

FOR LEASE  
CLASS A RETAIL/OFFICE

# THE FALLS

4112 W. 24th Ave., Kennewick, WA 99337



EIG



Exclusively offered by Elite Investments Group

# THE FALLS

ADDRESS	<b>4112 W 24th Ave.</b>	SUITE SF	<b>+785 SF TO +2,744 SF</b>
CITY, STATE ZIP	<b>Kennewick, WA 99337</b>	FLOOR	<b>Main</b>
AVAILABLE	<b>Summer 2024</b>	PARKING	<b>42+</b>
LEASE RATE	<b>\$20.00 SF</b>	YEAR BUILT	<b>2024</b>
NNN	<b>\$4.00 SF</b>	ZONNING	<b>Mixed Use</b>





## LEASING AVAILABILITY

**BRENDA  
GARIBAY**

Commercial Real Estate Advisor  
509.528.5549  
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## OPPORTUNITY

# CLASS A RETAIL/OFFICE DEVELOPING LOCATION

Class A Retail/Office suites located in Kennewick, Washington, one of Tri-Cities' rapidly growing areas.

First generation suites, in the new mixed-use development, located in Southridge, with completion scheduled for summer of 2024.

A variety of space options available. Ground level suites, nestled within the breathtaking, 105 unit luxury apartment complex, The Falls, and two freestanding buildings centered in the grand entrance of the complex. Offered as grey shell. A total of eight suites available. Suites sizes ranging from +785 SF to +2,744 SF.

Ideal location for amenity businesses, such as coffee shops, cafés, dine-in & carry-out restaurants, health & beauty salons, fitness studios, pet care & grooming, urgent care clinics, and other similar business, to service the demand of The Falls, residents and the surrounding growing residential, and commercial community.

Suites offer plenty of parking, with 4 spaces per 1,000 SF.

Immediate proximity to arterial roads, and US395.





108 107 106 LEASED 104 103 LEASED 101

3rd

3RD LARGEST METRO IN WA STATE  
316,000 TOTAL METRO POPULATION

34%

34% METRO POPULATION  
GROWTH IN THE PAST DECADE  
KENNEWICK IS THE LARGEST OF  
THE THREE CITIES

\$87,088

MEDIUM HH INCOME  
43.73% OF HHs EARN MORE THAN  
NATIONAL AVERAGE/YEAR



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LOCATION



STRONG MARKET  
**FUNDAMENTALS**





Right in the heart of the Pacific Northwest, the Tri-Cities is located at the confluence of the Columbia, Yakima, and Snake Rivers.

The Tri-Cities represents the Kennewick-Pasco-Richland MSA in Benton and Franklin Counties. It has transformed from a small regional hub for the Columbia Basin into one of the most expansive markets in Washington.

It now ranks as the 3rd largest metro in Washington State with a population of 316,600 residents.

The rivers serve as the only visible division between the Tri-Cities of Richland, Pasco and Kennewick.

Each municipality boasts its own substantial growth statistics and when combined as a metro, the population grew 34% in the past decade.

Kennewick, with more than 84,000 residents, is the largest of the three, and serves as the regional entertainment and retail hub.

EMPLOYMENT HUB

**CENTRALIZED  
LOCATION**



The Tri-Cities region in Washington state is known for several key industries.

**Energy and Nuclear Research:** Richland is home to the Hanford Site, which played a crucial role in the development of nuclear weapons during World War II. Today, it focuses on environmental cleanup and nuclear research, contributing to the most highly educated population in the state. The Pacific Northwest National Laboratory (PNNL) in Richland is a major research institution specializing in energy, environmental science, and national security.

