

1118, 1120 & 1122 MEADE AVE.

PROSSER, WASHINGTON



FOR SALE | 100% LEASED DOWNTOWN RETAIL — ±10,753 SF ON THREE PARCELS IN HISTORIC PROSSER



FOR SALE: \$750,000

\$69.75 PSF | ±10,753 SF | THREE PARCELS SOLD TOGETHER | 100% OCCUPIED



ANGIE MATHESON, BROKER

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THE SPACE

Location	1118, 1120 & 1122 Meade Avenue Prosser, WA 99350
County	Benton
Submarket	Historic Downtown Prosser
Total Building Size	±10,753 SF
Additional Basement Storage	±5,453 SF*
Parcels	3 (sold together)
Sale Price	\$750,000
Price / SF	\$69.75 PSF
Occupancy	100% Leased
Lease Type	Gross
Zoning	Downtown Commercial

* Basement square footage is an estimate only; buyer to verify all sizes.

HIGHLIGHTS

- 100% leased to four established tenants
- Three contiguous parcels in one offering
- Includes a ±3,500 SF paved parking lot
- Exposed-brick historic interiors
- Drive-thru at 1120 Meade
- ±567 SF of covered canopy frontage
- Large full basement for storage
- In-place rents below market
- Heart of Prosser's wine & shopping district
- Prime Meade Avenue storefront exposure
- On-street customer parking
- Minutes from Interstate 82

Sold as a single assemblage

All three parcels — 1118, 1120 and 1122 Meade Avenue — are offered together at \$750,000. The parcels will not be divided.

MARKET SNAPSHOT

POPULATION

PROSSER	BENTON COUNTY	TRI-CITIES MSA
6,305	221,722	324,334

MEDIAN HOUSEHOLD INCOME

PROSSER	BENTON COUNTY	WASHINGTON
\$76,985	\$89,874	\$98,141

AREA PROFILE

MEDIAN AGE	WINERIES	COUNTY GROWTH '20-'25
33.1	30+	+7.2%

THE OFFERING

Three adjoining downtown parcels offered as a single assemblage: two multi-tenant retail buildings totaling ±10,753 SF and an adjacent ±3,500 SF paved parking lot.

The buildings are fully leased to a regional brewery and taproom, a long-running coffee shop, a national staffing firm, and a specialty fabric retailer — a tenant mix that draws both daily local traffic and the weekend visitors who come to Prosser for its wineries and historic main street.

All four spaces are on gross leases. The coffee shop and fabric retailer are on active leases; the brewery and staffing firm are holdovers on expired leases. For a buyer, that means income from day one, with the opportunity to review lease terms over time, subject to existing tenant rights.

Full rent roll, leases & operating detail

Available to qualified buyers on request.

PROPERTY FEATURES

TOTAL BUILDING SF	±10,753
GLA (SF)	±10,753
BASEMENT SF	±5,453*
CANOPY SF	±567
NUMBER OF PARCELS	3
NUMBER OF TENANTS	4
YEAR BUILT	1915 & c. 1946
ZONING TYPE	Downtown Commercial
CONSTRUCTION	Masonry / Brick
PARKING	±3,500 SF lot + on-street

TENANT INFORMATION

OCCUPANCY	100%
LEASE TYPE	Gross
TENANT COUNT	4

SALE INFORMATION

SALE PRICE	\$750,000
PRICE PER SF	\$69.75
SALE CONDITION	All 3 parcels together
POSSESSION	Subject to tenant rights



PARCEL DETAIL

1122 MEADE AVE

Parcel 1-0284-403-0065-019 · Lot 19, Block 65

Retail Space	±5,300 SF
Year Built	1915
Basement	Yes — storage
Tenants	Brewery/taproom, staffing office, specialty retail

1120 MEADE AVE

Parcel 1-0284-403-0065-020 · Lot 20, Block 65

Retail Space	±5,453 SF
Year Built	c. 1946
Canopy	±567 SF
Basement	±5,453 SF — storage*
Features	Drive-thru
Tenant	Coffee shop

1118 MEADE AVE

Parcel 1-0284-403-0065-021 · E½ Lot 21, Block 65

Improvement	±3,500 SF paved lot
Use	Parking
Note	Legal address of record for Horse Heaven Hills Brewery

All parcels recorded in the First Subdivision of Prosser, Volume 1 of Plats, Page 1, records of Benton County, Washington. Square footages, year built, and zoning are approximate and from owner-supplied information and public record; buyer to verify.

