

OFFERING MEMORANDUM

322 W Kennewick Ave

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Kennewick, WA 99336

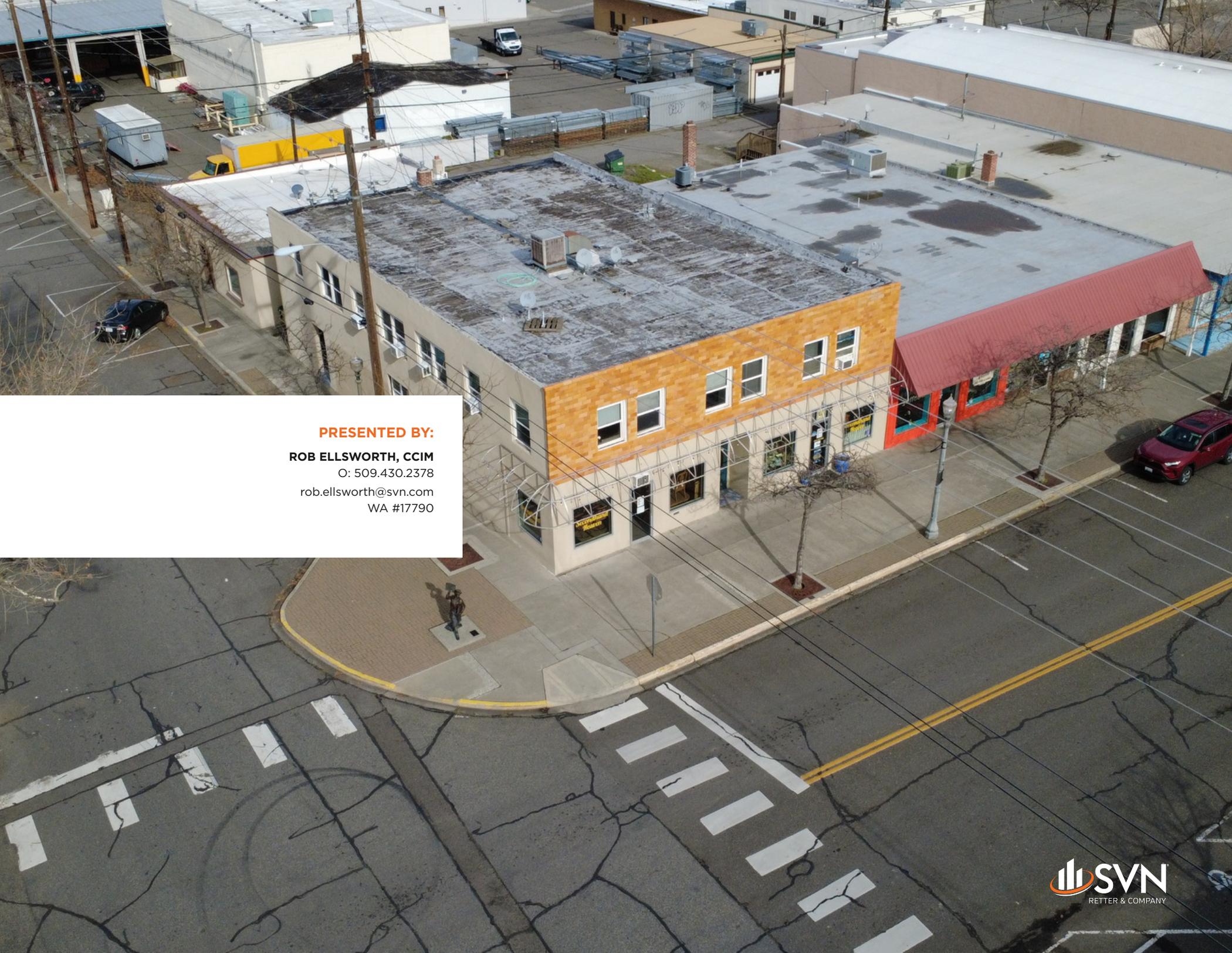
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SECTION 1
Property
Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$760,000
LOT SIZE:	0.09 Acres
BUILDING SIZE:	7,200 SF
NOI:	\$57,127.00
CAP RATE:	7.52%

PROPERTY DESCRIPTION

This property presents an outstanding investment opportunity, featuring ground-floor commercial space with residential apartments on the second level. The commercial tenant has a long-standing presence at this location, and the residential units are occupied by stable, long-term tenants. The building is currently 100% occupied, providing immediate and consistent income.

