

OFFERING MEMORANDUM

# AMBITIONS | KENNEWICK, WA 402 N Neel St, Kennewick, WA 99336

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# **EXECUTIVE SUMMARY**

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# **OFFERING SUMMARY**

402 N NEEL ST







#### **FINANCIAL**

Annual Rent	\$81,084
Less: Reserves (\$0.25/SF)	\$1,006
Net Operating Income	\$80,078

#### ODEDATIONAL

OPERATIONAL	
Lease Type	Triple-Net (NNN)
Guarantor	Ambitions of Washington, Inc.
Lease Commencement	06/29/2019
Lease Expiration	06/28/2034
Rental Increases	2% Annual
Lease Renewal Options	Three, 5-year renewal options
Right of First Refusal	Yes
Building Size	4,022 SF
Lot Size	0.45 Acres (19,646 SF)
Zoning	Commercial, Community (CC)
Year Built	2000



402 N Neel St, Kennewick, WA 99336

#### **INVESTMENT OVERVIEW**

Marcus & Millichap has been selected to exclusively market for sale the Ambitions office located at 402 N Neel St in Kennewick, Washington. The property consists of a 4,022-square foot building on a 0.45-acre lot. Ambitions is located within the Sanders Office Complex one block north of Clearwater Ave, the primary east-west arterial in the city. Traffic counts exceed 20,000 on Clearwater Ave near the property.

Ambitions occupies the single-tenant building under a triple-net (NNN) lease. There are 8+ years remaining on the current lease term, which expires June 28, 2034, and the tenant has three, 5-year renewal options remaining. The rent increases 2% annually throughout the lease term. In addition to the monthly rental payment, Ambitions pays all direct operating expenses pertaining to the property including real estate taxes, insurance, utilities, repairs & maintenance, and building alterations. Any capital repair or improvement that extends the life of the property beyond the lease term would be prorated between landlord and tenant based on the length of time remaining on the lease.

Ambitions offers support services to individuals with developmental disabilities. The company has 11 offices located throughout Washington state.

Kennewick is located in southeastern Washington state at the confluence of the Columbia, Snake, and Yakima Rivers. With a population of 87,790 (2025 estimate), Kennewick is the most populous city of the "Tri-Cities", which also includes the nearby cities of Pasco, Richland, and West Richland. Since 2000, the Tri-Cities has been the fastest growing metro area in Washington state.

