



CLEARWATER RESTAURANT

OFFERING MEMORANDUM

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum ("OM") has been prepared by Windermere Group One for the sole purpose of providing preliminary information to prospective purchasers regarding the property located at 3200 W Clearwater Avenue, Kennewick, WA. The information contained herein is confidential and intended solely for the recipient. By accepting this OM, the recipient agrees not to reproduce, distribute, or share its contents in whole or in part with any other party without the prior written consent of Windermere Group One. All information contained in this OM has been compiled from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of this information. Prospective purchasers should conduct their own independent investigations, verifications, and due diligence concerning all aspects of the property, including but not limited to physical condition, zoning, legal status, and suitability for their intended use. This OM does not constitute an offer to sell or a solicitation of an offer to buy the property. The final terms and conditions of any sale shall be set forth in a definitive purchase and sale agreement to be negotiated and executed by the parties.

NON-ENDORSEMENT NOTICE

Windermere Group One is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Windermere Group One, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Windermere Group One, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.



DanHansen.com



EXCLUSIVELY LISTED BY

DAN HANSEN

Windermere Realtor®

AMANDA BUTTERWORTH

Licensed Assistant


Windermere
Group One

TABLE OF CONTENTS

01 EXECUTIVE SUMMARY // 06

02 PROPERTY DESCRIPTION // 12

03 MARKET OVERVIEW // 26



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions, or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

Important Notice: This offering pertains strictly to the real estate. The business and all associated branding are ***not included*** in the sale, including the existing business operations, name, intellectual property, and goodwill.

section 1

Executive Summary



Investment Summary

Offering Summary

Investment Highlights



Investment Summary

Clearwater Restaurant

3200 W Clearwater Ave,
Kennewick, WA

Located at 3200 W Clearwater Avenue, this turn-key restaurant opportunity sits in one of Kennewick's most visible and high-traffic areas—just off the intersection of W Clearwater Ave and State Route 395. With nearly an acre of land and 51 private parking spaces, the site offers excellent access and convenience, including three separate entry points. The building was fully remodeled in 2008, when the current owners took it down to the studs and brought it completely up to date. Inside, the layout includes a clear span dining area, allowing full flexibility to configure the space as needed, along with two private restrooms and dedicated office space for management or administrative use. This property is being sold as a fully equipped restaurant, with all major kitchen equipment, furniture, and fixtures included—everything you need to open your doors on day one. Surrounded by a mix of established neighborhoods, recently updated commercial properties, and high-traffic destinations such as gyms, office buildings, event centers, shopping malls, and hotels, this location supports both steady daytime business and evening crowds. This is a rare opportunity to own a move-in-ready restaurant in one of Kennewick's most active and desirable commercial zones. ***BUSINESS NOT INCLUDED

Offering Summary

CLEARWATER RESTAURANT



Total Price
\$1,800,000



5,018 Total
Sqft.

Number of Buildings	1
Number of Parking Spaces	51
Year Built	1977
Lot Size	0.94 Acres


Windermere
Group One



Investment Highlights

- **Turn-Key Restaurant Space**

Fully outfitted with essential kitchen equipment, furniture, and fixtures—ready for immediate operation upon closing.

- **Prime Location with Exceptional Visibility**

Positioned near the high-traffic intersection of **State Route 395 (avg. 68,438 vehicles/day)** and **W Clearwater Avenue (avg. 20,000 vehicles/day)**, offering outstanding exposure in one of Kennewick's most active commercial corridors.

- **Generous Lot Size & Parking**

Sits on nearly **one acre** with **51 private parking spaces and three convenient access points**, making it easy for customers and delivery vehicles to navigate.

- **Clear Span Flexibility**

Open interior layout with no interior load-bearing walls gives the freedom to reconfigure the space to fit a wide range of restaurant or retail concepts.

- **Fully Renovated Structure**

Building was taken down to the studs in 2008 and completely updated, with modern systems and finishes throughout—allowing a new owner to step in without major capital improvements.

- **Functional Layout**

Includes **two private restrooms** and a **dedicated office space**, supporting efficient day-to-day operations.

- **Surrounded by Thriving Businesses**

Located among well-maintained and recently renovated commercial buildings, with **nearby gyms, offices, event venues, shopping malls, and hotels** driving consistent foot traffic.

