



Offering Memorandum



South Kennewick Mini Storage

4621 SOUTHRIDGE BLVD, KENNEWICK, WA 99338

PRESENTED BY:

ROB ELLSWORTH, CCIM

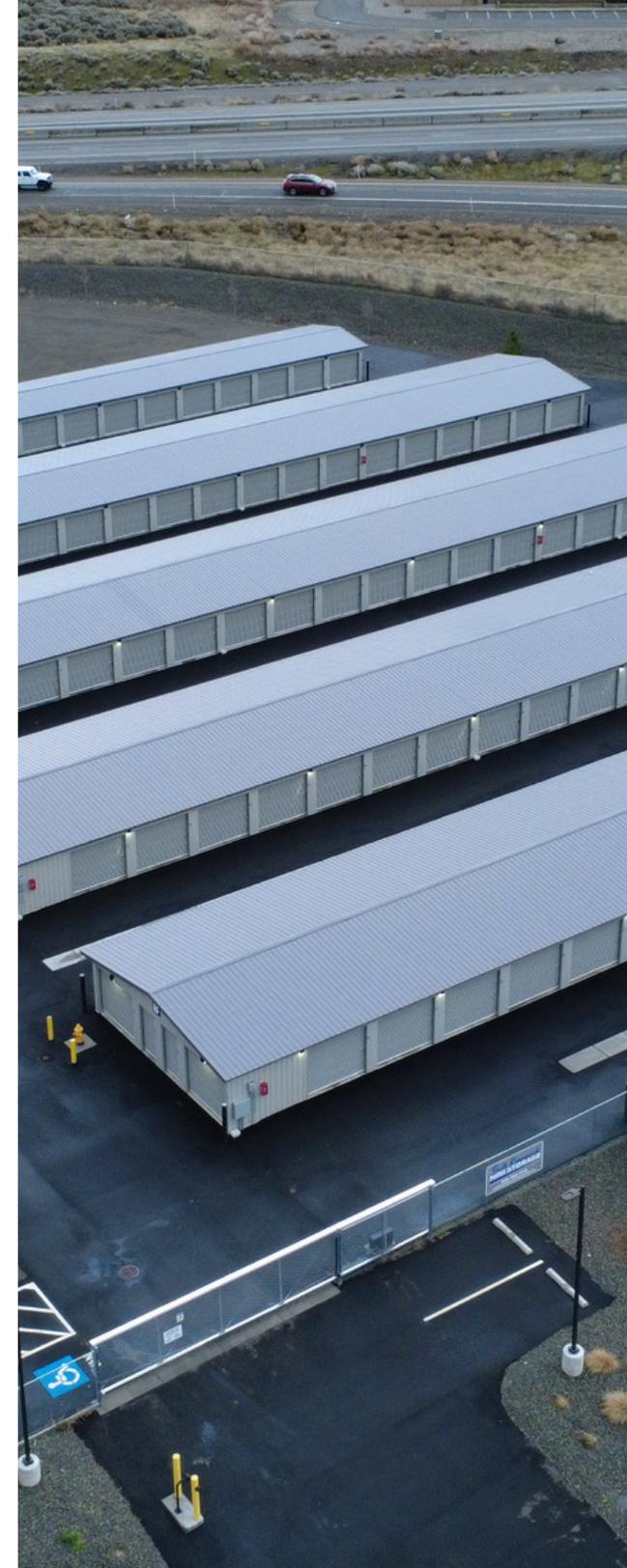
O: 509.430.2378

rob.ellsworth@svn.com

WA #17790

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Property Information



PROPERTY SUMMARY

SOUTH KENNEWICK MINI STORAGE

4621 SOUTHRIDGE BLVD
KENNEWICK, WA 99338

OFFERING SUMMARY

SALE PRICE:	\$6,100,000
BUILDING SIZE:	50,800 SF
LOT SIZE:	3.58 Acres
PRICE / SF:	\$120.08
CAP RATE:	3.56%



PROPERTY SUMMARY

This newer storage facility presents an excellent opportunity to expand your investment portfolio. Phase 1 has been completed and is currently operating at just over 60% occupancy. At the listed price, the seller will complete construction of Phase 2, delivering a fully developed project. The property is fully fenced, equipped with security cameras, and offers keypad-controlled gate access. Ideally situated with frontage near the interchange of Highway 395 and I-82, the site provides outstanding visibility and convenient access from all directions.



COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	South Kennewick Mini Storage
STREET ADDRESS	4621 Southridge Blvd
CITY, STATE, ZIP	Kennewick, WA 99338
COUNTY	Benton
MARKET	Kennewick - Pasco - Richland
CROSS-STREETS	Brinkley & Christenson

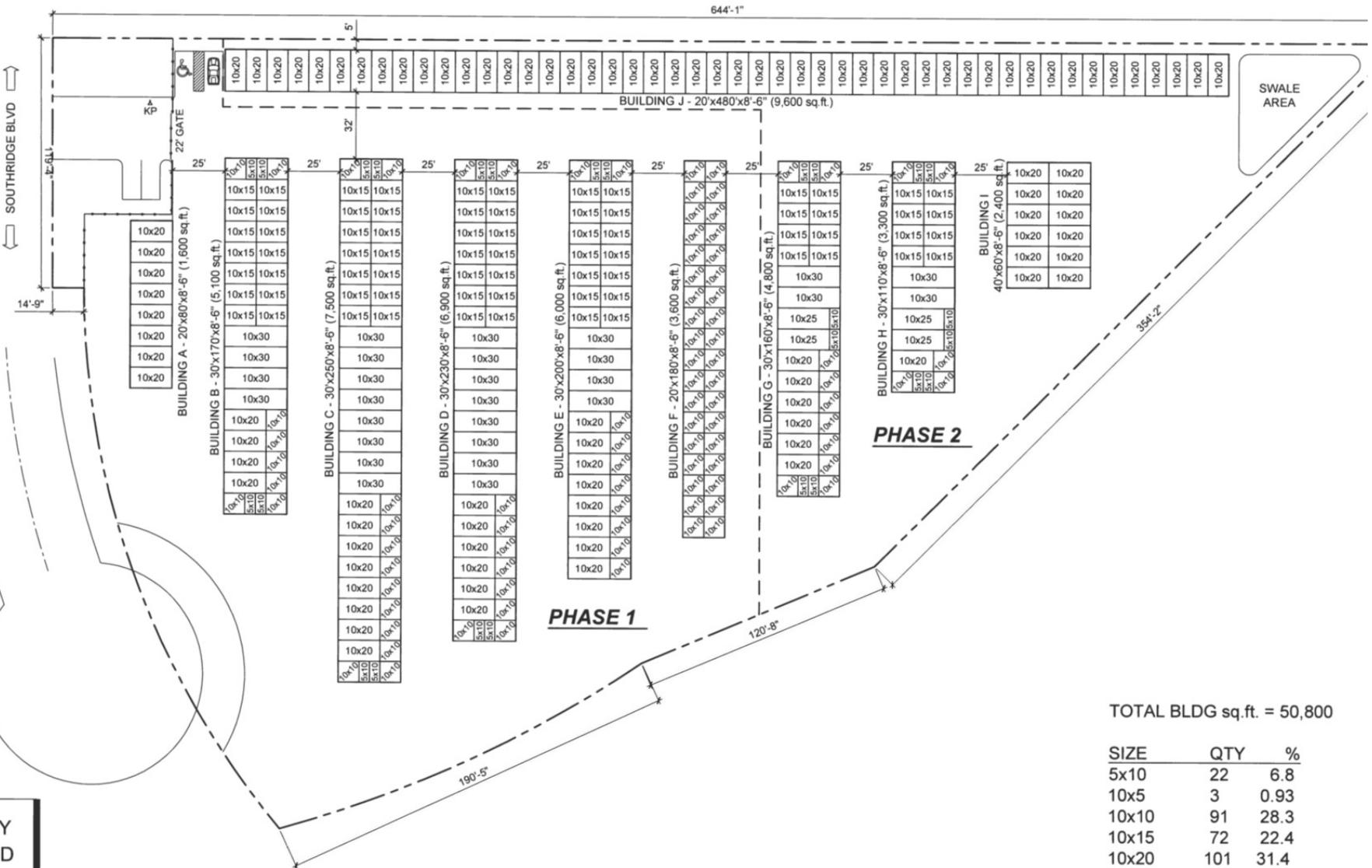
BUILDING INFORMATION

NOI	\$217,006.50
CAP RATE	3.56%
OCCUPANCY %	60.0%
TENANCY	Multiple
YEAR BUILT	2024

PROPERTY HIGHLIGHTS

- 2024 Built
- Fully Automated
- Fully Fenced and Monitored
- Key Code Access Gate
- Phase 2 Build Out Included

SITE LAYOUT



**TE: PROPERTY
INDARIES NEED
RIFICATION.**

TOTAL BLDG sq.ft. = 50,800

SIZE	QTY	%
5x10	22	6.8
10x5	3	0.93
10x10	91	28.3
10x15	72	22.4
10x20	101	31.4
10x25	4	1.2
10x30	28	8.7
	322	100.0