* Basement square footage is an estimate only; buyer to verify all sizes, including basement SF.

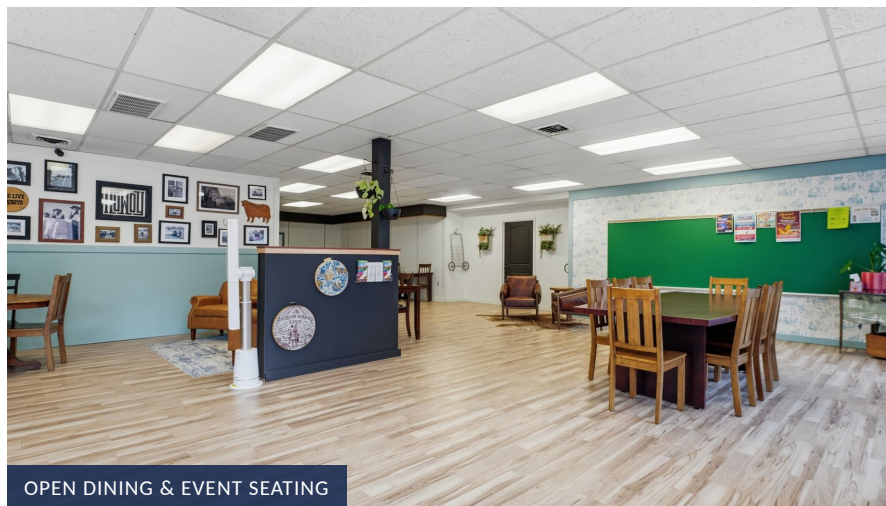
INVESTMENT SUMMARY

\$750,000	100%	5.9%	\$69.75
ASKING PRICE	OCCUPIED	IN-PLACE CAP RATE	PRICE PER SF

IN-PLACE OPERATING SUMMARY

Gross Scheduled Income (annual)	\$56,208
Less: Property Taxes (est.)	(\$5,622)
Less: Property Insurance (est.)	(\$6,000)
Net Operating Income (est.)	\$44,586
Blended In-Place Rent	±\$5.23 PSF gross
Cap Rate at Asking Price	5.9%

All lease and financial information is as provided to broker by the owner and has not been independently verified or audited; buyer to verify. Leases are gross; the owner currently bears operating expenses. Tenant-level rent detail is available to qualified buyers on request.



OPEN DINING & EVENT SEATING

TENANT ROSTER

Horse Heaven Hills Brewery & Bar*	1129 Bennett • taproom + basement storage
Elwood Staffing	1122 Meade • national staffing firm
Mimsy's Fabrics	1122 Meade • specialty retail + classroom
7H Coffee Corner	1120 Meade • café with drive-thru

* Horse Heaven Hills Brewery fronts Bennett Avenue behind Meade (listed address 1129 Bennett Ave); its legal address of record is 1118 Meade Avenue.

THE INVESTMENT CASE

Income from day one. The buildings are fully leased to four operating businesses, two of which — the brewery and the coffee shop — are destination tenants that pull traffic to the block rather than depending on it.

Rents are below market. Blended in-place rent is roughly \$5.23 PSF on a gross basis — well under prevailing downtown asking rents, meaning the current income understates what this real estate can produce.

