

John L. Scott | REAL ESTATE

450 N QUAY | KENNEWICK
WA 99336



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OUR HISTORY


"John L. Scott Strives to provide real estate experiences, whatever our client's real estate goals may be. John L. Scott prides themselves in being the most innovated in new technology."

John L. Scott Real Estate was founded in 1931 in downtown Seattle and is currently led by third generation chairman and CEO J. Lennox Scott

The Company is currently ranked one of the most productive real estate brokerage in the nation according to RIS media. Inducted into Council of Real Estate Brokers Managers Hall of Leaders. We've also been recognized with awards such as the recipient of Inman Innovator Award for "Most Innovative Real Estate Company in the Nation".


Today, John L. Scott Real Estate continues to uphold the values and principles established by Lennox's grandfather more than eight decades ago, maintaining the highest standard of professional service in residential home sales.

Over 3,000 Residential Specialists


100+
OFFICES
WA, OR, ID & CA


35,000+
CLOSED
TRANSACTIONS


\$20
BILLION
SALES VOLUME


\$15
MILLION
RAISED FOR CHILDREN'S HEALTHCARE
THROUGH SPONSORED EVENTS



CHAIRMAN & CEO J. LENNOX SCOTT

TRI-CITIES PASCO OFFICE

We are the only real estate brokerage in Southeastern Washington and Northeastern Oregon that shares common ownership. Serving the areas of Pasco and Walla Walla Washington as well as Milton Freewater and Hermiston Oregon.

JOHN L. SCOTT REAL ESTATE TRI-CITIES PASCO IS A FULL SERVICE BROKERAGE COMPANY SPECIALIZING IN:



JOHN L. SCOTT TRI-CITIES PASCO OFFICE



RESIDENTIAL SALES



NEW CONSTRUCTION SERVICES



NEW COMMERCIAL REAL ESTATE



COMMERCIAL DEVELOPMENT



RESIDENTIAL DEVELOPMENT



AGRICULTURAL SALES



PROPERTY MANAGEMENT



LAND USE PLANNING

ICONS FROM ICONS8

ABOUT TRI-CITIES

Right in the heart of the PNW, the Tri-Cities is the perfect place to grow your business.

Situated at the confluence of the Columbia, Snake and Yakima River, the Tri-Cities represents the Pasco-Kennewick-Richland MSA in Benton and Franklin Counties. When it comes to business, the Tri-Cities offers better locations, faster permitting, and a smarter workforce!

TRI-CITIES MSA POPULATION			
	2000 CENSUS	2010 CENSUS	2023 ESTIMATE
KENNEWICK-PASCO-RICHLAND MSA	191,822	253,340	316,600
BENTON COUNTY	142,475	175,177	215,500
KENNEWICK	54,751	73,917	86,470
RICHLAND	38,708	48,058	63,320
WEST RICHLAND	8,385	11,811	17,840
PROSSER	4,838	5,714	6,445
FRANKLIN COUNTY	49,347	78,163	101,100
PASCO	32,066	59,781	81,280

SOURCE: APRIL 1 OFFICIAL POPULATION ESTIMATES RELEASED ON JUNE 29, 2023, OFFICE OF FINANCIAL MANAGEMENT



CREDIT: EXPEDIA (TRI-CITIES, WA)

ABOUT TRI-CITIES (CONTINUED)...