Location Information

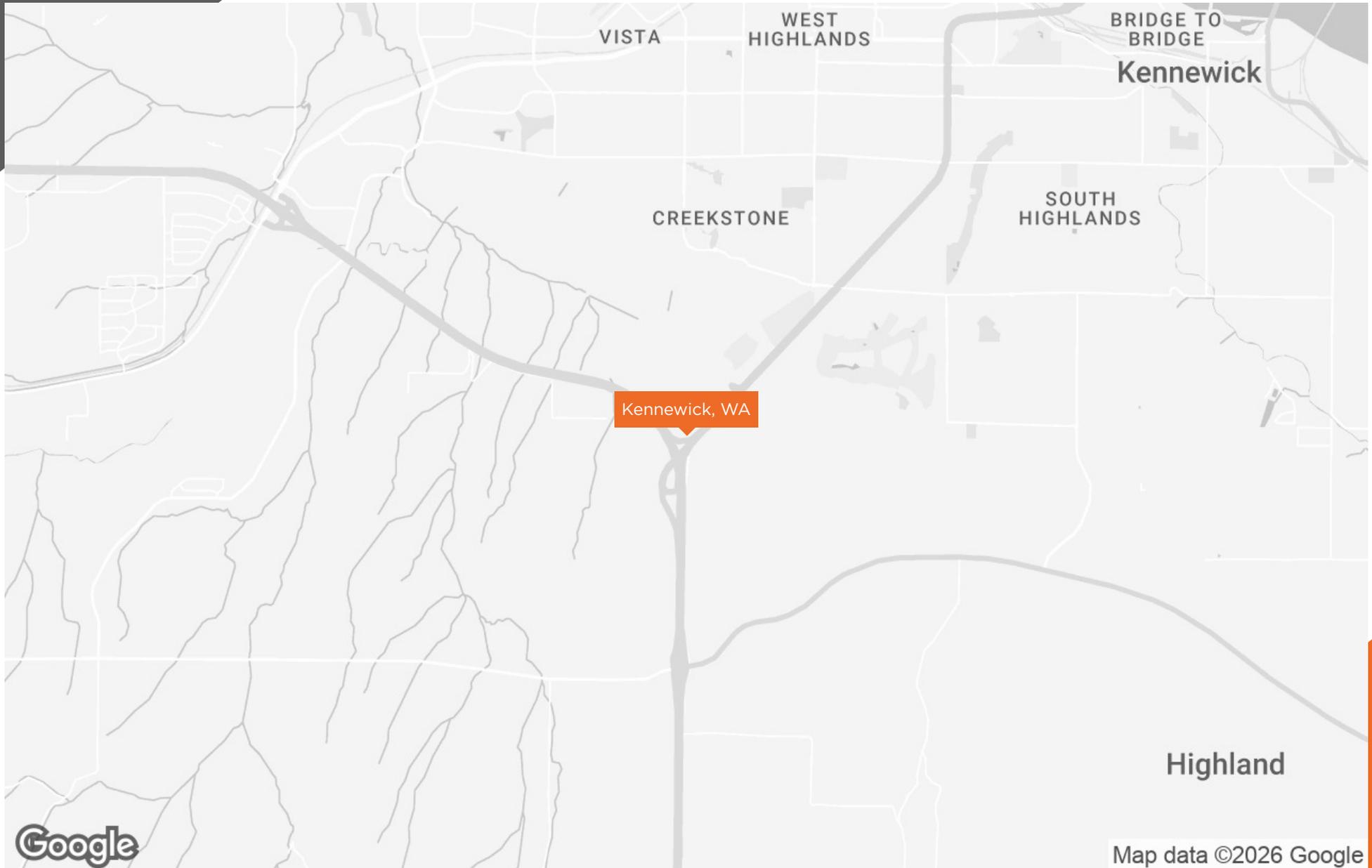


LOCATION DESCRIPTION

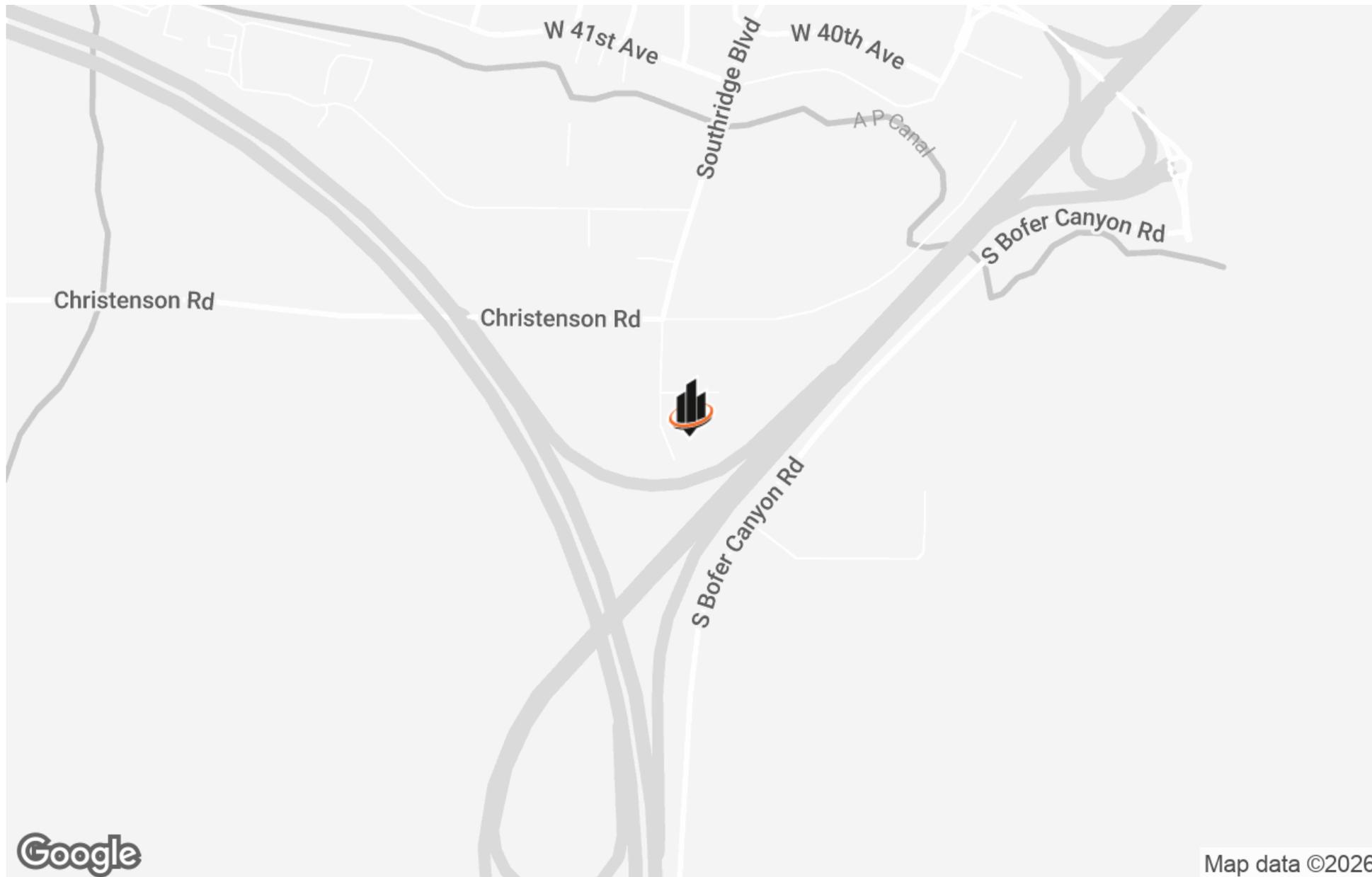
This property is located on the southern edge of Kennewick in the Southridge area, just off the Highway 395 exit. The site is surrounded by established and expanding residential neighborhoods, along with nearby industrial and retail developments, making it a well-positioned and highly accessible location. 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 with the amenities of a growing metropolitan area.



REGIONAL MAP



AERIAL MAP





Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$6,100,000
PRICE PER SF	\$120
PRICE PER UNIT	\$29,902
GRM	19.11
CAP RATE	3.56%
CASH-ON-CASH RETURN (YR 1)	3.56%
TOTAL RETURN (YR 1)	\$217,007

OPERATING DATA

GROSS SCHEDULED INCOME	\$319,212
TOTAL SCHEDULED INCOME	\$319,212
VACANCY COST	\$15,961
GROSS INCOME	\$303,251
OPERATING EXPENSES	\$86,245
NET OPERATING INCOME	\$217,007
PRE-TAX CASH FLOW	\$217,007

INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST (\$15,961)

