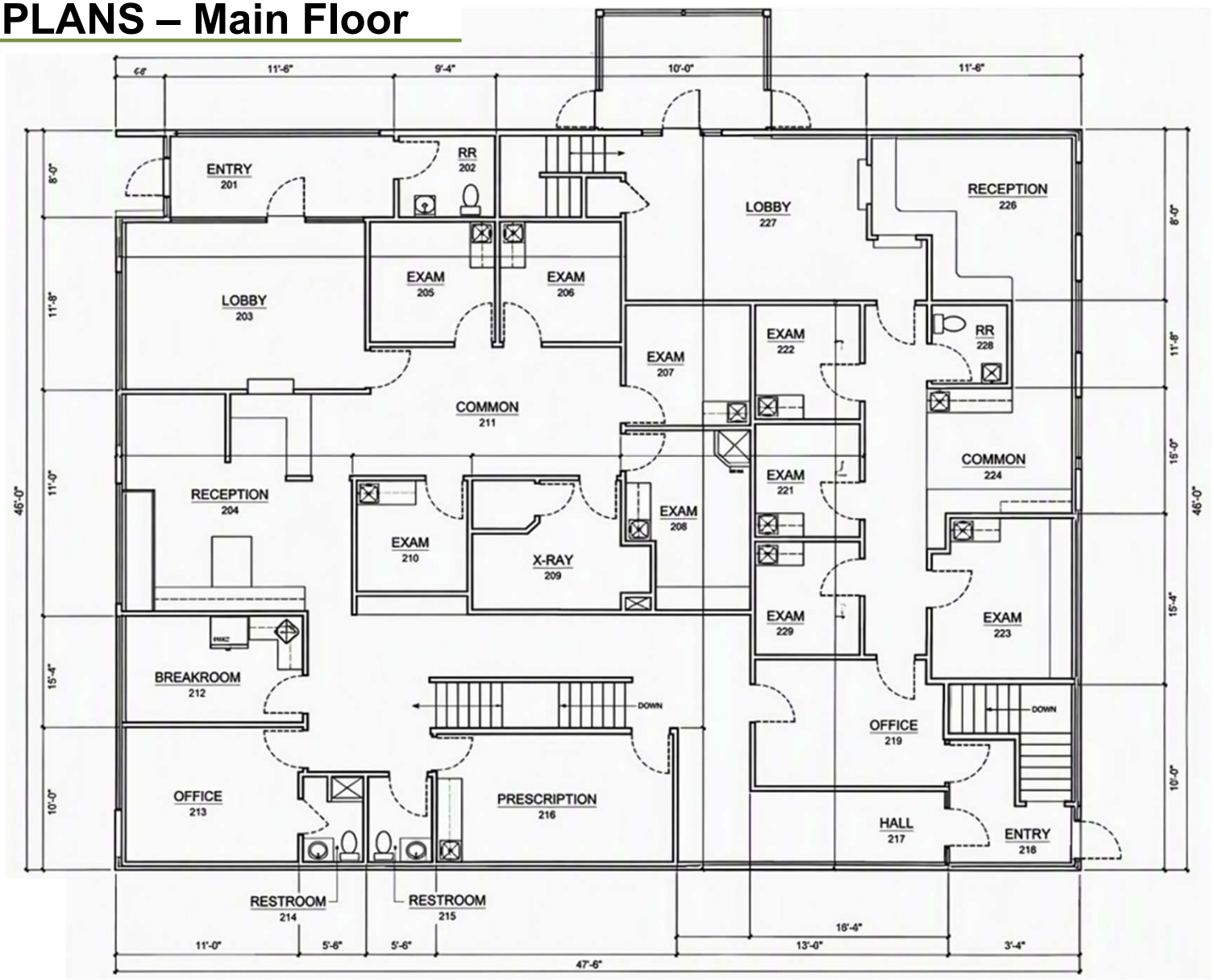
FLOOR PLANS – Main Floor



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