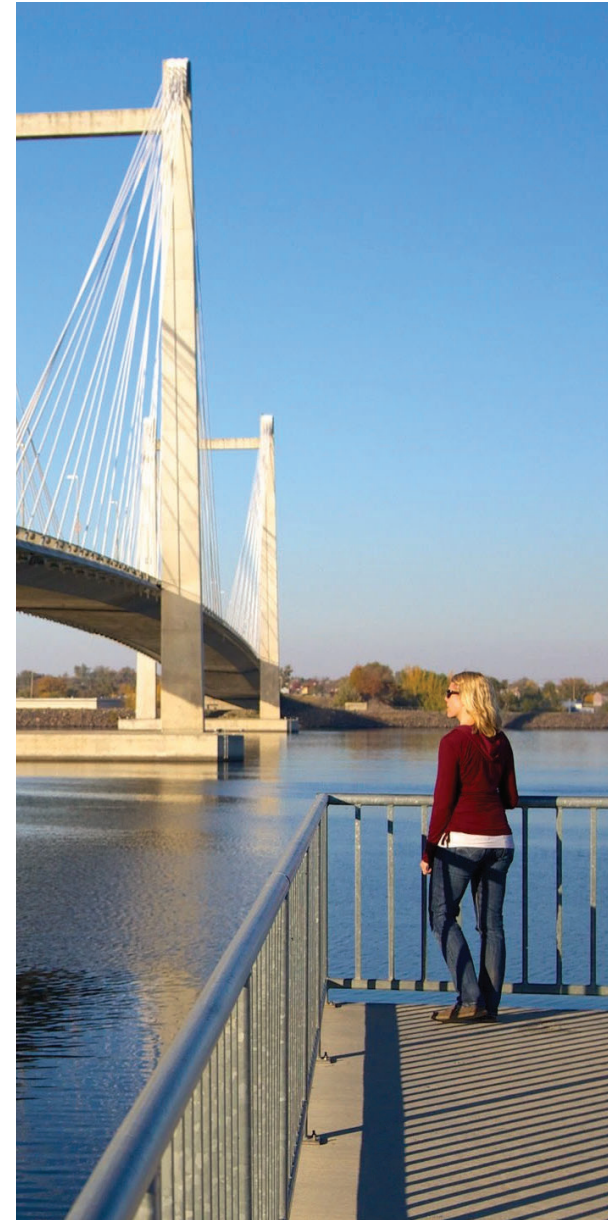


PHOTO BY JUD MACKRILL ON UNSPLASHED

TRI-CITIES MSA LABOR FORCE

LABOR FORCE	151,800
EMPLOYMENT	146,403
UNEMPLOYMENT	5,397
UNEMPLOYMENT RATE	3.60%

SOURCE: MAY 2023 UNEMPLOYMENT DATA, WASHINGTON STATE EMPLOYMENT SECURITY DEPARTMENT



CREDIT: EXPEDIA (TRI-CITIES, WA)

