

OFFERING MEMORANDUM

Clearwater Ave Retail Plaza

7034 W. CLEARWATER AVE

Kennewick, WA 99336

PRESENTED BY:

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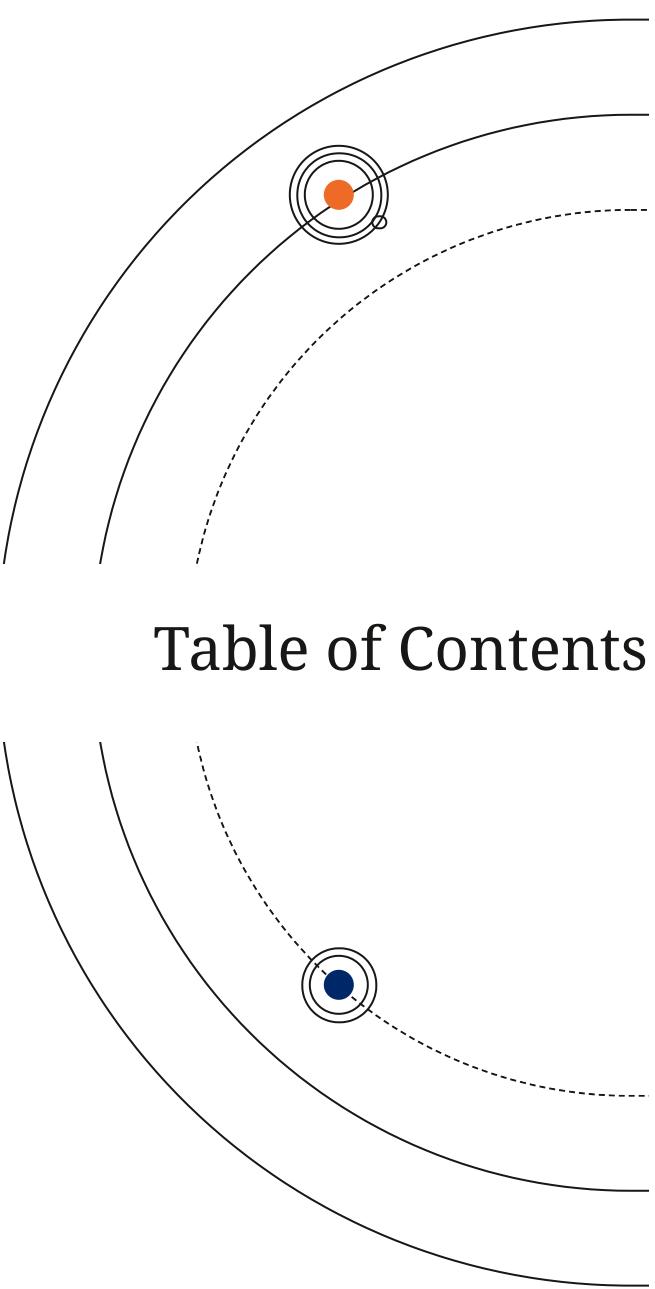


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SECTION 1
**Property
Information**

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
NUMBER OF UNITS:	4
AVAILABLE SF:	11,273 SF
LOT SIZE:	1 Acres
BUILDING SIZE:	11,273 SF

PROPERTY DESCRIPTION

Discover the perfect space for your business at 7034 W. Clearwater Ave, Kennewick. This premier property offers modern design, flexible floor plans, and state-of-the-art amenities to elevate your work environment. With ample parking, high visibility, and easy access to major thoroughfares, the property provides convenience for employees and clients alike. The inside is your canvas to layout the ideal design and the landlord is including a \$10/sf Tenant Improvement allowance. Whether establishing a new presence or expanding an existing venture, this property sets the stage for a thriving business.

PROPERTY HIGHLIGHTS

- New Construction
- Clearwater Frontage
- Gray Shell Condition
- \$10/sf TI Allowance

PROPERTY DESCRIPTION



ZONING

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

CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

LOCATION DESCRIPTION

Incredible Clearwater Frontage with over 18,000 cars per day. This is a prime corridor on Clearwater between Kellogg and Columbia Center Blvd. This is a both a convenient and easily accessible location but also provides excellent visibility and brand recognition. The area is surrounded by a mix of established retail and office users and is also a main feeder area to and from residential developments.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 1/2 hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City, Phoenix, Los Angeles and Minneapolis.