PROPERTY HIGHLIGHTS

- Corner Lot
- Downtown Kennewick
- Fully Occupied
- Mixed Use Building
- 7.52% Cap Rate

PROPERTY DESCRIPTION



ZONING

The property is zoned COMMERCIAL CENTRAL BUSINESS DISTRICT (CBD), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

The purpose of the CBD district is to accommodate a wide variety of commercial activity (particularly those that are pedestrian-oriented) together with compatible residential life styles which will result in the most intensive and attractive use of the City's Central Business District. In order to preserve the public health, safety and welfare in central business district redevelopment, protect public and private investment in property and infrastructure improvements and stabilize declining property values, certain uses of the land may be restricted or prohibited.

LOCATION DESCRIPTION

This property occupies a prominent corner lot at the western gateway to downtown Kennewick. The site offers excellent visibility and convenient access from all directions, making it an ideal location for a variety of commercial uses.

Kennewick, Washington is the largest of the Tri-Cities and a vibrant riverfront community located along the Columbia River in southeastern Washington. Known for its abundant sunshine, wide-open landscapes, and strong local economy, Kennewick offers a balance of outdoor recreation, family-friendly neighborhoods, and growing business opportunity.

Columbia Park stretches for miles along the waterfront, providing scenic trails, boating access, playgrounds, and event spaces that host community festivals year-round. Clover Island and its historic lighthouse offer sweeping river views, waterfront dining, and a popular gathering spot for residents and visitors alike.

Kennewick is also a regional hub for retail, healthcare, and education. The Southridge area features expanding residential developments, sports complexes, and commercial centers, while the city's proximity to major highways, rail lines, river transport, and the Tri-Cities Airport supports continued economic growth.

With a welcoming community atmosphere, strong schools, and easy access to wineries, rivers, and desert hiking trails, Kennewick combines small-town comfort