#### **INVESTMENT HIGHLIGHTS**

Single-tenant building | Triple-net (NNN) lease

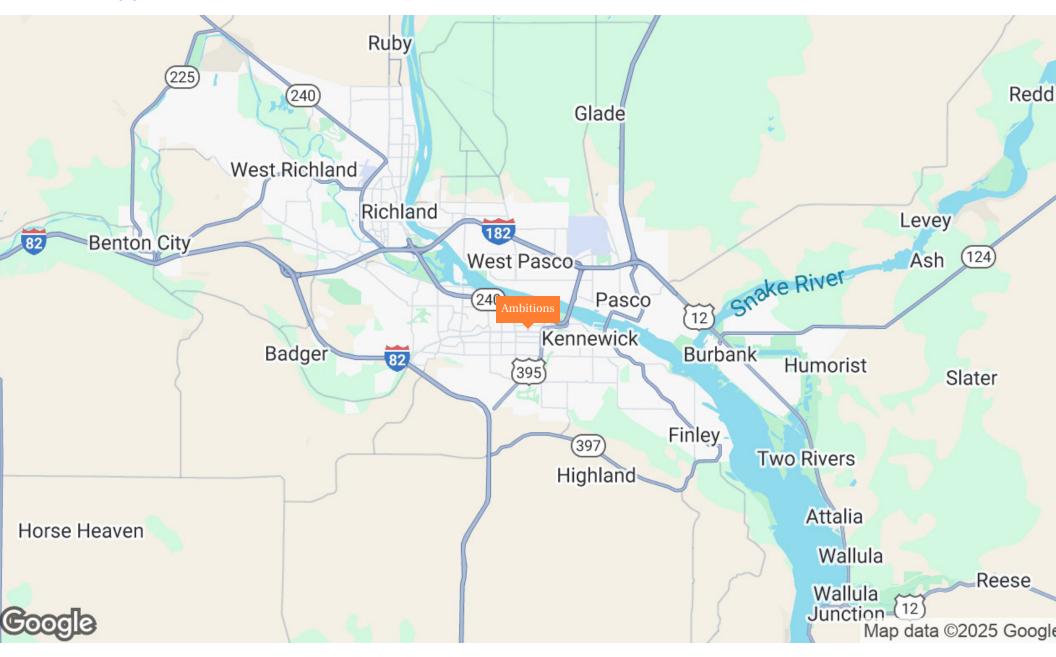
8+ years remaining on the lease term

2% annual rental increases

Passive lease structure

Located in the fastest growing metro area in Washington state

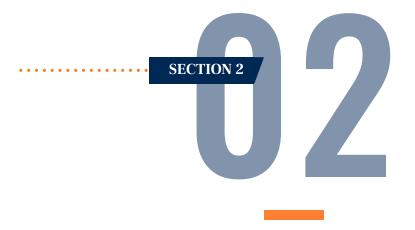




LOCAL/RETAILER MAP







# **MARKET OVERVIEW**

Market Overview Demographics

MARKET OVERVIEW

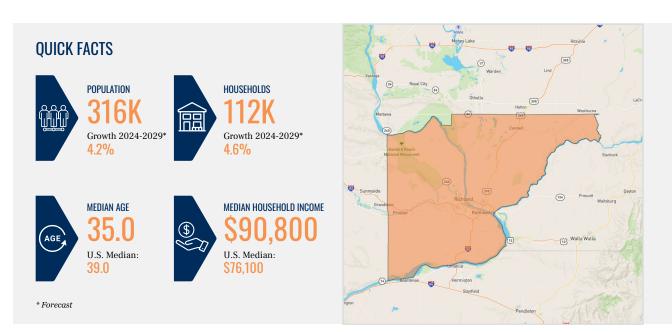
#### TRI-CITIES, WA

Located in the southwestern portion of Washington state, the Tri-Cities of Kennewick, Pasco and Richland are within 225 miles of Seattle and Portland. The metro is composed of Benton and Franklin counties. Favorable demographics aid economic activity in the region, which include a median household income above the United States average and expected population growth of more than 13,000 people over the next five years. The Columbia, Yakima and Snake rivers also offer an array of recreational activities amid the area's pleasant climate, adding to the quality of life.

#### **ECONOMY**

- The Department of Energy, together with partners and contractors — including Battelle, Bechtel National, Washington River Protection Solutions and Mission Support Alliance — provide roughly 13,000 jobs here.
- Kadlec Regional Medical Center, Trios Health, Lourdes Medical Center and Prosser Memorial make up the vital health care sector, employing thousands of workers.
- Plenty of sunny days and a natural landscape that includes rivers and forests lure outdoor enthusiasts to a wide variety of recreational activities. Miles of trails also attract joggers and bicyclists, while the region's vineyards and microbreweries draw tourists.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



#### **METRO HIGHLIGHTS**



#### **DEPARTMENT OF ENERGY (DOE)**

The DOE's vast Hanford Site, Pacific Northwest National Laboratory and other affiliated programs attract highly skilled engineers, scientists and researchers.



#### LARGE AGRICULTURAL SECTOR

Crops — such as wheat, potatoes, apples and grapes — thrive in the conducive weather. Major employers include Lamb Weston, Tyson Foods and FirstFruits Farms.



#### INSTITUTIONS OF HIGHER LEARNING

Washington State University Tri-Cities, Columbia Basin College, Tri-Tech Skills Center and Charter College help provide an educated workforce.

#### DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	15,655	86,869	183,262
2024 Estimate			
Total Population	15,376	84,230	176,813
2020 Census			
Total Population	15,549	82,664	171,944
2010 Census			
Total Population	14,607	75,146	146,177
Daytime Population			
2024 Estimate	14,256	87,917	161,737
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	6,428	32,837	65,889
2024 Estimate			
Total Households	6,299	31,675	63,317
Average (Mean) Household Size	2.4	2.7	2.8
2020 Census			
Total Households	6,121	30,080	59,792
2010 Census			
Total Households	5,949	27,582	51,057
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.2%	8.0%	9.2%
\$150,000-\$199,999	3.8%	7.6%	8.9%
\$100,000-\$149,999	8.4%	16.3%	19.4%
\$75,000-\$99,999	15.4%	14.5%	14.9%
\$50,000-\$74,999	22.7%	17.6%	16.9%
\$35,000-\$49,999	13.3%	10.4%	10.1%
\$25,000-\$34,999	11.9%	8.9%	7.3%
\$15,000-\$24,999	8.8%	7.4%	6.1%
Under \$15,000	12.7%	9.3%	7.1%
Average Household Income	\$67,951	\$93,413	\$101,691
Median Household Income	\$46,935	\$57,482	\$64,017
Per Capita Income	\$27,364	\$34,605	\$36,395
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POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	15,376	84,230	176,813
Under 20	29.6%	29.7%	30.9%
20 to 34 Years	26.4%	21.6%	21.5%
35 to 49 Years	17.2%	18.1%	18.9%
50 to 59 Years	9.3%	10.1%	10.0%
60 to 64 Years	4.8%	5.4%	5.0%
65 to 69 Years	4.3%	4.9%	4.5%
70 to 74 Years	2.9%	3.9%	3.6%
Age 75+	5.5%	6.3%	5.6%
Median Age	31.0	35.0	34.0
Population by Gender			
2024 Estimate Total Population	15,376	84,230	176,813
Male Population	50.0%	49.9%	50.0%
Female Population	50.0%	50.1%	50.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	22.0	24.0	24.0





