

LEASE

Mountain View Plaza

10121 W CLEARWATER AVE

Kennewick, WA 99338

PRESENTED BY:

SCOTT SAUTELL

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WA #109003

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.50 SF/yr (MG)
BUILDING SIZE:	1,968 SF
AVAILABLE SF:	984 - 1,968 SF
APN:	101884BP3590001

PROPERTY OVERVIEW

Former Cafe at Mountain view Plaza on West Clearwater. 1,968 Square feet. Space was used by Calvary church as theircafe. Space is wide open with two restrooms. All décor can stay in the space. Space can be office space as well. Tenant pays utilities.Lease rate is \$17.50/sf modified gross.

PROPERTY HIGHLIGHTS

- Office or Retail space
- 1,968 square feet
- Suite 114 & 116

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ADDITIONAL PHOTOS



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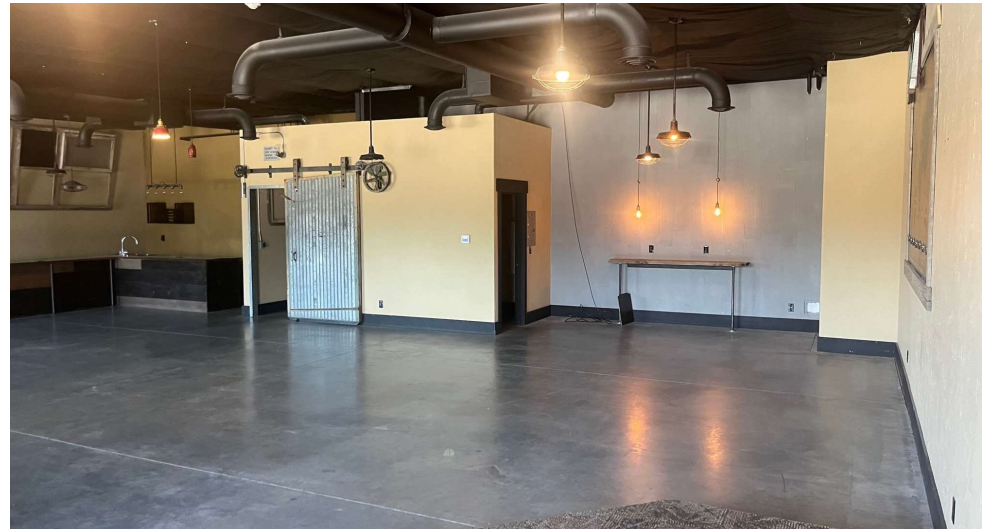
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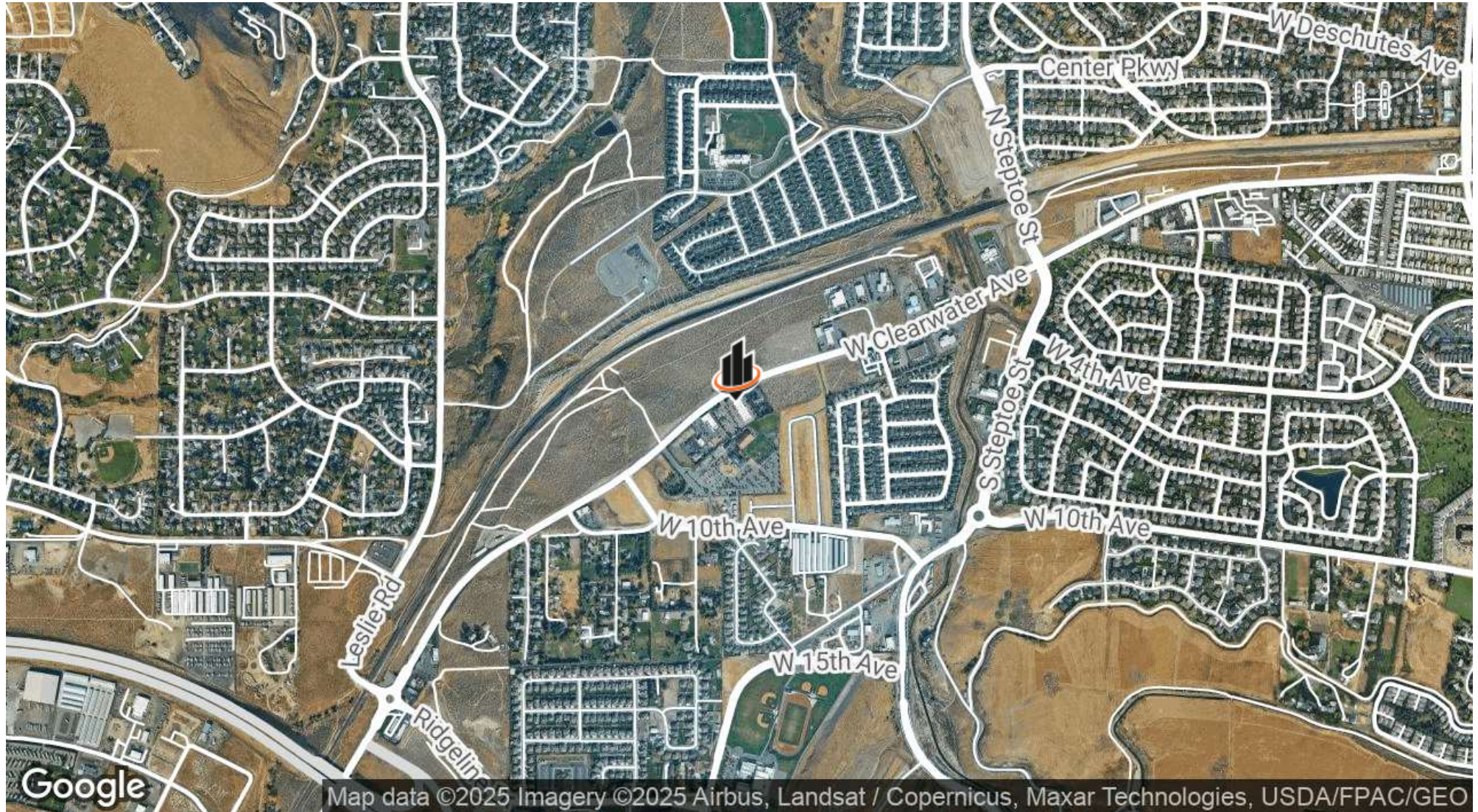
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LOCATION MAP