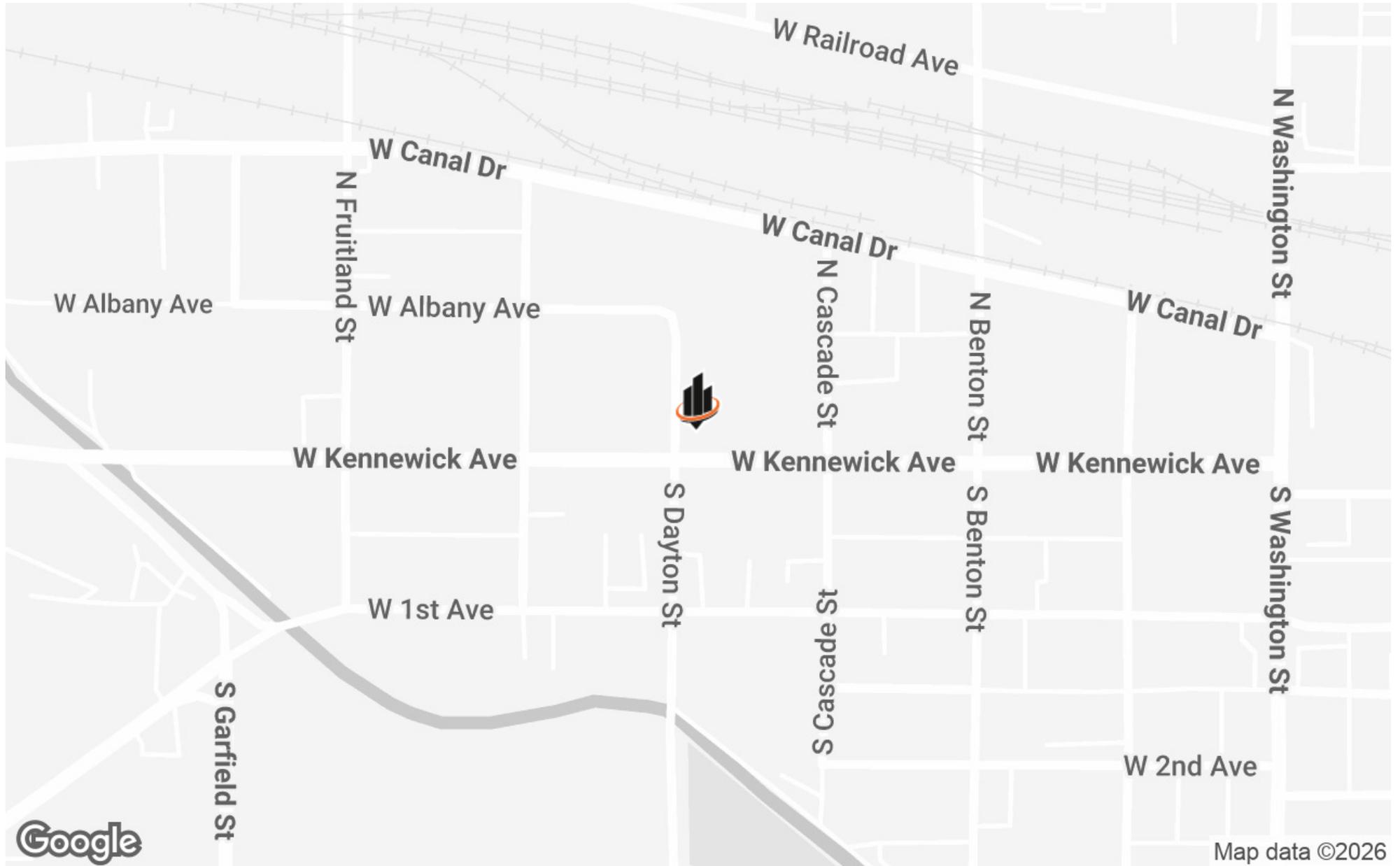


SECTION 2
Location
Information

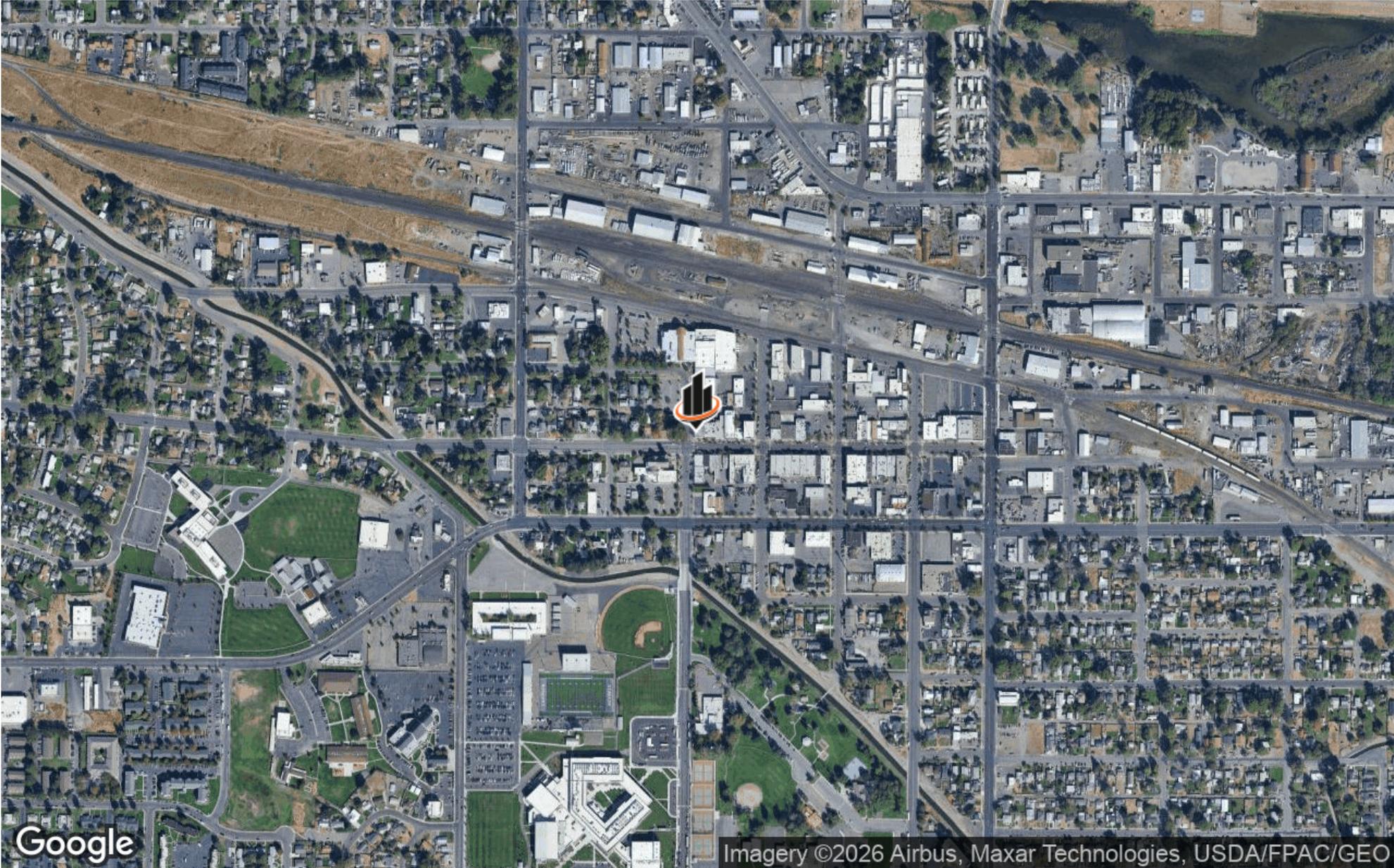
REGIONAL MAP



LOCATION MAP



AERIAL MAP





SECTION 3
**Financial
Analysis**

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$760,000
PRICE PER SF	\$106
GRM	11.16
CAP RATE	7.52%
TOTAL RETURN (YR 1)	\$57,127

OPERATING DATA

GROSS INCOME	\$68,100
OPERATING EXPENSES	\$10,973
NET OPERATING INCOME	\$57,127

INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST	\$0
GROSS INCOME	\$68,100