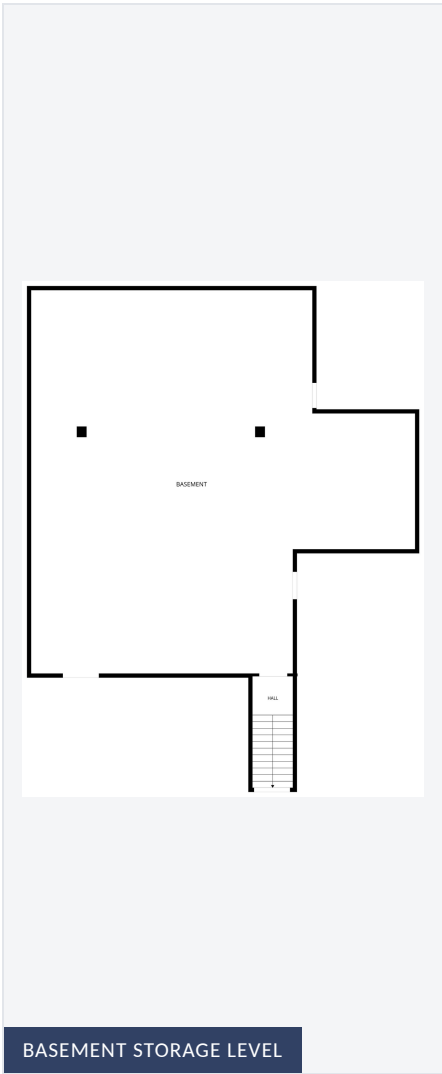
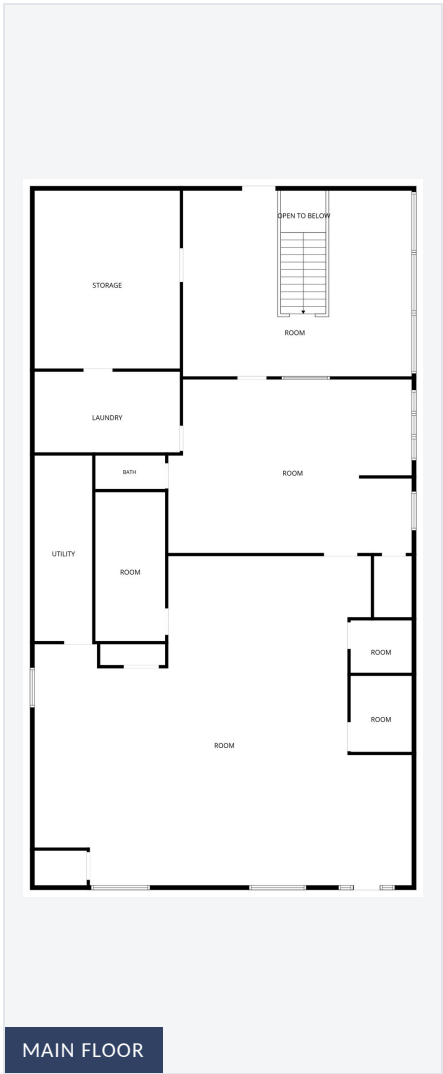
Lease flexibility over time. Two tenants remain as holdovers on expired leases. As leases come up for renewal, an owner may have the opportunity to review lease terms and structure, subject to existing tenant rights and applicable law. Buyer should review all leases in full.

Scarce downtown assemblage. Three contiguous parcels with a dedicated parking lot rarely trade together on Prosser's main retail street.

HORSE HEAVEN HILLS BREWERY & BAR*

1129 Bennett Avenue • Taproom, bar & event space, plus basement storage

TENANT SPACE 1 OF 4



THE SPACE

Address	1129 Bennett Ave
Legal Address of Record*	1118 Meade Ave
Use	Brewery taproom & bar
Levels	Main floor + basement
Lease Type	Gross
Monthly Rent	\$1,725 / month
Lease Status	Expired — holdover

* The brewery's listed address is 1129 Bennett Avenue — the taproom fronts Bennett, directly behind Meade. Its legal address of record is 1118 Meade Avenue, a parcel included in this sale.