GROSS INCOME \$303,251

EXPENSES SUMMARY

SIGNAGE \$57

BANK FEES \$1,740

ACCOUNTING \$2,977

INSURANCE \$5,893

INTERNET \$1,442

R&M \$3,850

PEST CONTROL \$2,422

MANAGEMENT FEE \$30,325

LEGAL \$300

SECURITY \$605

MARKETING & SOFTWARE \$20,555

ELECTRIC \$1,589

GARBAGE \$603

WATER/SEWER \$803

PROPERTY TAX \$13,084

INCOME & EXPENSES

OPERATING EXPENSES

\$86,245

NET OPERATING INCOME

\$217,007



Demographics

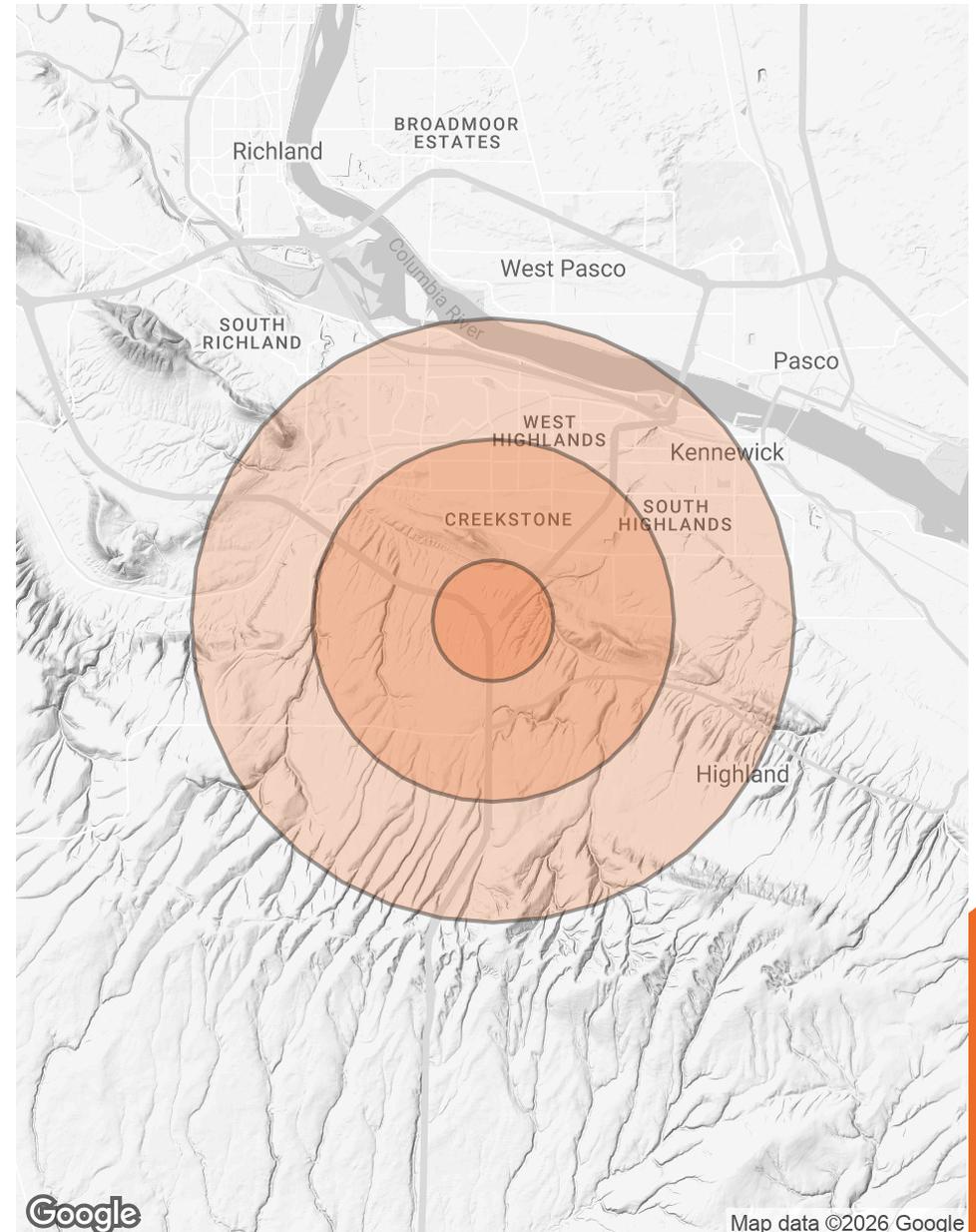
4621



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,850	31,403	95,511
AVERAGE AGE	34	40	38
AVERAGE AGE (MALE)	33	39	37
AVERAGE AGE (FEMALE)	35	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	720	11,490	34,844
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$113,584	\$120,687	\$105,856
AVERAGE HOUSE VALUE	\$533,155	\$450,488	\$399,749