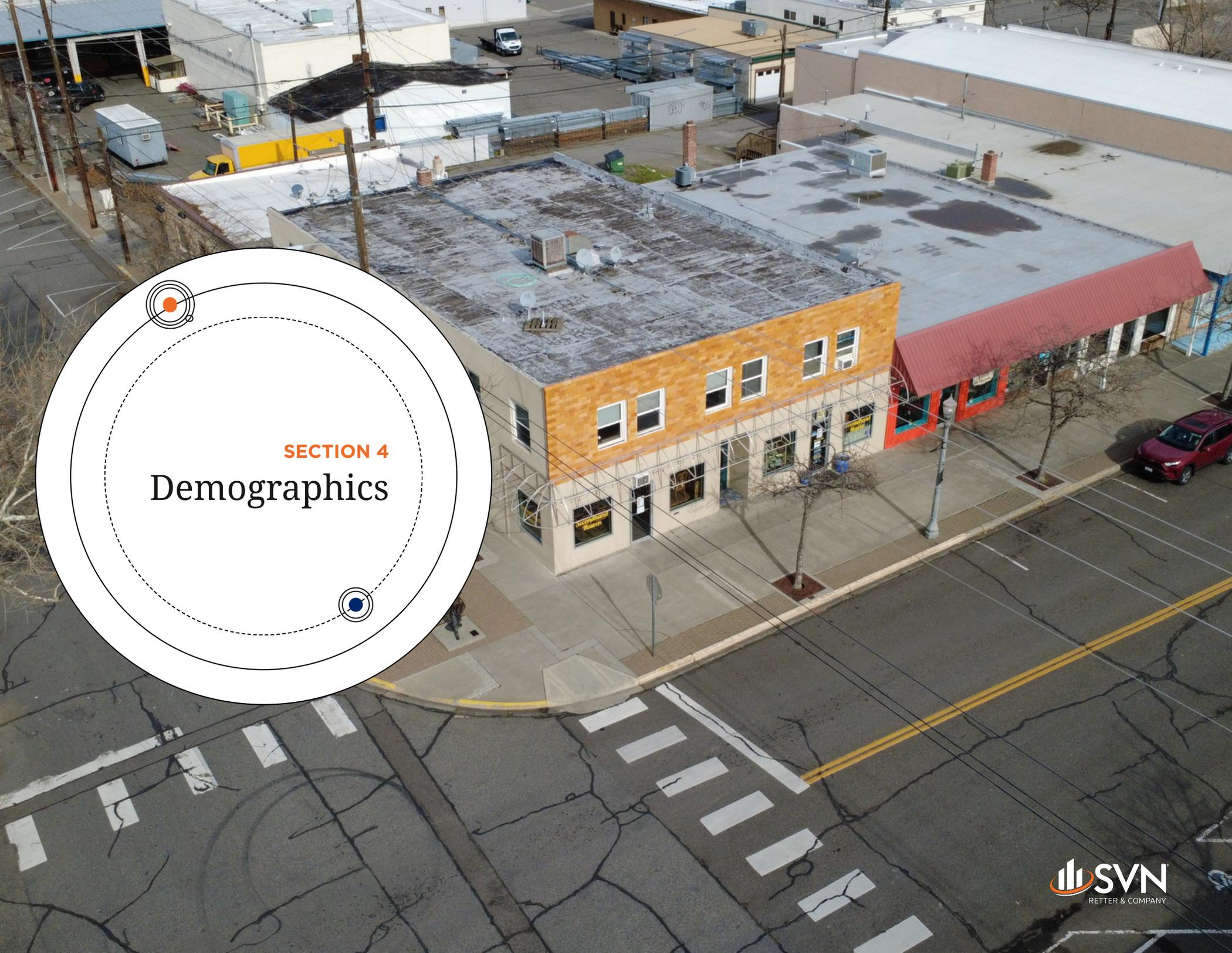
EXPENSES SUMMARY

PROPERTY TAX	\$3,173
PROPERTY INSURANCE	\$3,000
WATER & SEWER	\$3,900
GARBAGE	\$900
OPERATING EXPENSES	\$10,973

NET OPERATING INCOME	\$57,127
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
Main Floor	2nd Hand Heaven	3,600 SF	50%	\$6.75	\$24,300.00
Apt 1	-	720 SF	10%	\$11.67	\$8,400.00
Apt 2	-	720 SF	10%	\$11.67	\$8,400.00
Apt 3	-	720 SF	10%	\$11.67	\$8,400.00
Apt 4	-	720 SF	10%	\$14.17	\$10,200.00
Apt 5	-	720 SF	10%	\$11.67	\$8,400.00
TOTALS		7,200 SF	100%	\$67.58	\$68,100.00
AVERAGES		1,200 SF	16.67%	\$11.26	\$11,350.00