LAYOUT

- Large open main room fronting Bennett Avenue
- Full kitchen and service area
- Multiple back-of-house rooms and dedicated storage
- Laundry, utility and restroom
- Interior stair to a large open basement storage level

Anchor draw for the block

A destination taproom in a town built on wine and craft beverage tourism — it pulls visitors to the storefronts rather than relying on passing traffic.

7H COFFEE CORNER

1120 Meade Avenue • Café with drive-thru and covered canopy frontage

TENANT SPACE 2 OF 4



THE SPACE

Address	1120 Meade Ave
Use	Café / coffee shop
Features	Drive-thru
Canopy	±567 SF covered frontage
Lease Type	Gross
Monthly Rent	\$1,000 / month
Lease Status*	Active — 1/1/2026 to 12/31/2030
Renewal Option	One 4-year option (1/1/2031 - 12/31/2034)

* Dates reflect handwritten revisions to the lease (typed term: 10/1/2024 - 9/30/2028); buyer to verify.



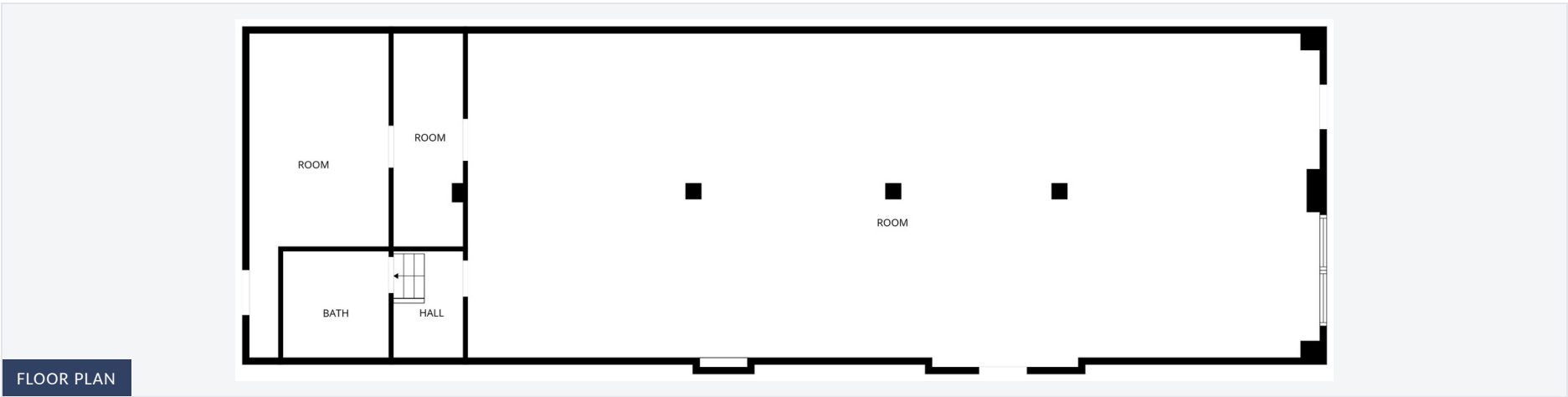
LAYOUT

- Deep open seating room with full storefront glass on Meade Avenue
- Commercial kitchen and service counter
- Secondary lounge/seating room
- Dedicated storage, back rooms and restroom

MIMSY'S FABRICS

1122 Meade Avenue · Specialty retail floor with classroom / workroom

TENANT SPACE 3 OF 4



THE SPACE

Address	1122 Meade Ave
Use	Specialty retail
Lease Type	Gross
Monthly Rent	\$1,000 / month
Lease Status	Active — through 4/30/2028
Renewal Option	One 2-year option (5/1/2028 - 4/30/2030)