Demographics data derived from AlphaMap

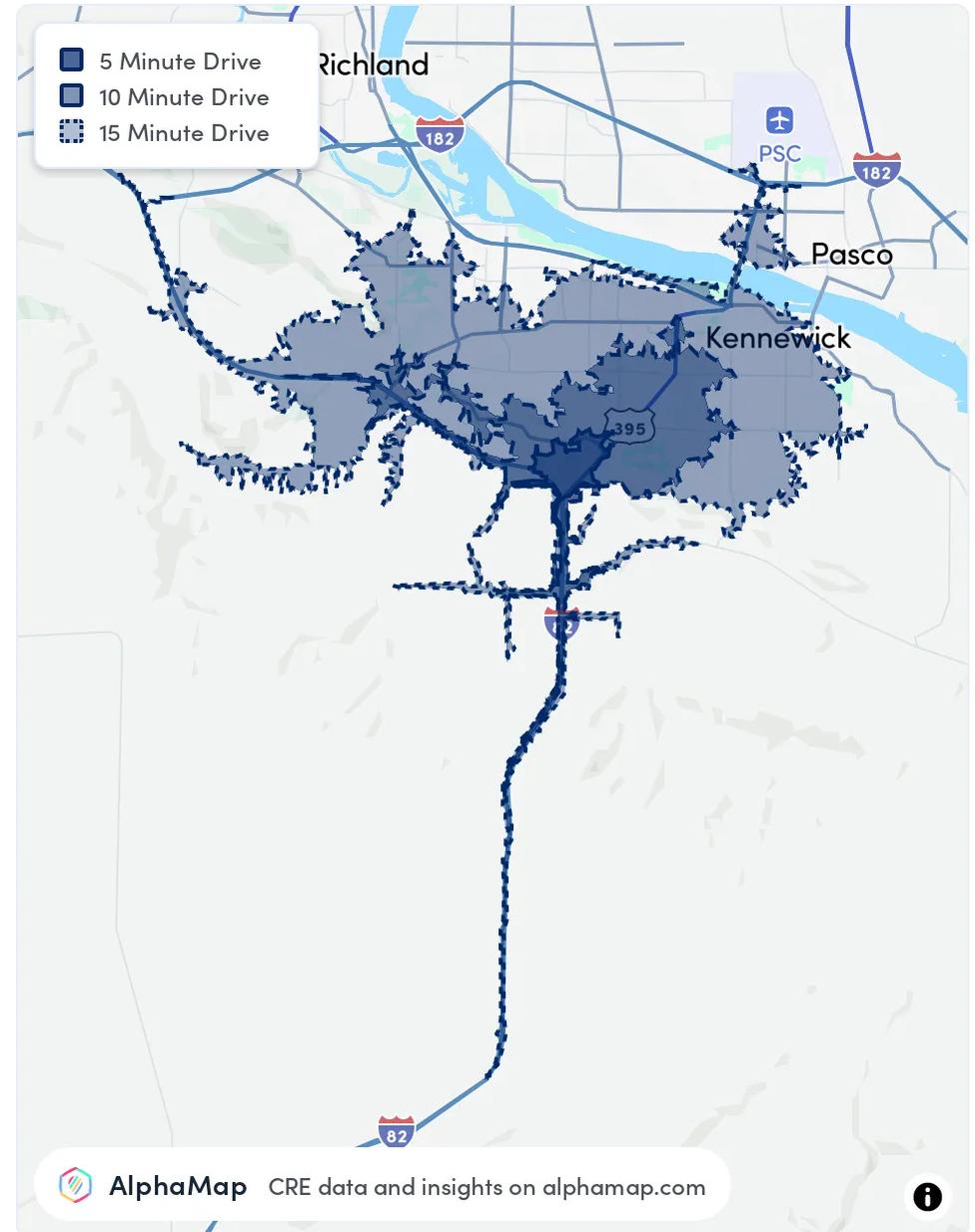


AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	1,245	27,075	89,029
AVERAGE AGE	34	38	38
AVERAGE AGE (MALE)	33	37	37
AVERAGE AGE (FEMALE)	35	39	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	487	9,801	32,427
PERSONS PER HH	2.6	2.8	2.7
AVERAGE HH INCOME	\$112,287	\$103,794	\$108,702
AVERAGE HOUSE VALUE	\$530,681	\$424,459	\$409,925
PER CAPITA INCOME	\$43,187	\$37,069	\$40,260