SECTION 4
Demographics

DEMOGRAPHICS MAP & REPORT

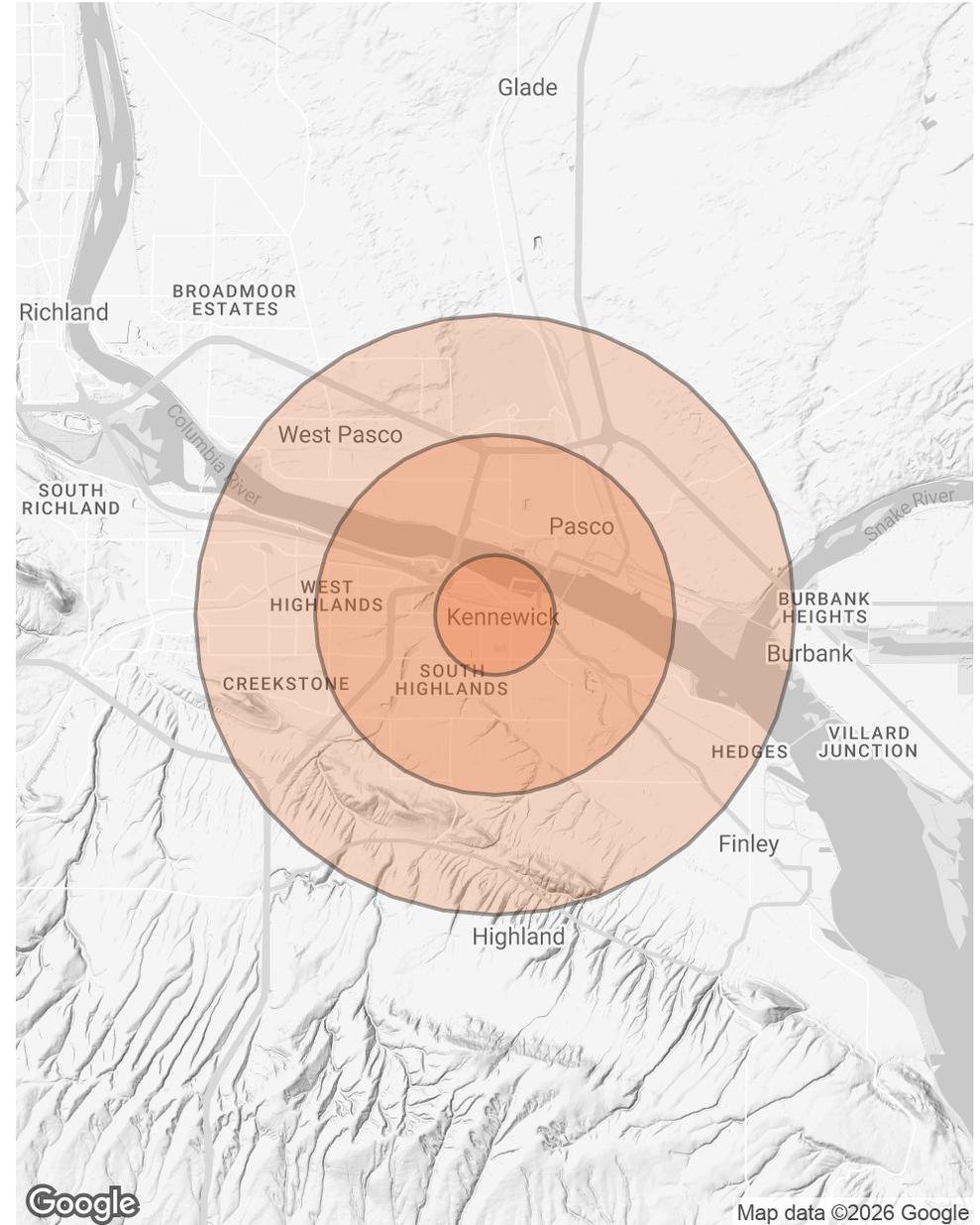
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,157	85,575	147,701
AVERAGE AGE	34	35	36
AVERAGE AGE (MALE)	33	35	35
AVERAGE AGE (FEMALE)	35	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,315	28,792	49,921
# OF PERSONS PER HH	2.8	3	3
AVERAGE HH INCOME	\$61,810	\$83,609	\$98,518
AVERAGE HOUSE VALUE	\$263,652	\$316,704	\$353,154

