



LEASE

Mountain View Plaza

10121 W CLEARWATER AVE

Kennewick, WA 99338

PRESENTED BY:

SCOTT SAUTELL

O: 509.430.8986

scott.sautell@svn.com

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



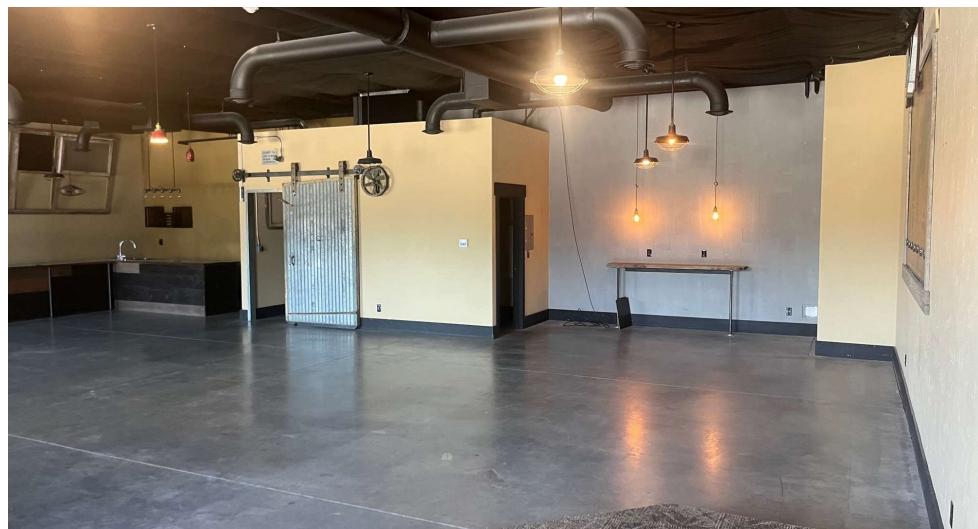
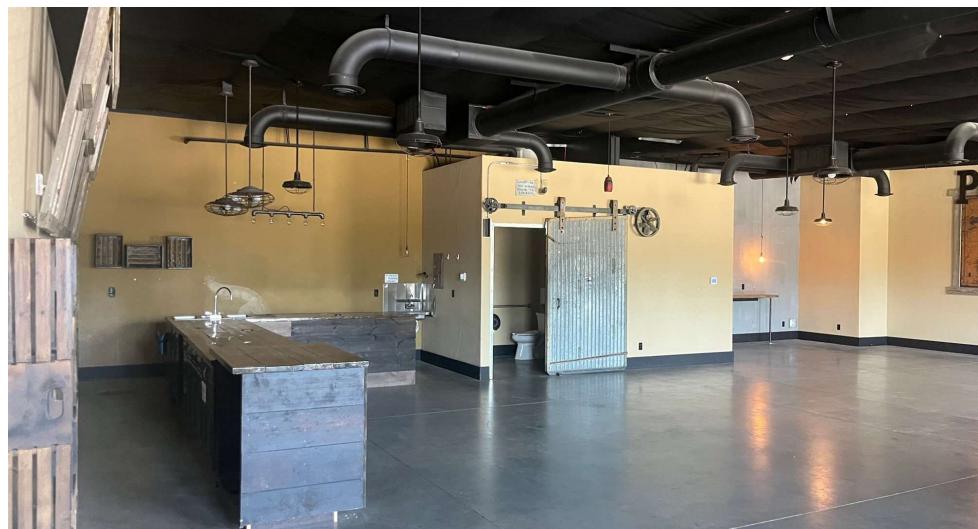
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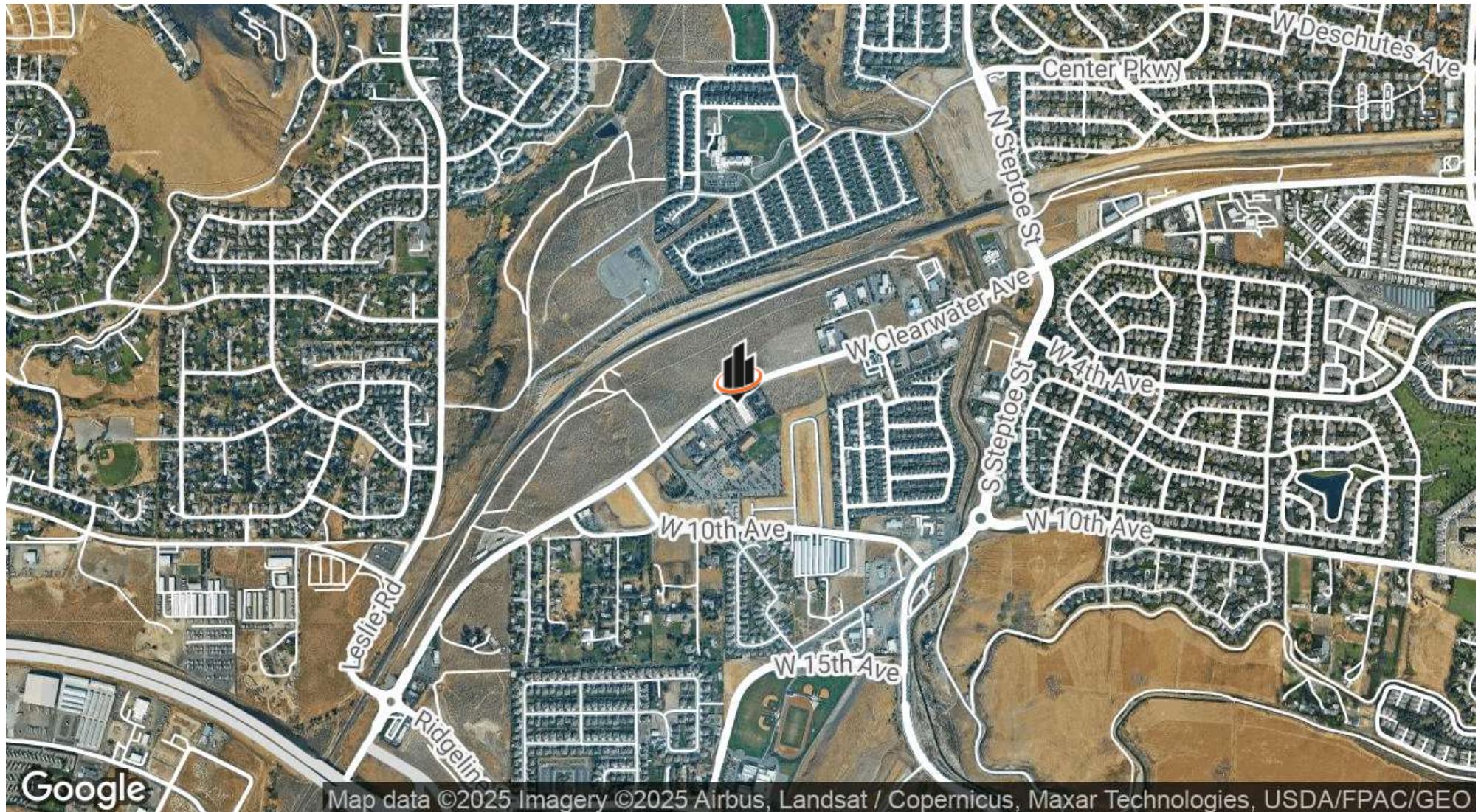
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