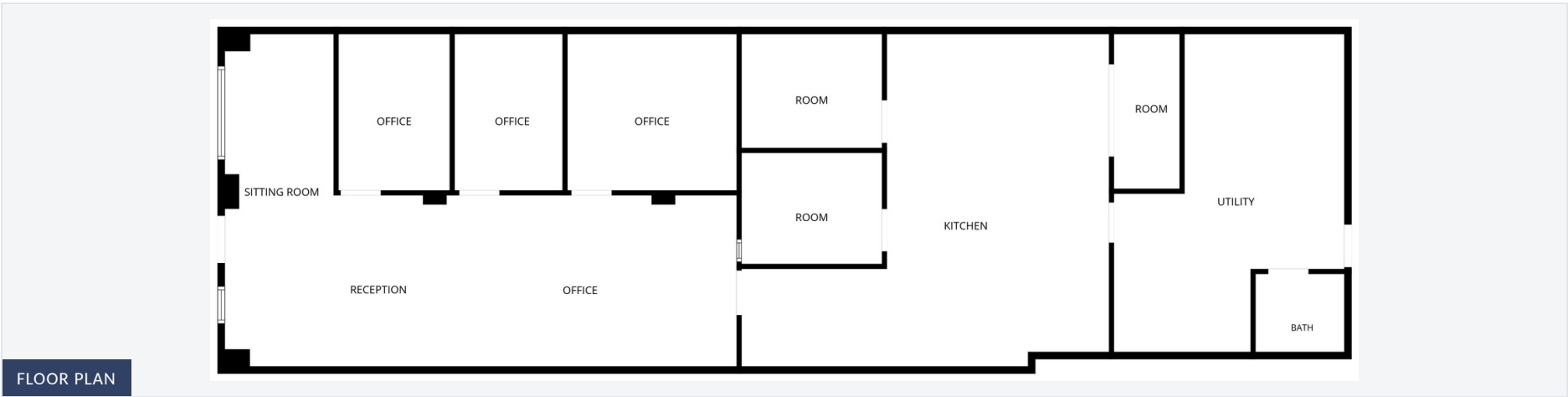
LAYOUT

- Long, column-supported open retail floor — the deepest space in the building
- Exposed brick side walls with full storefront glass at the front
- Separate classroom / workroom at the rear for classes and events
- Restroom and interior stair to storage below

ELWOOD STAFFING

1122 Meade Avenue · Built-out professional office suite

TENANT SPACE 4 OF 4



THE SPACE

Address	1122 Meade Ave
Use	Professional office
Tenant Type	National staffing firm
Lease Type	Gross
Monthly Rent	\$950 / month
Lease Status	Expired — holdover

LAYOUT

- Street-front reception and sitting area with storefront glass
- Three private offices plus an open work area
- Kitchen / break room with exposed brick
- Additional back rooms, utility space and restroom
- Turnkey office build-out — the most finished suite in the building

LOCATION

Historic Downtown Prosser — the Heart of Washington Wine Country

Meade Avenue is downtown Prosser's primary retail street: a walkable, brick-sidewalked corridor of independent shops, restaurants, and tasting rooms anchored by the Benton County courthouse. The subject buildings sit mid-block with continuous storefront glass, covered canopy frontage, streetlight banners, and on-street customer parking directly in front.

Prosser is the Benton County seat and is widely described as the birthplace of the Washington wine industry. The city and its immediate surroundings are home to more than 30 wineries — roughly a dozen of them within walking distance of one another — along with the Walter Clore Wine and Culinary Center and Vintners Village. That concentration gives a town of about 6,300 residents a visitor economy well out of proportion to its size, with steady weekend and seasonal traffic through the downtown core.