Demographics data derived from AlphaMap



AREA ANALYTICS

POPULATION

5 MINUTES 10 MINUTES 15 MINUTES

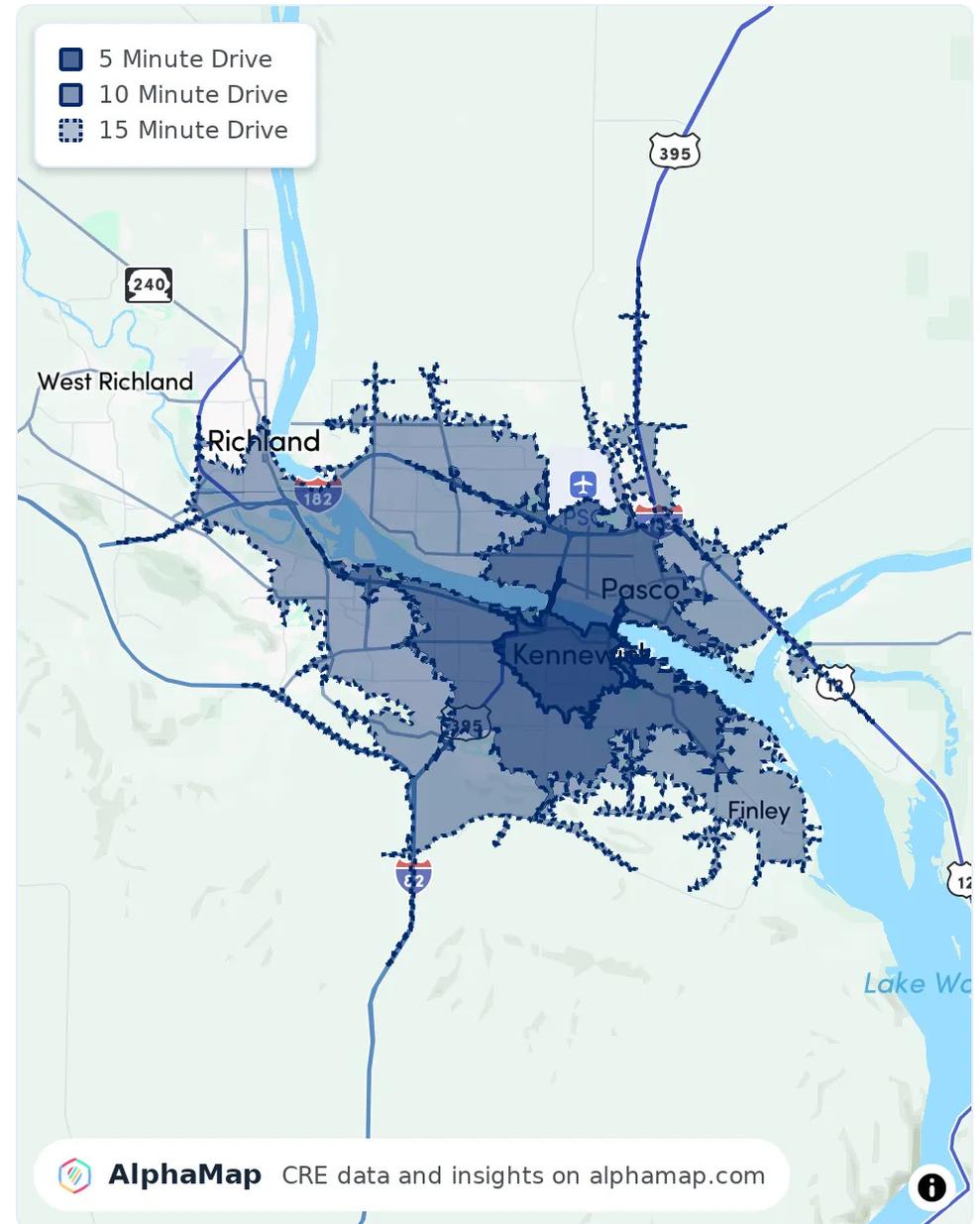
	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	19,599	84,185	180,605
AVERAGE AGE	35	36	36
AVERAGE AGE (MALE)	34	35	35
AVERAGE AGE (FEMALE)	36	37	37

HOUSEHOLD & INCOME

5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	6,874	28,944	62,721
PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$65,218	\$83,314	\$100,480
AVERAGE HOUSE VALUE	\$272,161	\$324,444	\$358,823
PER CAPITA INCOME	\$22,488	\$28,728	\$34,648

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on alphamap.com

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