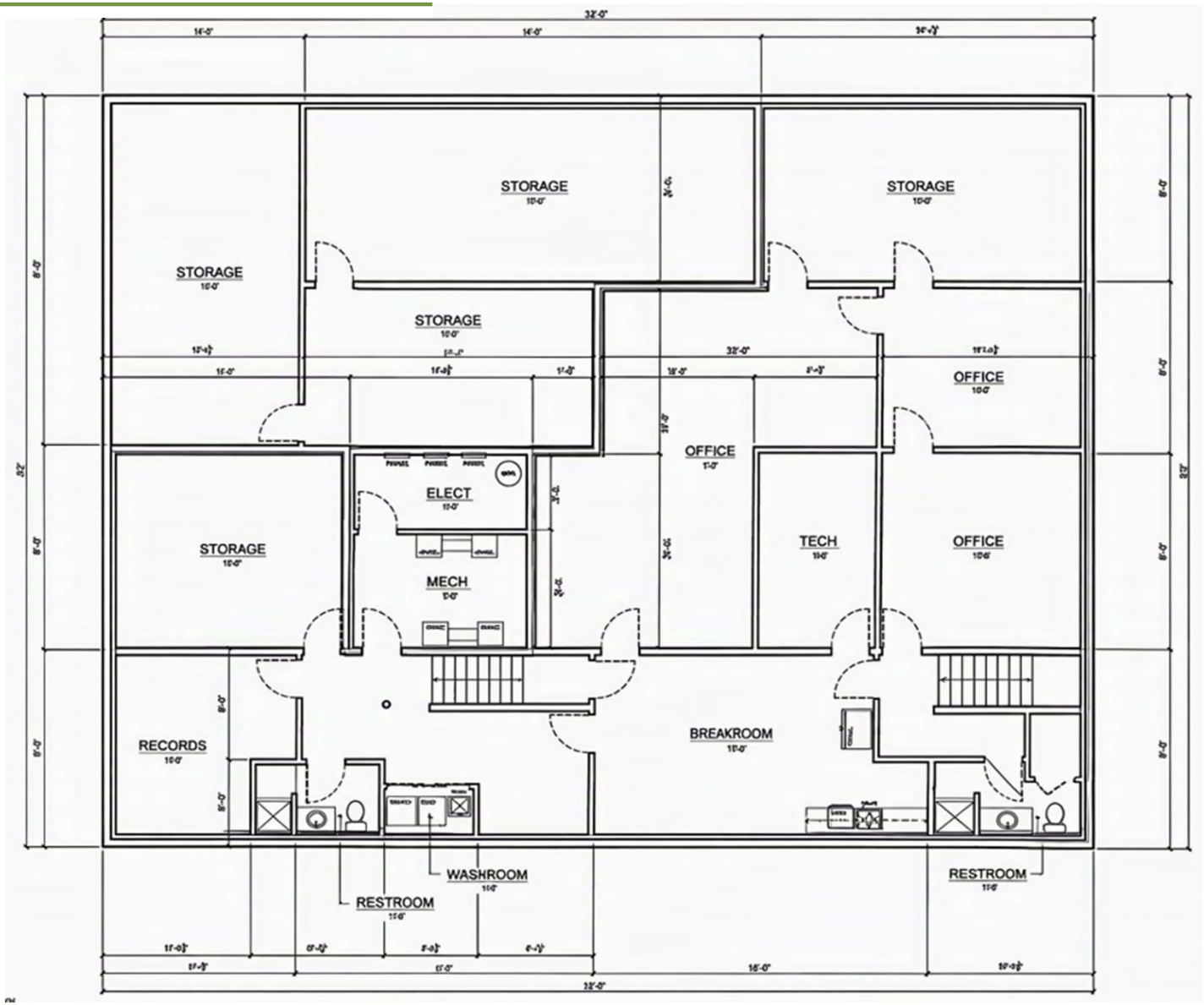
FLOOR PLANS - Downstairs



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PHOTOS (Exterior)