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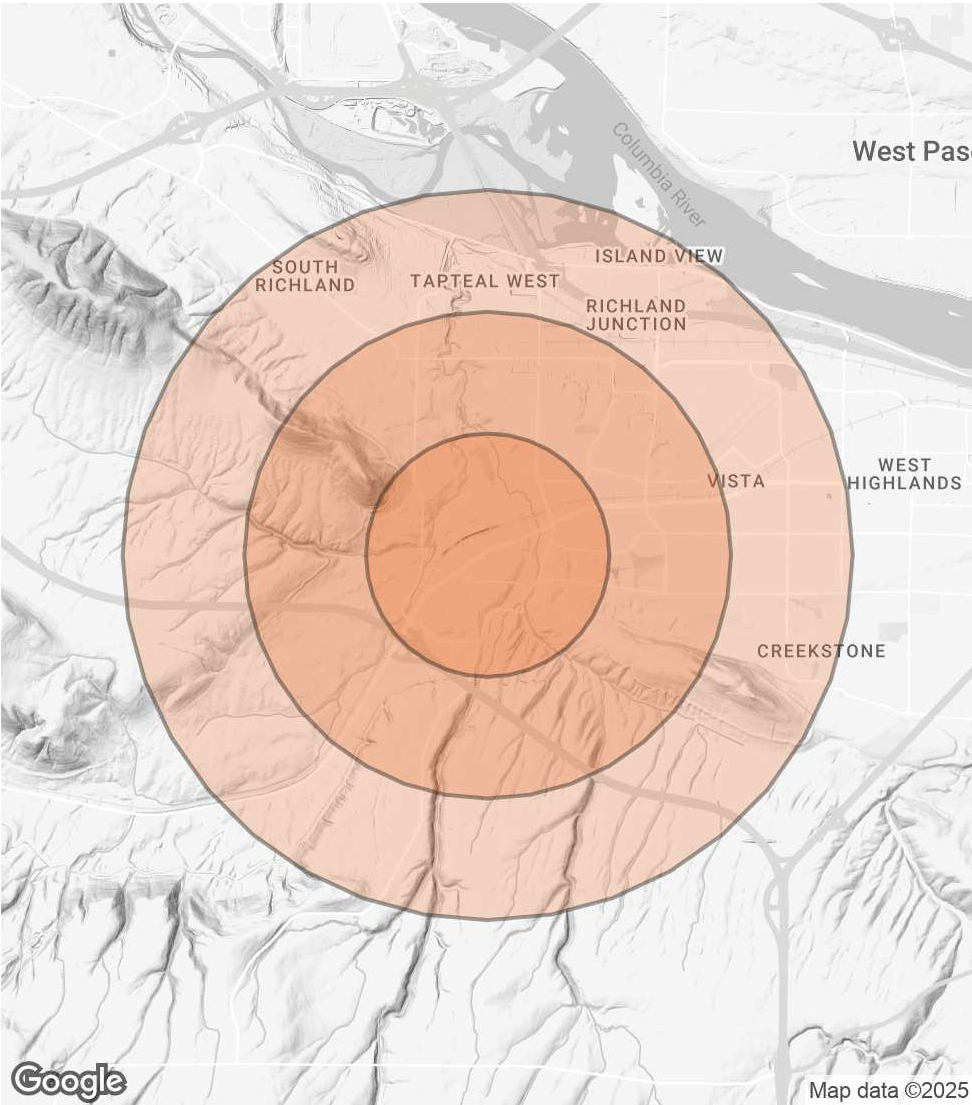
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,297	23,079	41,730
AVERAGE AGE	38.0	39.7	39.1
AVERAGE AGE (MALE)	35.8	37.4	37.5
AVERAGE AGE (FEMALE)	39.5	41.1	40.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,988	9,873	16,873
# OF PERSONS PER HH	2.7	2.3	2.5
AVERAGE HH INCOME	\$117,289	\$96,562	\$98,477
AVERAGE HOUSE VALUE	\$335,232	\$305,849	\$296,171

** Demographic data derived from 2020 ACS - US Census*



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