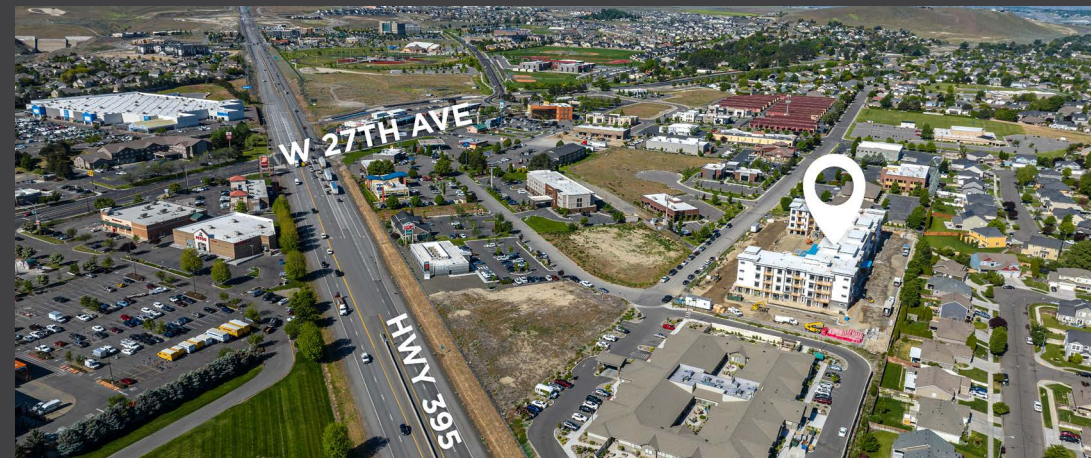
**Healthcare and Education:** The Tri-Cities has several hospitals and medical centers, including Kadlec Regional Medical Center in Richland. Educational institutions like Washington State University Tri-Cities and Columbia Basin College contribute to the region's growth.

**Manufacturing and Technology:** Manufacturing industries, such as aerospace, food processing, and advanced materials, play a role in the local economy. Additionally, technology companies and startups are emerging, contributing to the diversification of industries.

**Agriculture and Irrigation:** The area benefits from the fertile soil of the Columbia Basin, making agriculture a significant industry. Crops like apples, cherries, grapes, and potatoes thrive here. The extensive irrigation system, including the Columbia Basin Project, supports agricultural production.

**Tourism and Recreation:** The Tri-Cities area offers outdoor recreational activities, including boating, fishing, and hiking along the Columbia River.

Overall, the Tri-Cities region combines agriculture, research, healthcare, education, and recreational opportunities to create a vibrant and diverse economy.



DEMAND



# NEIGHBORING DEVELOPMENTS



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Handford Site, The Department of Energy has awarded a Hanford site contract with an estimated value of up to \$45 billion over a decade.

Atlas Agro Fertilizer Plant, World's 1st carbon-free fertilizer, 150 acres, \$1.1 billion plant to be built in Richland. Atlas will employ approximately 160 people.

Amazon Distribution Centers, two 1-million SF Distribution Centers, with 3,000 new jobs expected.

Reser's Processing Plant, 340,000 SF building at Port of Pasco Industrial Park on a 40-acre site. The \$120 million facility is expected to create 100 new jobs.

Darigold Facility, 400,000 SF building at Port of Pasco Industrial Park, will be the largest facility of it's kind in North America. \$600 million project with 1,200 new jobs expected.

Tri-Cities Airport, 86 total acres, with three runways is the largest airport in the southeastern Washington and northeastern Oregon region with connections to eleven major hubs.



25.8%

**JOB GROWTH IN THE MARKET  
OVER THE PAST DECADE**

Compared to national  
benchmark of 14.5%

4,460

**NEW JOBS CREATED**



# LEGAL DISCLAIMER

For more information on these and other exclusive listings, please contact us.

This information package has been prepared to provide summary information to prospective Tenants and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation.

Elite Investments Group, LLC and Landlord, recommend prospective Tenants conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend prospective Tenants consult with their tax, financial and legal advisors on any matter that may affect their decision to lease the property.

The Landlord retains the right to withdraw, modify or cancel this offer to lease at any time and without any notice or obligation. Any lease is subject to the sole and unrestricted approval of Landlord, and Landlord shall be under no obligation to any party until such time as Landlord and any other necessary parties have executed a contract of lease containing terms and conditions acceptable to Landlord and such obligations of Landlord shall only be those in such contract of lease.

For more information on this or other exclusive listings, please contact us.



The logo for EIG consists of the letters 'EIG' in a white, bold, sans-serif font, centered within a dark green rectangular background.

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## CONTACT US

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