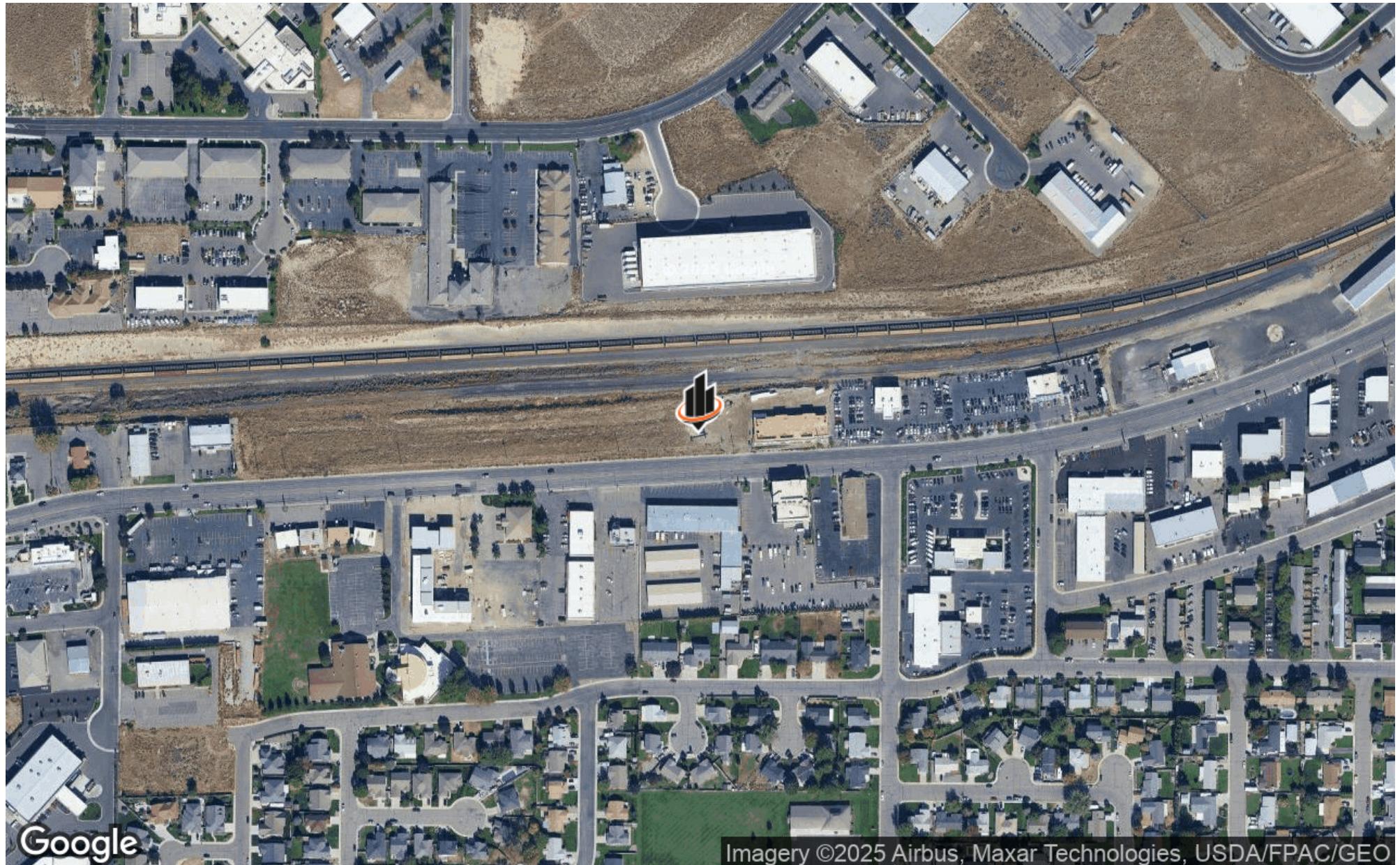
SECTION 2

Location Information