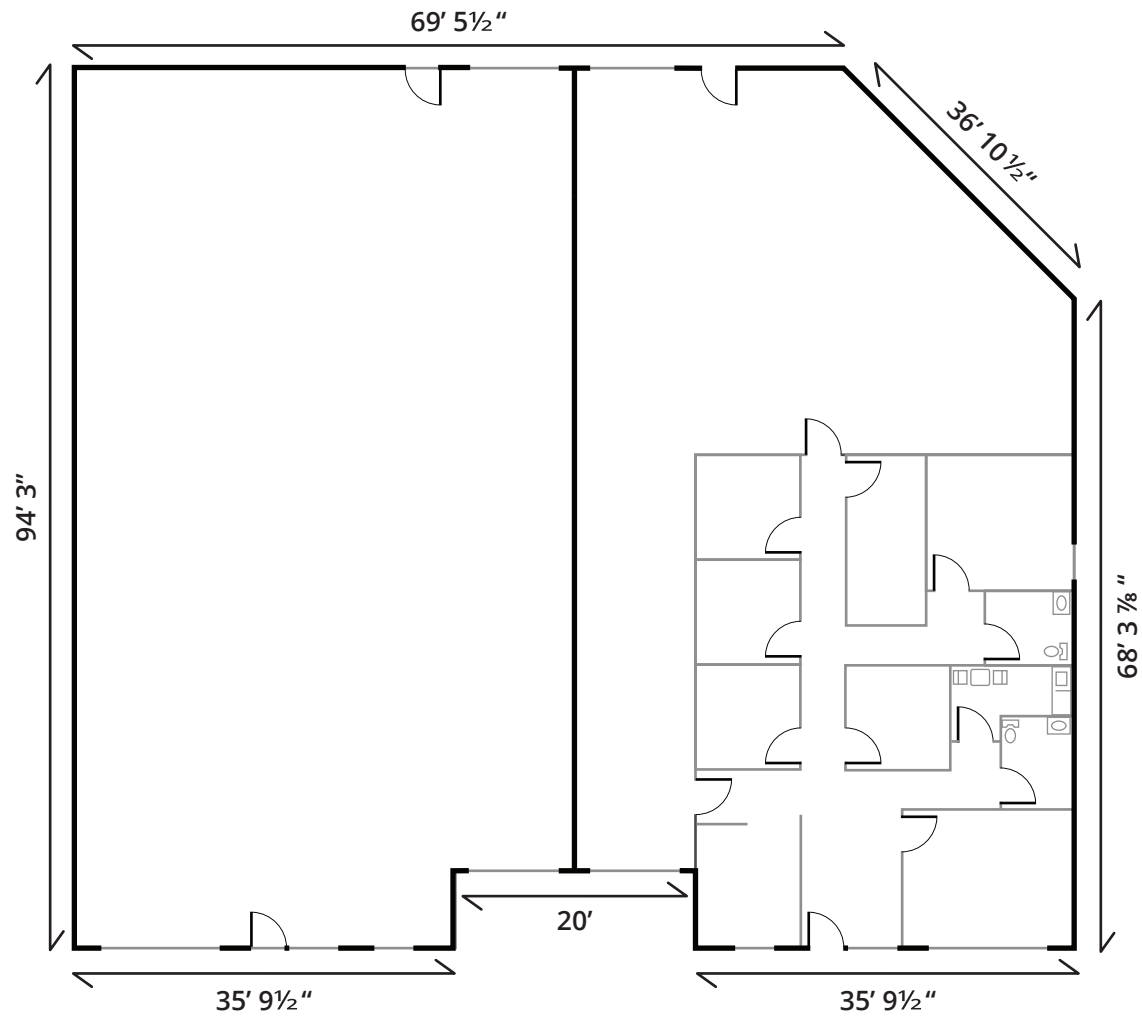
THE OFFERING

RENT ROLL								
TENANT NAME	BOMA RENTABLE	SUITE#	RATE SQ. FT	ANNUAL RATE	OCCUPANCY DATE	EST. ANNUAL NNN	RENT / MO	MONTHLY SF.FT RATE
UNIT A - WHSE	2,570		\$10.80				\$2,313.00	\$0.90
UNIT A - OFFICE	1,620		\$18.00				\$2,430.00	\$1.50
TOTAL UNIT A	4,190					\$1.36	\$474.87	\$0.11
							\$5,217.87	
UNIT B - OFFICE	1,200		\$18.00				\$1,800.00	\$1.50
UNIT B -WHSE	3,115		\$10.80				\$2,803.50	\$0.90
TOTAL UNIT B	4,315					\$1.36	\$489.03	\$0.11
							\$5,092.53	
TOTALS	8,505						\$10,310.40	

*AVAILABLE PER UNIT OR IN TOTAL

*LANDLORD WILLING TO NEGOTIATE TENANT IMPROVEMENTS

SITE PLANS



BUILDING INFORMATION



**450 N QUAY ST
KENNEWICK, WA 99336**

WAREHOUSE - LIGHT INDUSTRIAL AREA IN KENNEWICK

ABOUT THE OWNER:
3 River Properties LLC
450 N Quay St
Kennewick, WA 99336
(509) 876-2830

Since May 11, 2020

SF RBA	AC LOT	BUILT	TENANCY
8,505	0.63	2010	SINGLE OR MULTI

SOURCE: © COSTAR GROUP 2023

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TYPE	2 STAR INDUSTRIAL WAREHOUSE
LOCATION	SUBURBAN

UTILITIES	
GAS	NATURAL
HEATING	ELECTRIC
SEWER	CITY WATER

AMENITIES	
CONDITIONING	24 HOUR ACCESS

BUILDING	
CLEAR HEIGHT	20'
RAIL SPOTS	NONE
RBA	8,505 SF
STORIES	1
CLASS	B
DOCKSE	1 EXT
DRIVE INS	NONE
LEVELIERS	NONE
CONSTRUCTION	NONE

BUILDING INFORMATION (CONTINUED)...

SUITE A				
APPROX. SQ FT	APPROX. OFFICE SPACE SQ FT	WAREHOUSE SPACE	RENT	OFFICE SF
4,190	1,620	2,570	\$.90 PER SQ FT PER MONTH +NNN'S	\$1.50/SF PER MONTH + NNN'S

SUITE B				
APPROX. SQ FT	APPROX. OFFICE SPACE SQ FT	WAREHOUSE SPACE	RENT	OFFICE SF
4,315	1,200	3,115W	\$.90 PER SQ FT PER MONTH +NNN'S	\$1.50/SF PER MONTH + NNN'S

* THE NNN'S ARE ESTIMATED TO BE \$0.10 PER SQ. FT PER MONTH
 * THREE TO FIVE YEAR LEASES PREFERRED

RENT AND TAXES	
COSTAR EST RENT	8 - 10/SF (INDUSTRIAL)
TAXES	\$0.58/SF (2021)

PUBLIC RECORD	
PARCELS	1-3299-401-3015-002

LAND	
LAND ACRES	0.63 AC
BLDG FAR	0.36
LAND SF	27, 443 SF
ZONING	LIGHT INDUSTRIAL

SOURCE: © COSTAR GROUP 2023

LOCATION OVERVIEW



SOURCE: 450 N QUAY GOOGLE EARTH VIEW

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LOCATION OVERVIEW (CONTINUED)...