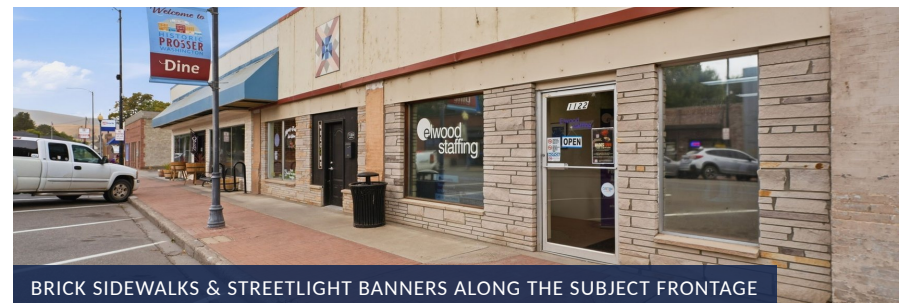
The property lies within three American Viticultural Areas' gravitational pull — Yakima Valley, Horse Heaven Hills, and Red Mountain — and is minutes from Interstate 82, placing it roughly half an hour from the Tri-Cities and within easy reach of Yakima.

Beyond wine, the surrounding economy rests on fruit orchards, packing and processing, and agricultural services, while Benton County overall has grown 7.2% since 2020 on the strength of the Tri-Cities, the Hanford Site, and Pacific Northwest National Laboratory.



WHY THIS BLOCK

- Main-street retail position with uninterrupted storefront visibility
- Walkable to tasting rooms, restaurants, and the county courthouse
- Dedicated off-street parking lot included in the sale — uncommon downtown
- Year-round local trade supplemented by wine-country visitor traffic
- Flexible downtown commercial zoning — retail, office, restaurant, tasting room, or professional services
- Historic brick character that newer product in the corridor cannot replicate
- Minutes to I-82; approximately 30 minutes to the Tri-Cities