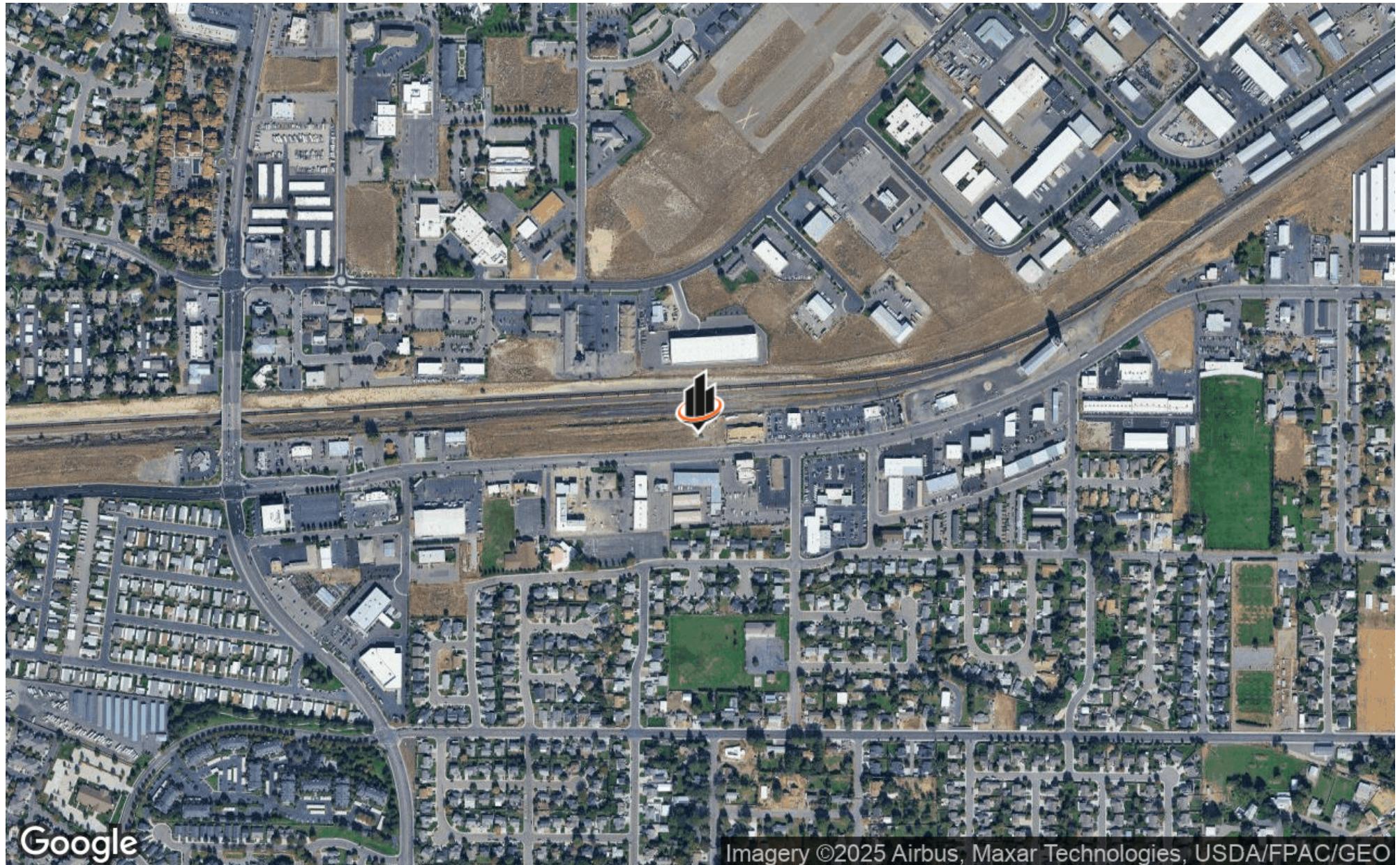
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Google

Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO



SECTION 3

Demographics

DEMOGRAPHICS MAP & REPORT

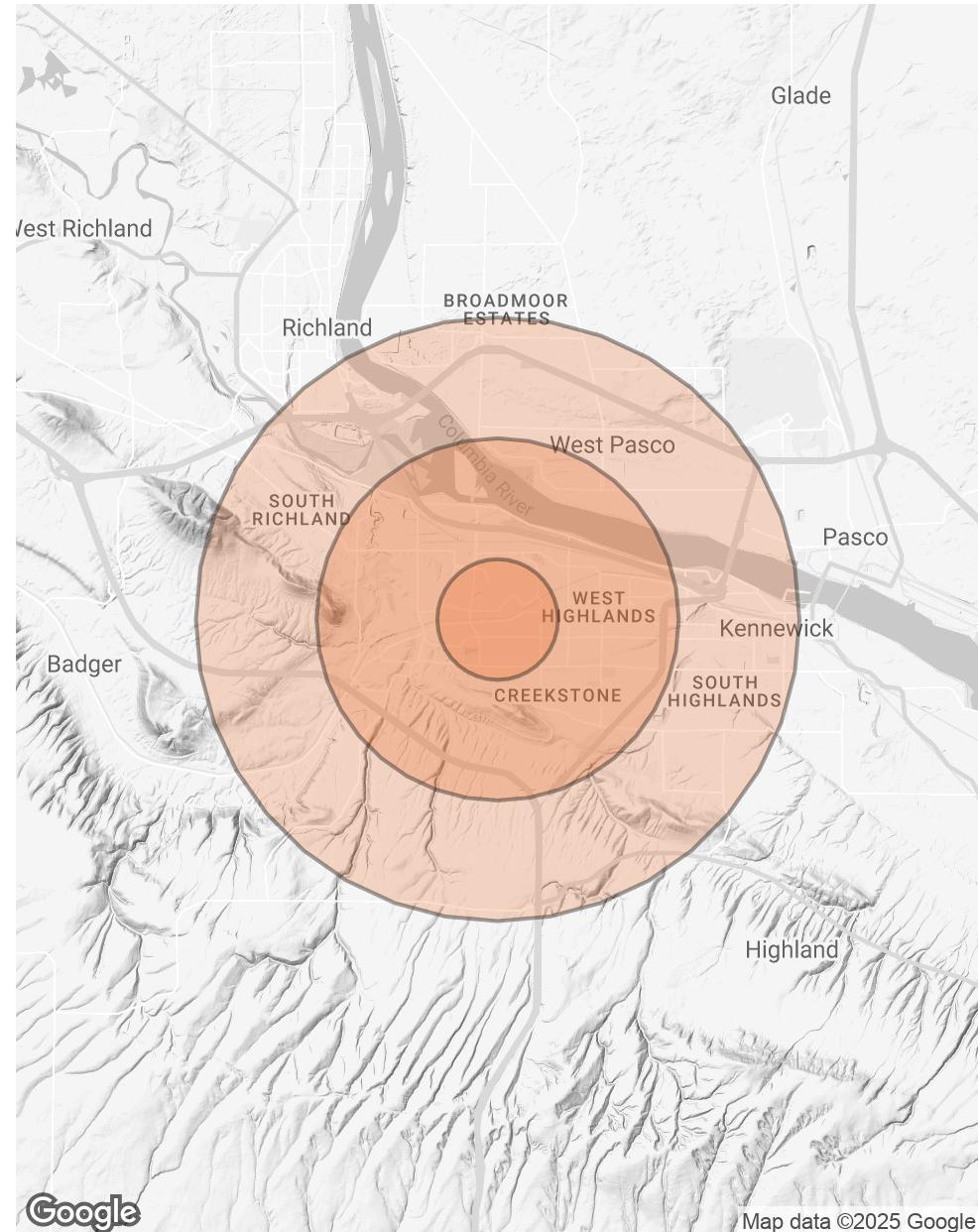
POPULATION