Map and demographics data derived from AlphaMap



1 MILE INFOGRAPHICS

KEY FACTS

1,348

Population



Average Household Size

31.0

Median Age

\$70,077

Median Household Income

BUSINESS



49

Total Businesses



569

Total Employees

INCOME



\$70,077

Median Household Income



\$45,972

Per Capita Income



\$171,205

Median Net Worth

EDUCATION

11%

No High School Diploma



21%

High School Graduate



22%

Some College



45%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



80%

White Collar



13%

Blue Collar



7%

Services

3.3%

Unemployment Rate

2025 Households By Income (Esri)

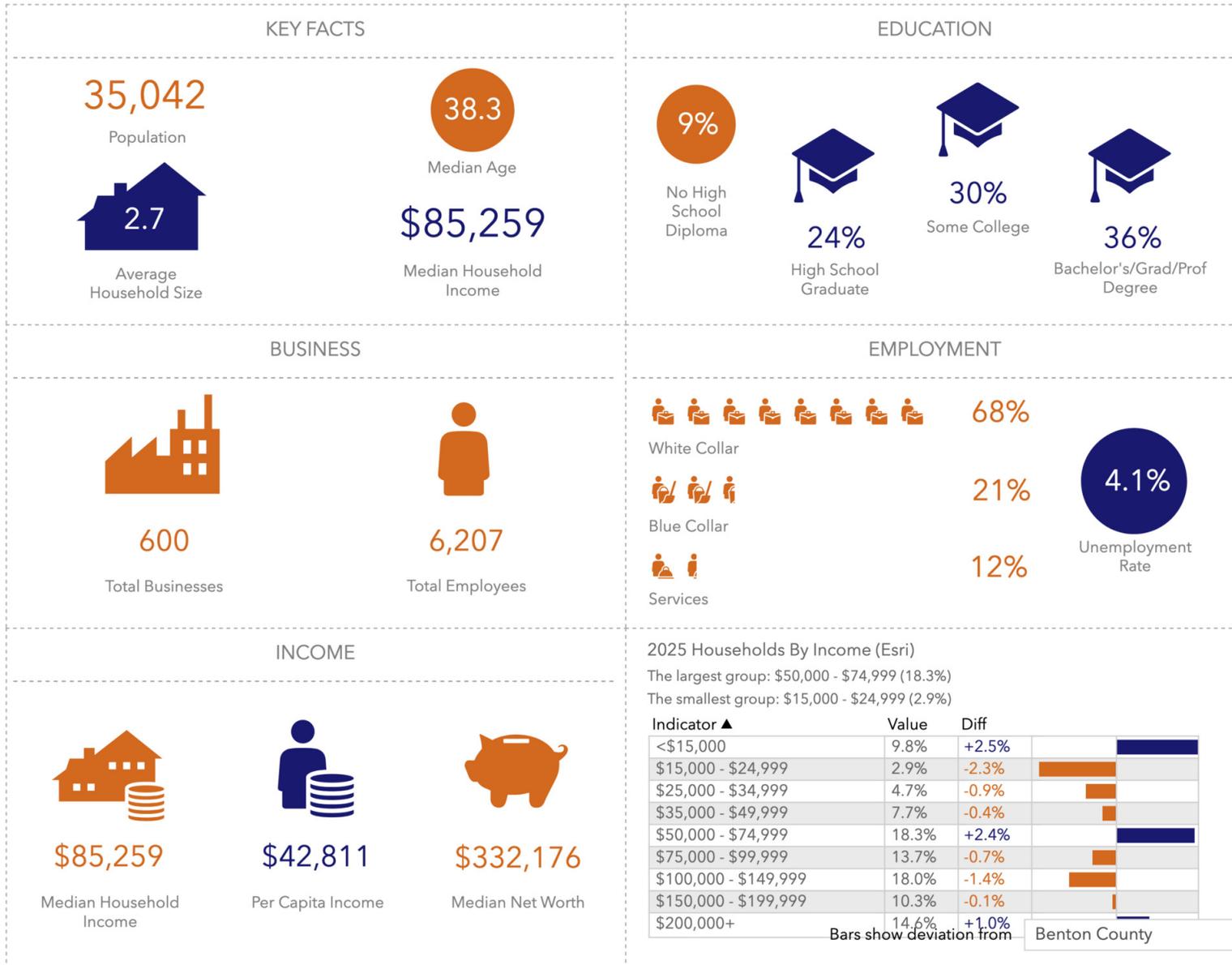
The largest group: \$200,000+ (18.3%)

The smallest group: <\$15,000 (3.9%)