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME		DISTANCE FROM PROPERTY
W DESCHUTES AVE	W OKANOGAN AVE E	6,636	2022	0.24 MI
W CLEARWATER AVE	N LINCOLN ST E	17,025		0.33 MI
N KELLOGG ST	W CLEARWATER AVE S	14,085		0.43 MI
N YOUNG ST	W DESCHUTES AVE S	3,681		0.44 MI
W 4TH AVE	S TAFT ST W	3,846		0.46 MI
W GRANDRIDGE BLVD	N YOUNG ST SW	2,362		0.46 MI
W GRANDRIDGE BLVD	W RIO GRANDE AVE NE	2,451		0.49 MI
S KELLOGG ST	W 1ST AVE N	8,888		0.51 MI
W DESCHUTES AVE	N COLORADO ST W	7,222		0.54 MI
N KELLOGG ST	W METALINE AVE N	10,780		0.58 MI

LOCATION EFFICIENCY	
WALK SCORE	CAR-DEPENDENT (42)
TRANSIT SCORE	SOME - TRANSIT (39)
PARKING RATIO	0.61/1,000 SF
PARKING TYPE	SPACES (6)

SOURCE: © COSTAR GROUP 2023

DEMOGRAPHICS

INCOME	2 MILE	5 MILE	10 MILE
AVG HOUSEHOLD INCOME	\$82,008	\$94,861	\$96,782
MEDIAN HOUSEHOLD INCOME	\$63,107	\$71,885	\$73,432
< \$25,000	2,483	8,729	13,729
\$25,000 - 50,000	2,987	11,436	18,346
\$50,000 - 75,000	2,610	10,836	17,580
\$75,000 - 100,000	1,793	6,832	10,705
\$100,000 - 125,000	1,384	7,011	11,917
\$125,000 - 150,000	1,068	4,875	7,995
\$150,000 - 200,000	636	5,011	9,041
\$200,000+	765	4,738	7,937

SOURCE: © COSTAR GROUP 2023

DEMOGRAPHICS (CONTINUED)...

	1 MILE	3 MILE
POPULATION	9,951	65,866
HOUSEHOLDS	3,671	25,896
MEDIAN AGE	35.9	37.3
MEDIAN HH INCOME	\$61,442	\$68,108.00
DAYTIME EMPLOYEES	9,276	30,314
POPULATION GROWTH '23 - '28	(UP) 2.48%	(UP) 4.25%
HOUSEHOLD GROWTH '23 - '28	(UP) 2.59%	(UP) 4.18%

SOURCE: © COSTAR GROUP 2023

DEMOGRAPHICS (CONTINUED)...