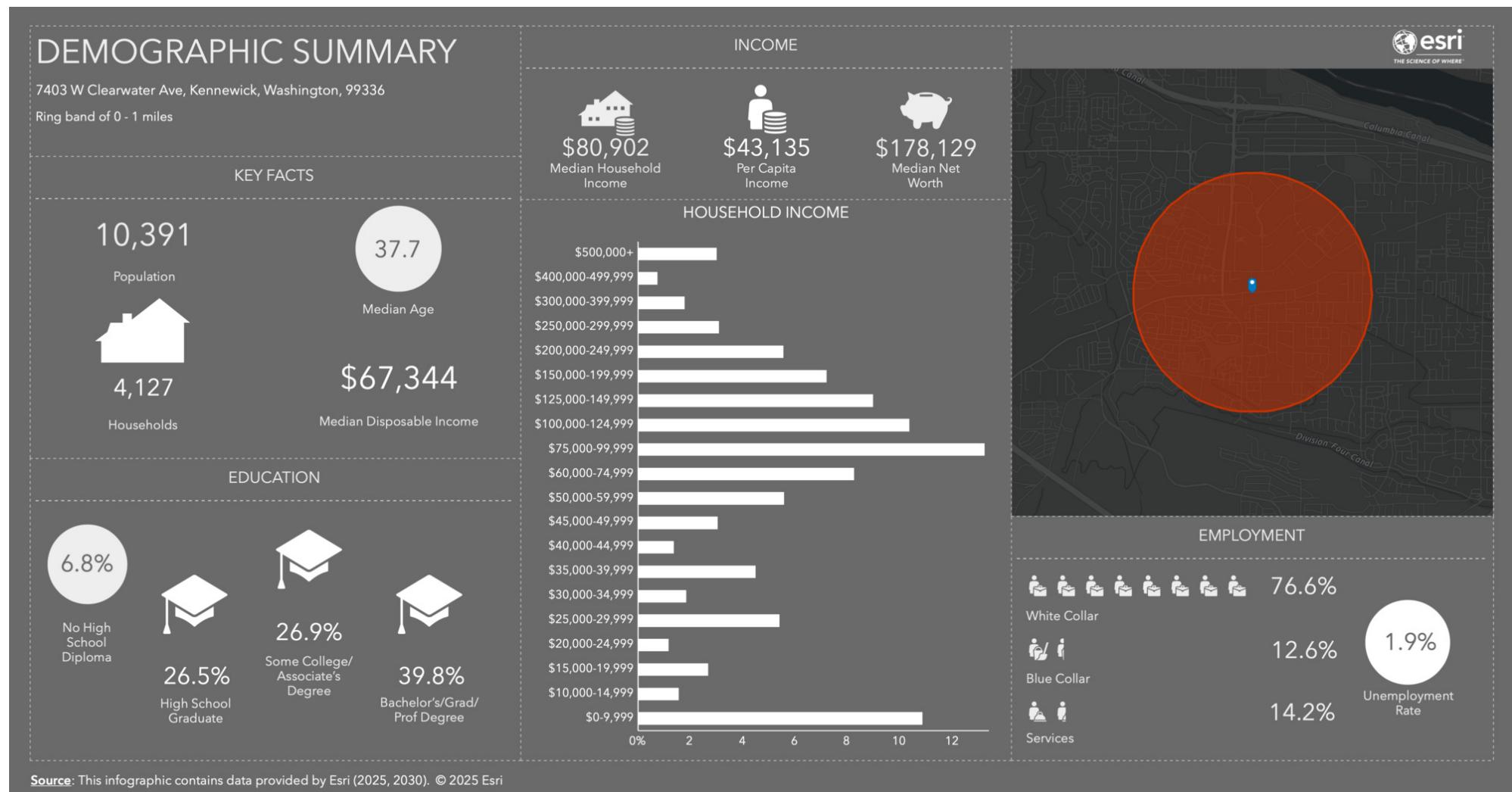
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,962	65,691	156,814
AVERAGE AGE	39	39	37
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	41	40	38