1118, 1120 & 1122 MEADE AVENUE — FULL FRONTAGE



1120 — CAFÉ ENTRY



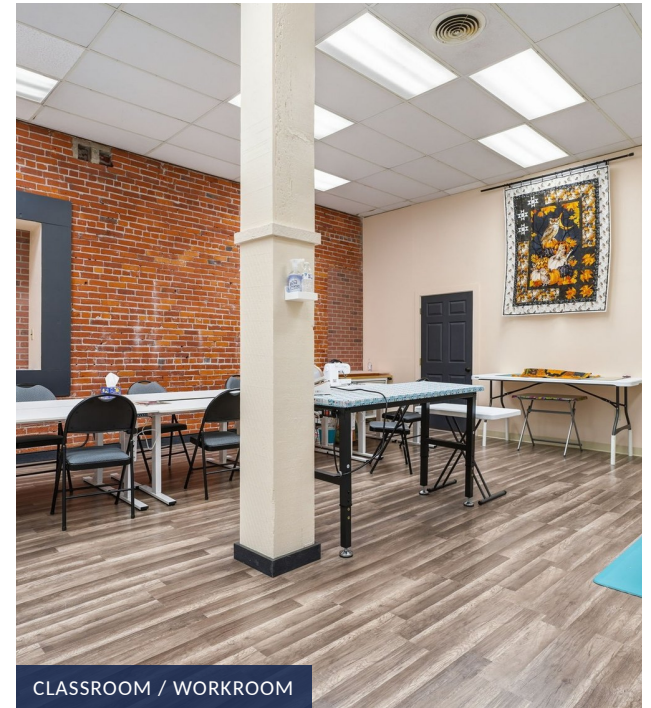
1120A — SPECIALTY RETAIL



1122 — OFFICE SUITE



SPECIALTY RETAIL FLOOR — EXPOSED BRICK & COLUMN BAYS



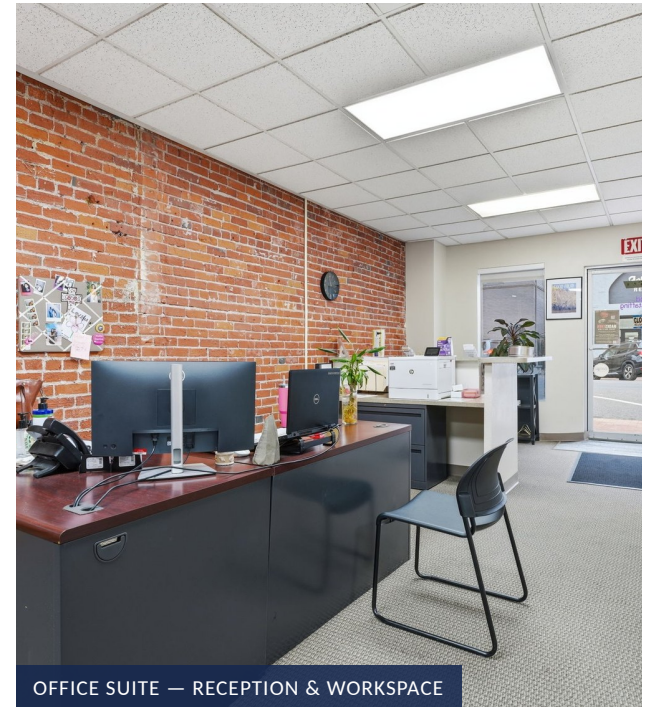
CLASSROOM / WORKROOM



OPEN DINING & EVENT SEATING



CAFÉ COUNTER & SERVICE AREA



OFFICE SUITE — RECEPTION & WORKSPACE

MARKET & DEMOGRAPHICS

PROSSER, WA

Population (2024 est.)	6,305
Population (2020 Census)	6,062
Median Household Income	\$76,985
Median Age	33.1
County Seat	Benton County
Elevation	665 ft

BENTON COUNTY

Population (2025 est.)	221,722
Population (2020 Census)	206,873
Growth 2020–2025	+7.2%
Largest City	Kennewick
Incorporated Cities	5

WINE COUNTRY PROFILE

Wineries in / near Prosser	30+
Walkable tasting rooms	±12
AVAs in Benton County	Yakima Valley Horse Heaven Hills Red Mountain

ECONOMIC DRIVERS

Agriculture & viticulture. Fruit orchards, packing plants, and vineyards form the base of the local economy. Prosser sits inside the Yakima Valley AVA, the state's oldest, established in 1983.

Wine tourism. More than 30 wineries, Vintners Village, and the Walter Clore Wine and Culinary Center make Prosser a destination rather than a pass-through, drawing visitors into the historic downtown where the subject property sits.

Regional employment. Benton County's growth is driven substantially by the Tri-Cities — the Hanford Site, Pacific Northwest National Laboratory, healthcare, and distribution — roughly thirty minutes east on Interstate 82.

Government. As county seat, Prosser hosts the Benton County courthouse and associated offices, supporting steady weekday downtown activity.

TENANT DEMAND DRIVERS

- Destination tasting-room and taproom demand in a historic downtown setting
- Daily-needs retail and food service for a growing resident base
- Professional and service office users seeking main-street visibility
- Limited supply of large-format downtown retail with parking

A destination, not a drive-through town

Prosser's 30-plus wineries and its standing as the birthplace of the Washington wine industry bring visitor traffic into the historic downtown core year-round — directly past the subject property.

Demographic figures compiled from U.S. Census Bureau data, Washington State demographic estimates, and regional tourism sources. Figures are current as of the most recent published releases and are provided for general market context.

LISTING AGENT



ANGIE MATHESON

BROKER • WINDERMERE GROUP ONE

Top 5% Agent in the U.S. • \$150M+ in Residential & Commercial Sales Since 2018

Born and raised in Othello and rooted in Eastern Washington, Angie returned to the Tri-Cities in 2006 and has since built a career specializing in real estate. Since 2018 she has closed over \$150 million in transactions, consistently ranking in the top 5% of agents nationwide. She focuses on helping business owners, investors, and developers identify the right properties to grow and succeed, bringing professionalism, market expertise, and a client-first approach to every deal.

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Offered at \$750,000 — all three parcels together. Rent roll, leases, and operating detail available to qualified buyers on request.



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