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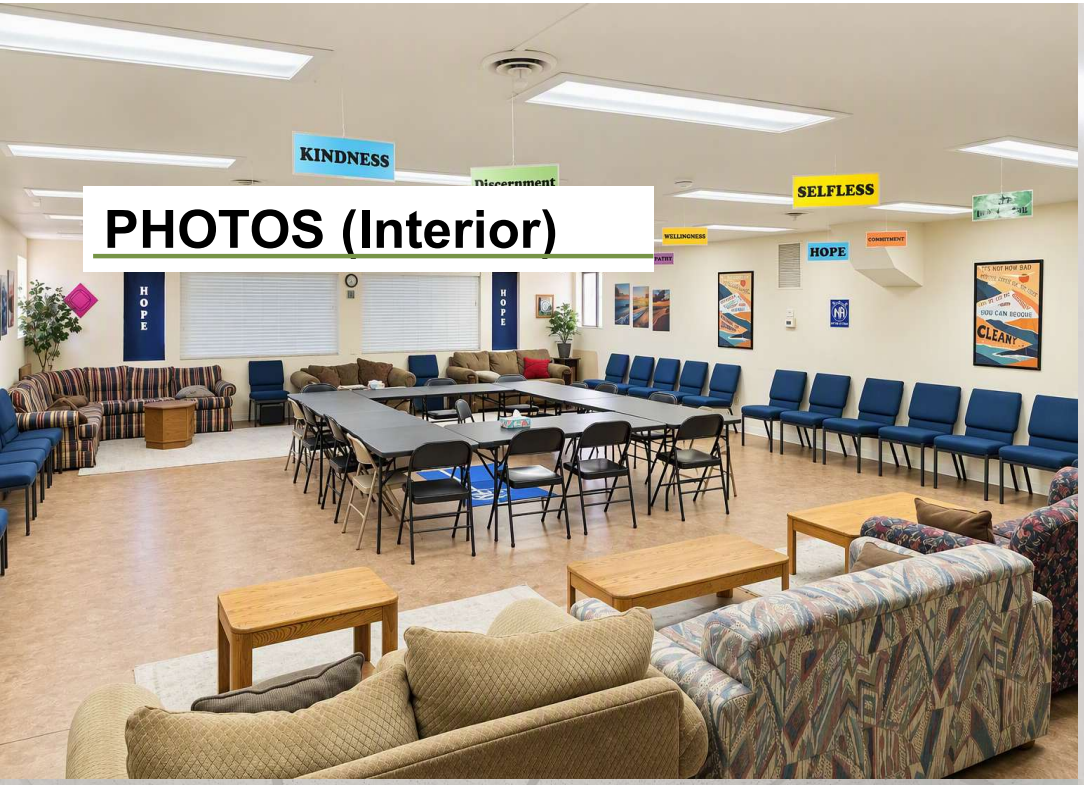
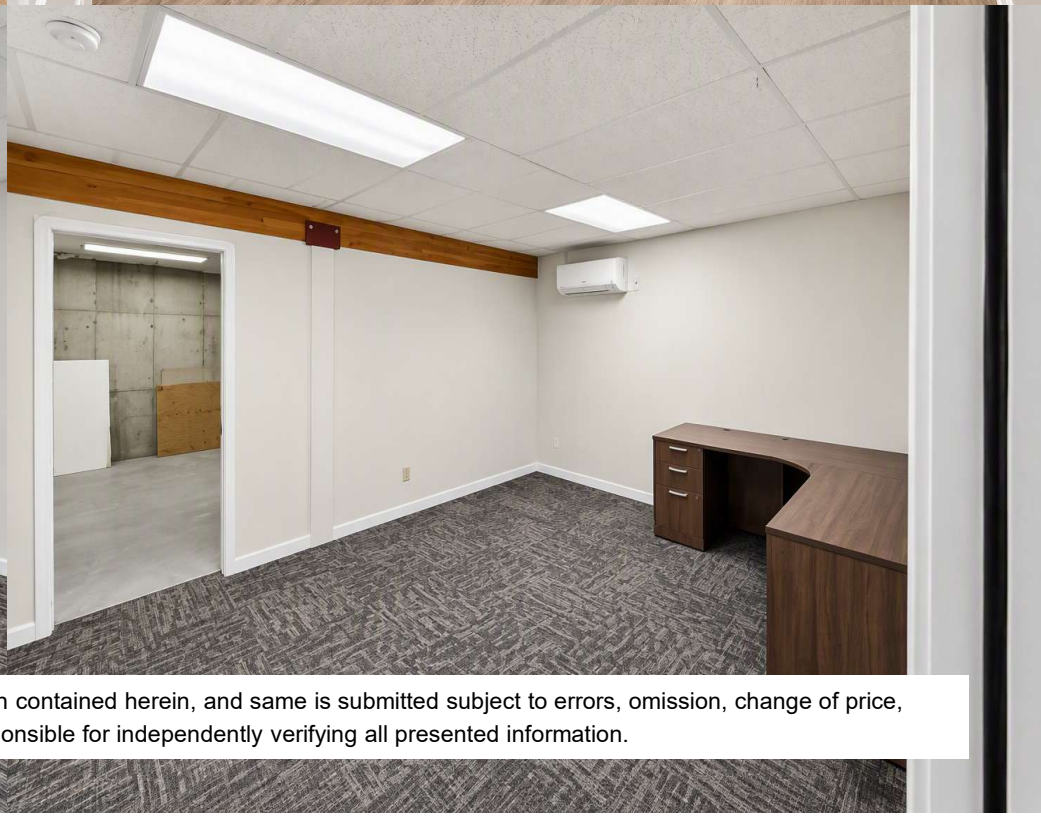
PHOTOS (Interior)