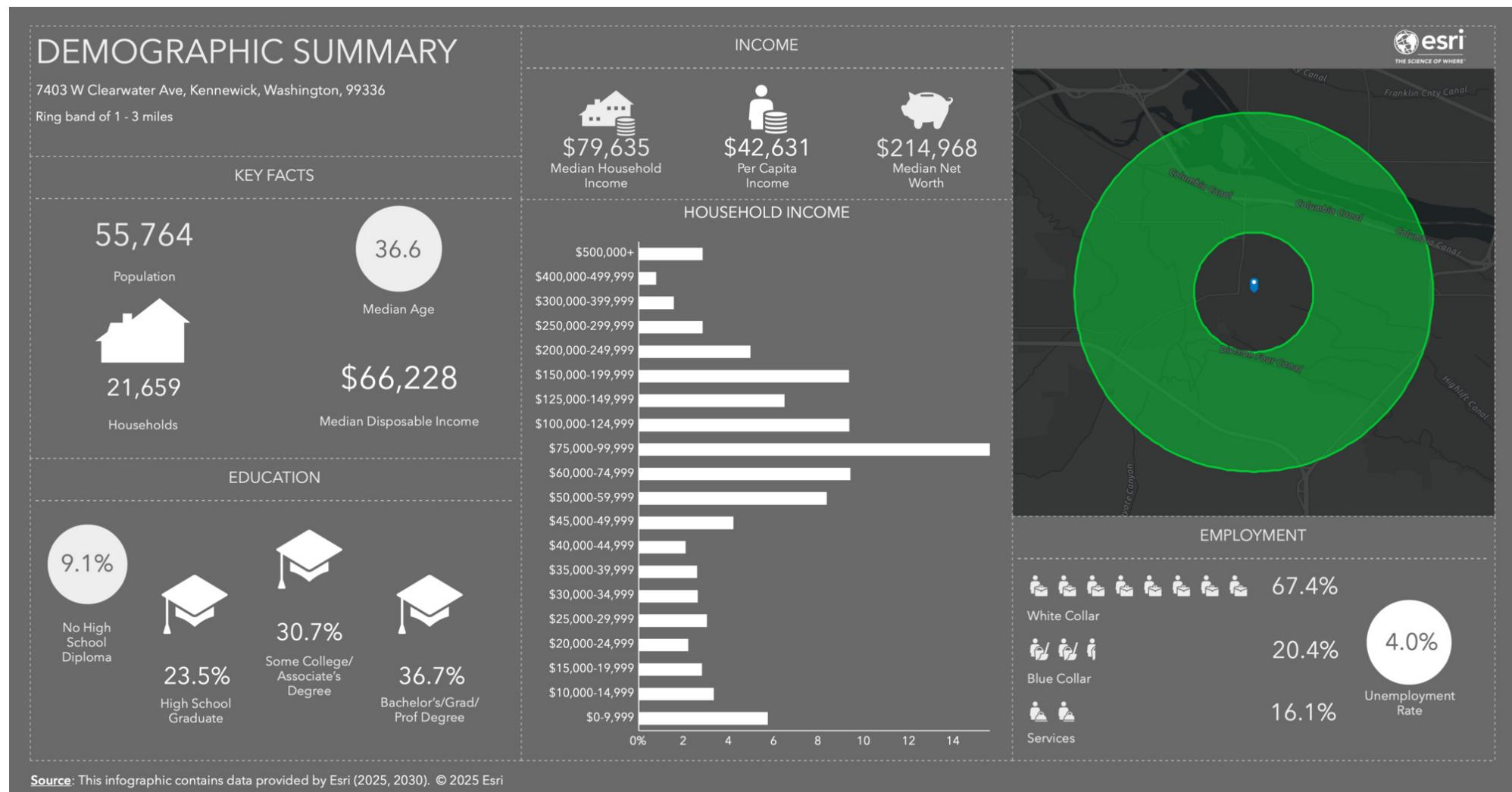
HOUSEHOLDS & INCOME

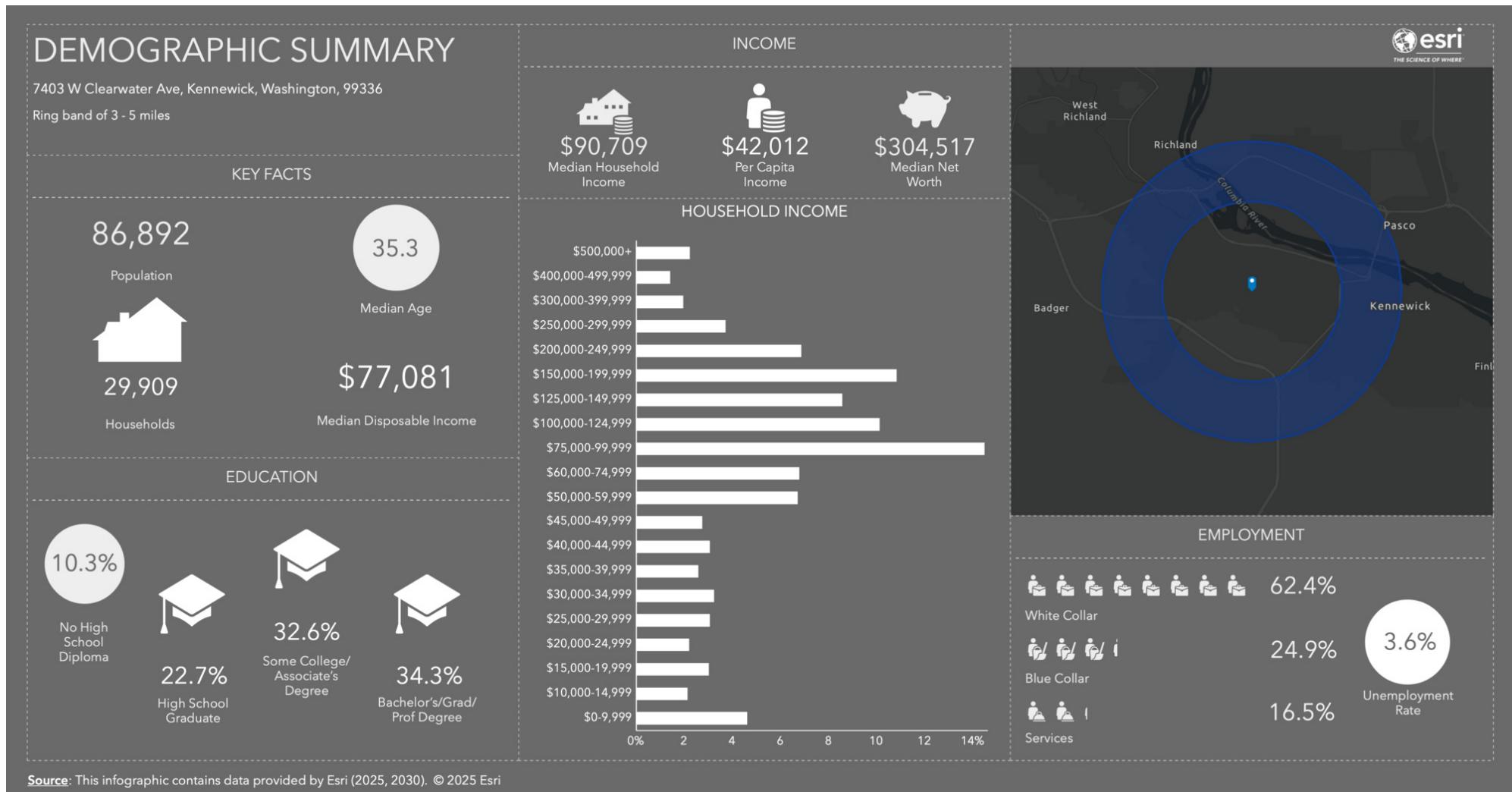
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,466	25,372	56,596
# OF PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$108,480	\$109,809	\$118,220
AVERAGE HOUSE VALUE	\$400,275	\$412,639	\$418,280