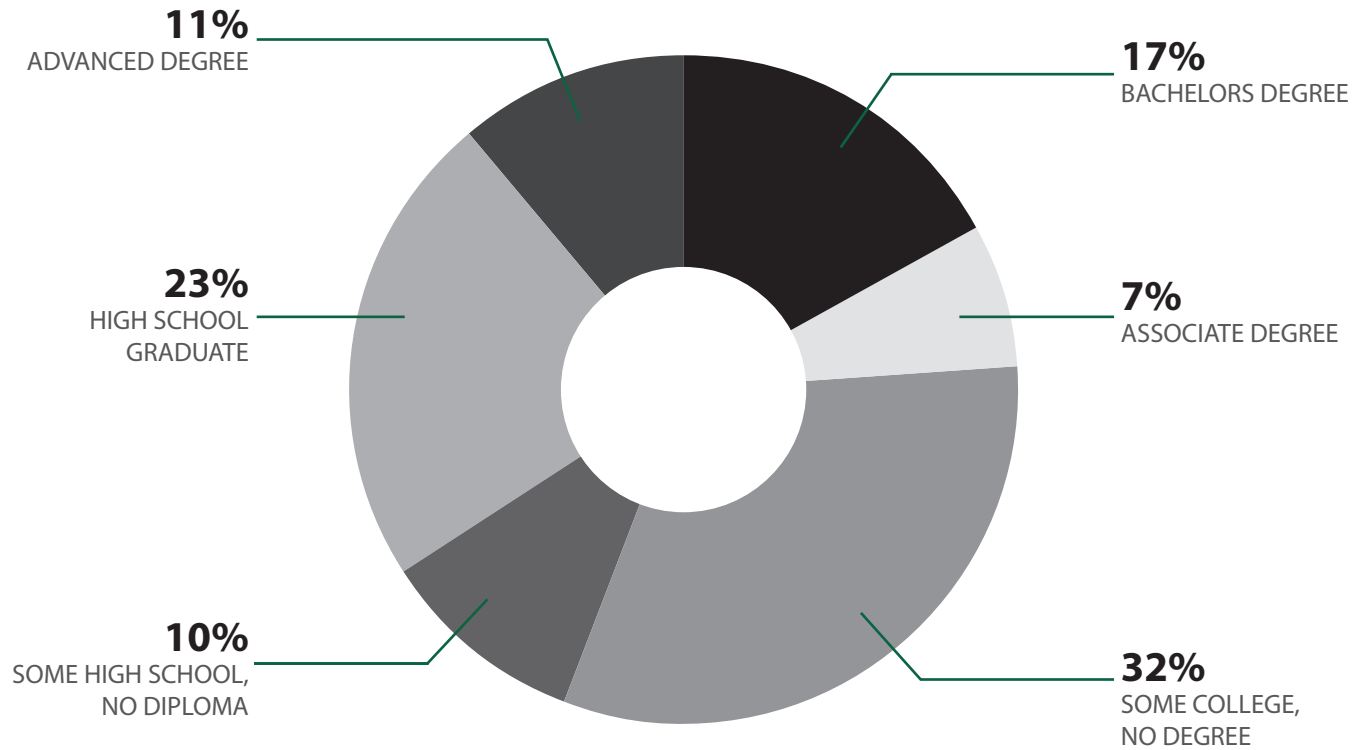
RADIUS	2 MILE			5 MILE			10 MILE		
	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS
SERVICE-PRODUCING INDUSTRIES	18,327	2,166	8	47,817	5,274	9	89,061	8,344	11
TRADE TRANSPORTATION & UTILITIES	4,307	317	14	11,140	774	14	17,923	1,265	14
INFORMATION	626	39	16	1,788	108	17	2,027	140	14
FINANCIAL ACTIVITIES	1,974	325	6	3,797	695	5	5,162	959	5
PROFESSIONAL & BUSINESS SERVICES	1,815	283	6	4,297	610	7	15,785	964	16
EDUCATION & HEALTH SERVICES	4,171	793	5	12,068	1,945	6	22,380	3,213	7
LEISURE & HOSPITALITY	3,446	181	19	8,391	489	17	11,592	744	16
OTHER SERVICES	1,002	172	6	3,498	541	6	5,082	827	6
PUBLIC ADMINISTRATION	986	56	18	2,838	112	2	9,110	232	39
GOODS-PRODUCING INDUSTRIES	2,130	174	12	6,466	516	13	11,007	863	13
NATURAL RESOURCES & MINING	161	7	23	223	18	12	729	46	16
CONSTRUCTION	1,173	122	10	3,476	381	9	6,385	593	11
MANUFACTURING	796	45	18	2,767	117	2	3,893	224	17
TOTAL	20,457	2,340	9	54,283	5,790	9	100,068	9,207	11

SOURCE: © COSTAR GROUP 2023

DEMOGRAPHICS (CONTINUED)...

EDUCATIONAL ATTAINMENT

5 mile 2023 % of Population



SOURCE: © COSTAR GROUP 2023

CONTACT



DENNIS GISI
BROKER | REALTOR®
509.520.0505 | DGISI@JOHNLSMOTT.COM

Dennis Gisi has extensive experience in the construction and real estate industry, spanning several locations and years. He is the Chairman and CEO of D. Gisi & Assoc. LLC dba John L Scott Tri-Cities Pasco, a full-service real estate brokerage firm founded in 2010. The company specializes in the sale and leasing of residential and commercial properties. In 2013, the company expanded its operations to the Walla Walla, Hermiston, and Milton-Freewater markets under the John L. Scott brand.