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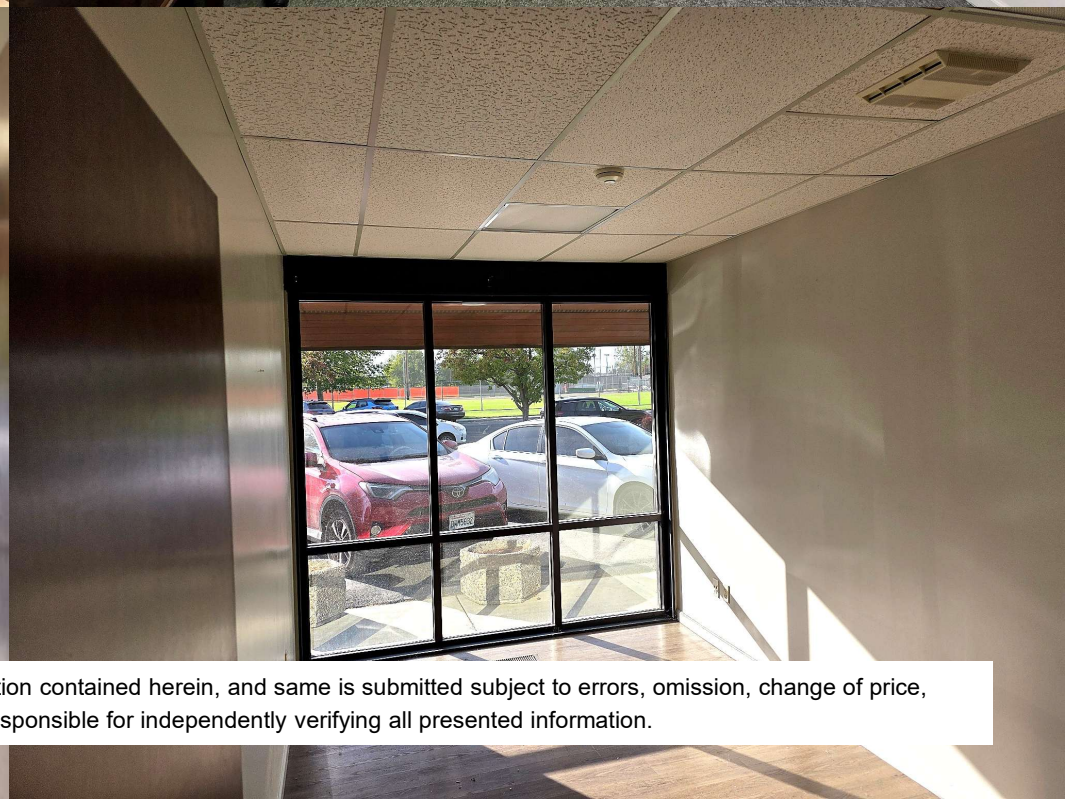

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