Demographics data derived from AlphaMap





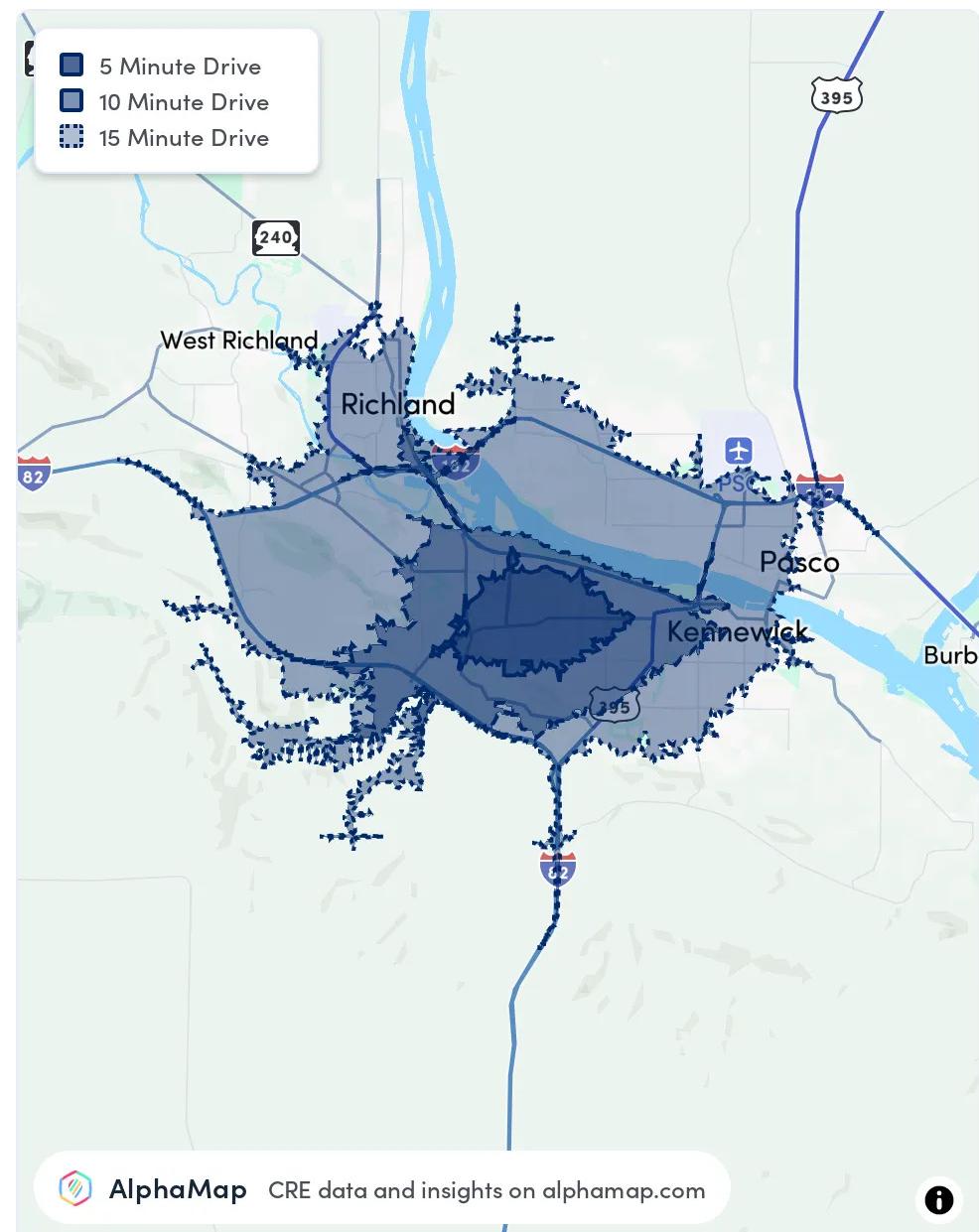




AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	24,700	68,279	176,116
AVERAGE AGE	38	38	37
AVERAGE AGE (MALE)	37	37	36
AVERAGE AGE (FEMALE)	39	39	38
HOUSEHOLD & INCOME			
	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	9,546	26,277	63,682
PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$99,142	\$103,735	\$113,837
AVERAGE HOUSE VALUE	\$364,481	\$399,404	\$403,085
PER CAPITA INCOME	\$38,131	\$39,898	\$40,656

Map and demographics data derived from AlphaMap



DISCLAIMER

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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.