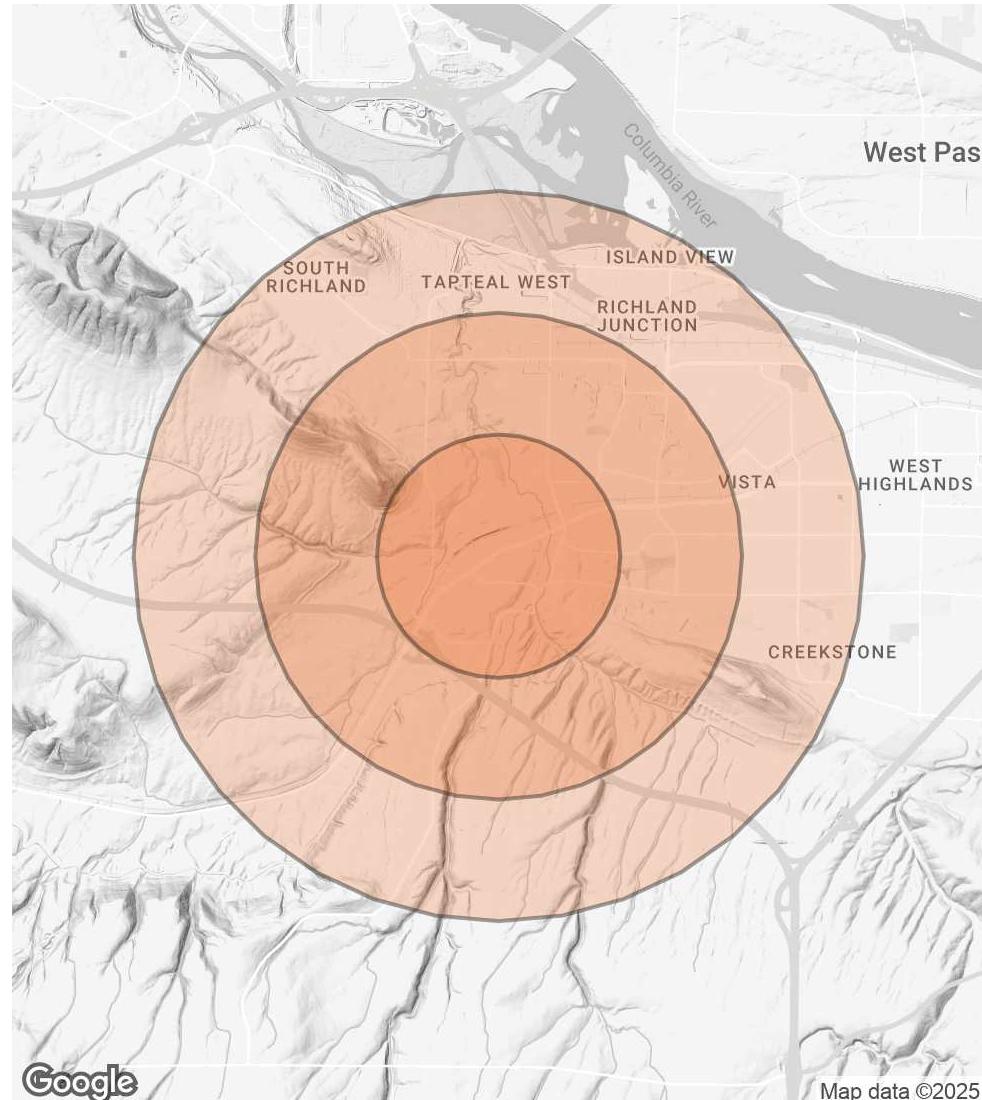
POPULATION

| | 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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