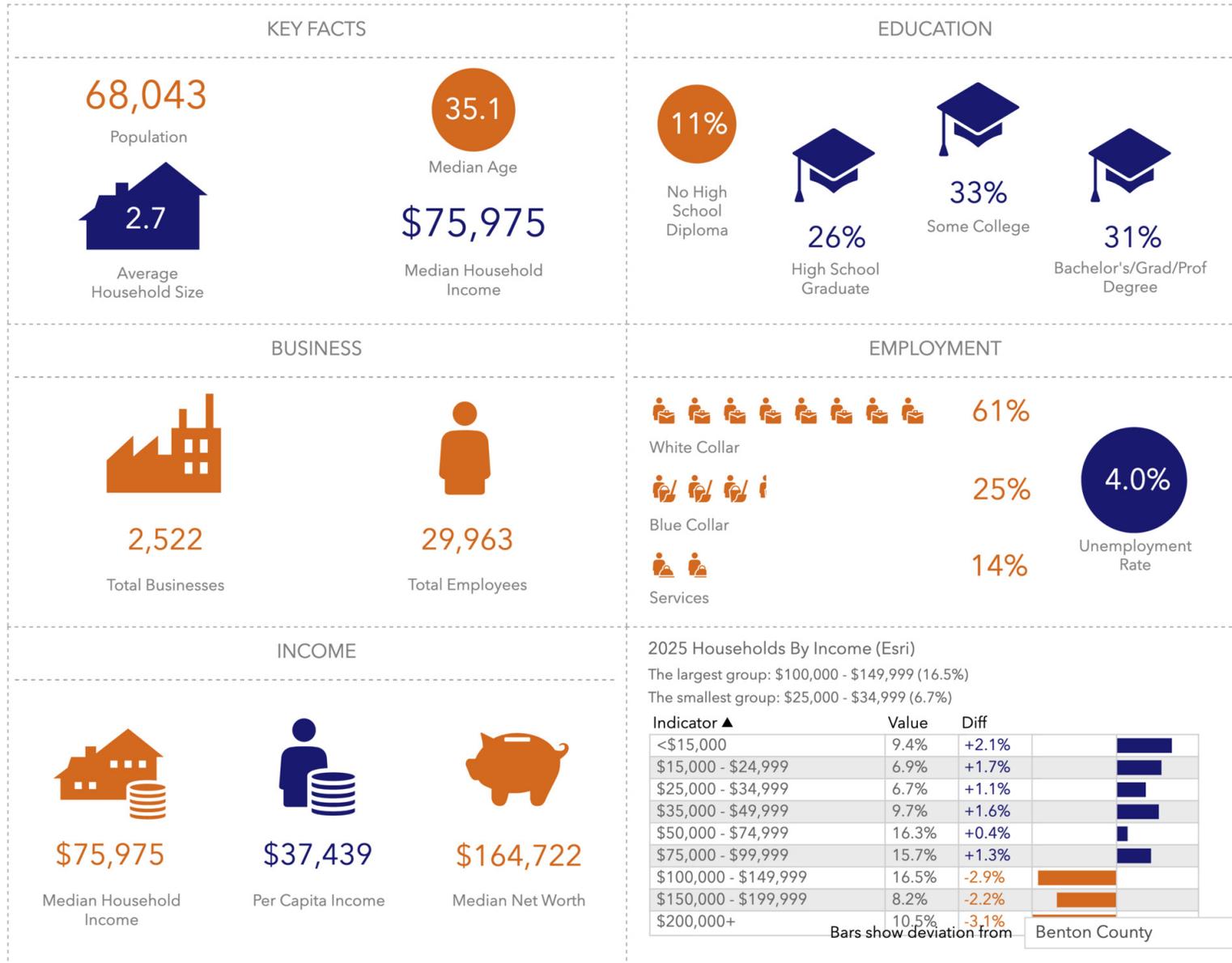
Indicator ▲	Value	Diff	
<\$15,000	3.9%	-3.4%	
\$15,000 - \$24,999	6.4%	+1.2%	
\$25,000 - \$34,999	8.8%	+3.2%	
\$35,000 - \$49,999	18.1%	+10.0%	
\$50,000 - \$74,999	14.4%	-1.5%	
\$75,000 - \$99,999	11.2%	-3.2%	
\$100,000 - \$149,999	11.6%	-7.8%	
\$150,000 - \$199,999	7.3%	-3.1%	
\$200,000+	18.3%	+4.7%	

Bars show deviation from Benton County

3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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329 N. KELLOGG
KENNEWICK, WA 99336



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