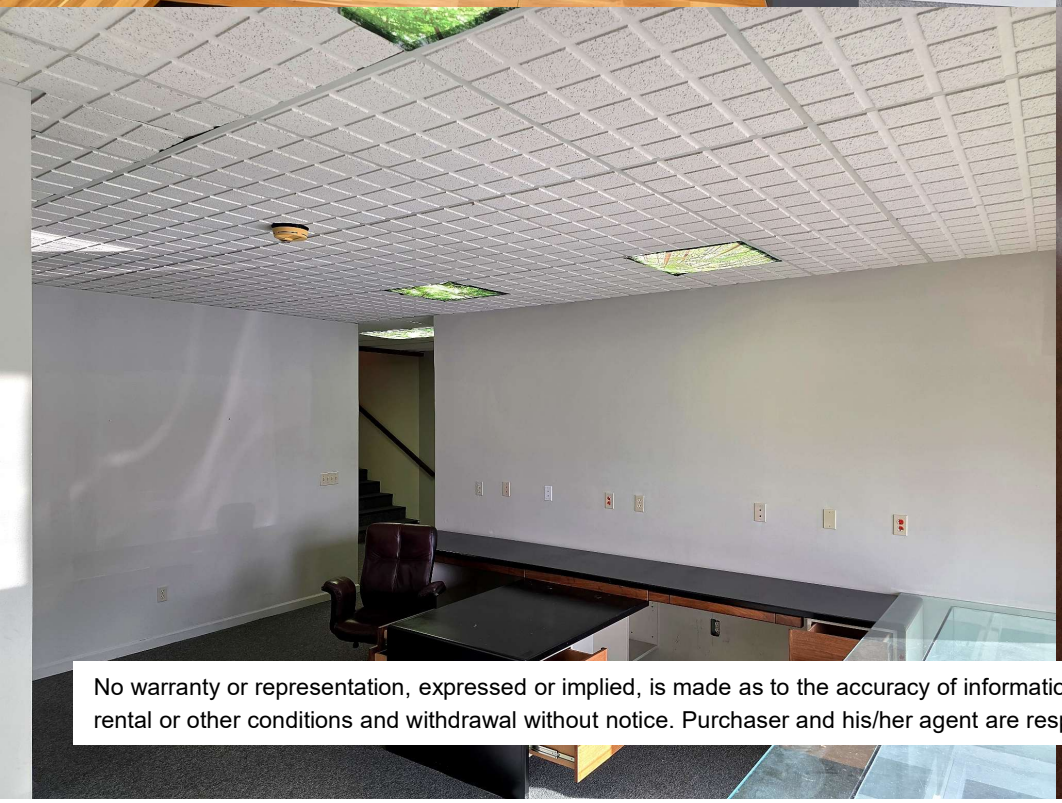

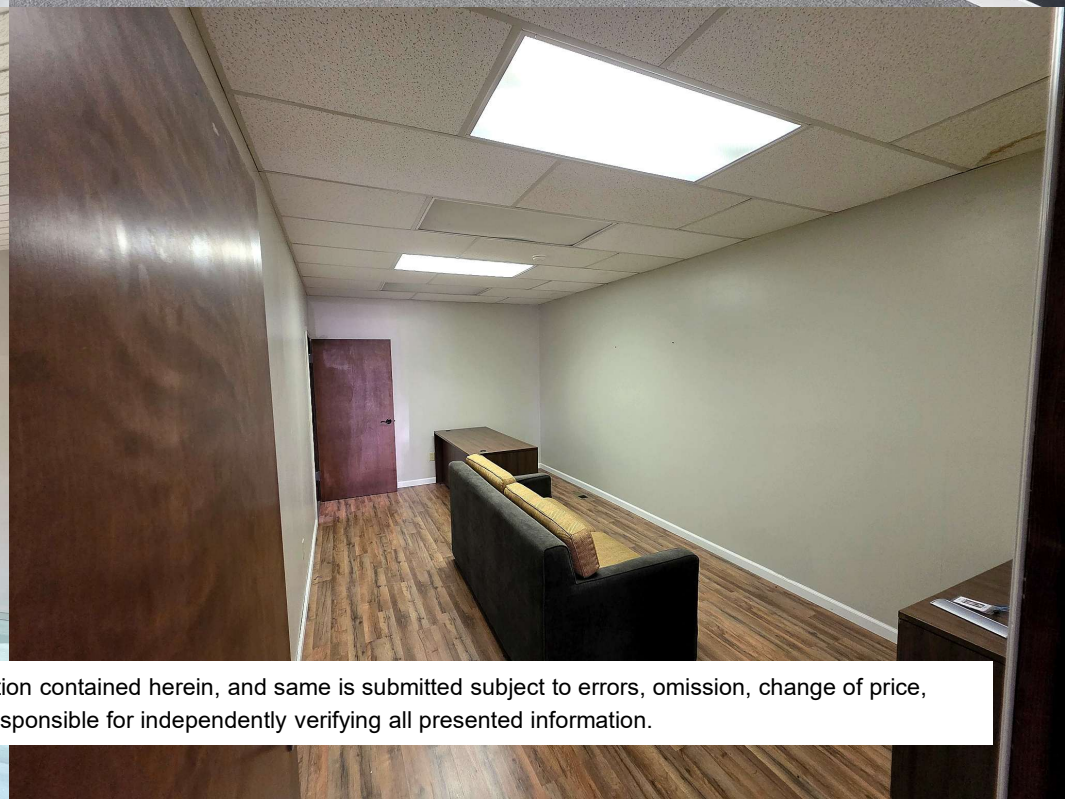

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