#### **POPULATION**

In 2024, the population in your selected geography is 176,813. The population has changed by 20.96 percent since 2010. It is estimated that the population in your area will be 183,262 five years from now, which represents a change of 3.6 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 34.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,245 people per square mile.



#### **EMPLOYMENT**

In 2024, 80,098 people in your selected area were employed. The 2010 Census revealed that 51.8 percent of employees are in white-collar occupations in this geography, and 25.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



#### **HOUSEHOLDS**

There are currently 63,317 households in your selected geography. The number of households has changed by 24.01 percent since 2010. It is estimated that the number of households in your area will be 65,889 five years from now, which represents a change of 4.1 percent from the current year. The average household size in your area is 2.8 people.



#### HOUSING

The median housing value in your area was \$350,839 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 32,754.00 owner-occupied housing units and 18,303.00 renter-occupied housing units in your area.



#### INCOME

In 2024, the median household income for your selected geography is \$82,531, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 50.11 percent since 2010. It is estimated that the median household income in your area will be \$93,474 five years from now, which represents a change of 13.3 percent from the current year.

The current year per capita income in your area is \$36,395, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$101,691, compared with the U.S. average, which is \$101,307.



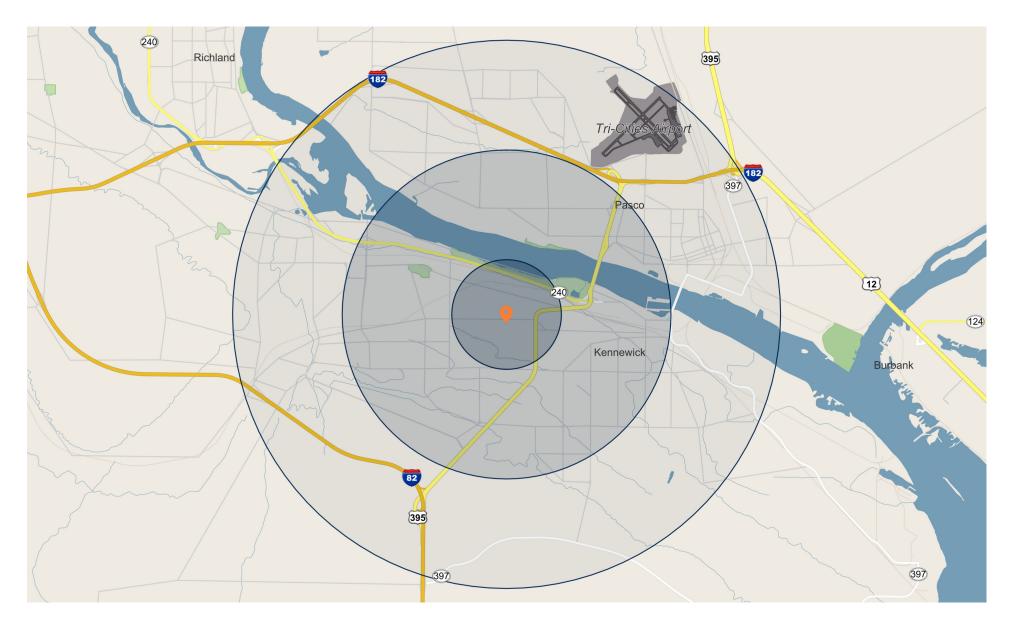
#### **EDUCATION**

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 24.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.2 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.6 percent in the selected area compared with the 19.7 percent in the U.S.





# EXCLUSIVELY LISTED BY

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