- **Strong Demographics & Residential Proximity**

Several established neighborhoods and daytime employment centers nearby create a steady stream of potential customers throughout the week.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions, or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

Important Notice: This offering pertains strictly to the real estate. The business and all associated branding are **not included** in the sale, including the existing business operations, name, intellectual property, and goodwill.

section 2

Property Description



Property Details

Expense Breakdown

Property Amenities

Building Layout

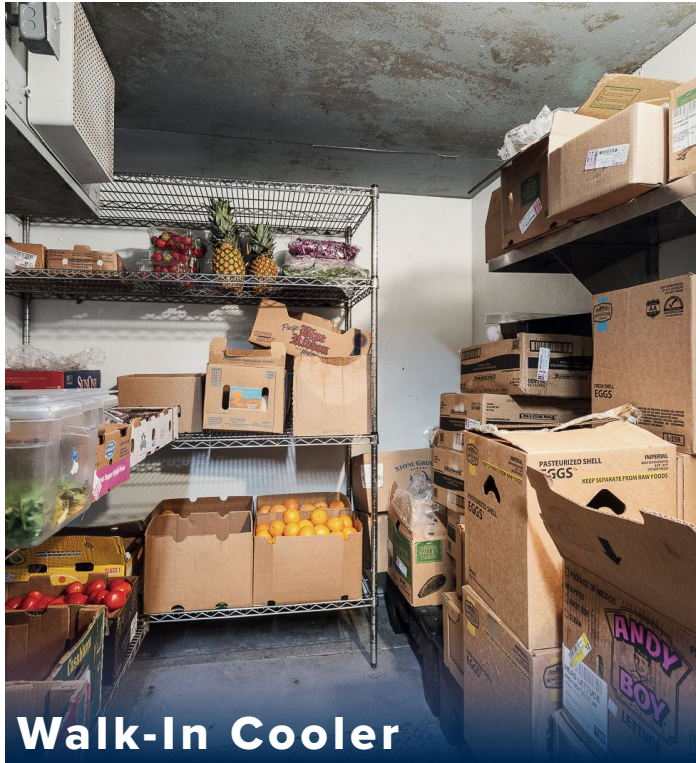
Location Aerials

Property Details

Parcel #	134994010201002
Year Built	1977
Number of Buildings	1
Zoning	CC – Commercial Community
Parking	49 + 2 ADA
Acreage	0.94
Building Type	Restaurant
Plat/Subdivision	Short Plat #201
Occupancy	Owner Occupied



Back of House Details



Walk-In Cooler



Walk-In Cooler



Dishwashing Station

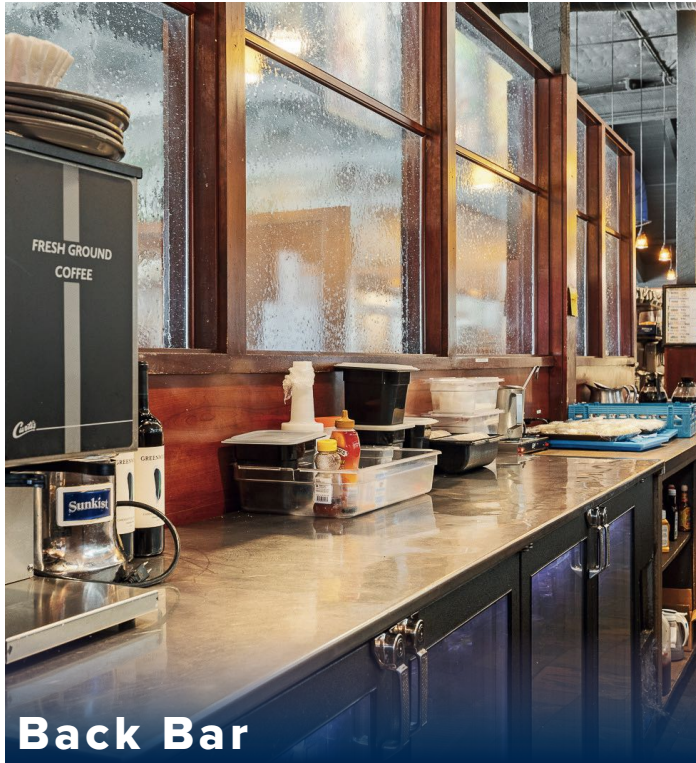


Walk-In Freezer

Back of House Details | Kitchen



Front of House Details



Back Bar



Booths & Seating



Salad Bar



Lobby

Expense Breakdown

CLEARWATER RESTAURANT



Total Monthly Expenses
\$5,977

Property Tax	\$573
Gas	\$2,500
Water	\$808
Electricity	\$1,560
Insurance	\$536


Windermere
Group One





Property Amenities

Customer Seating & Dining Area

Guest Experience & Technology

Host & Point-of-Sale Station

Refrigeration & Cold Storage

Salad & Buffet Bar

Bar & Beverage Equipment

Prep & Utility Equipment

Cooking Line Equipment

Dishwashing & Cleaning

Inventory List & Details Included



Customer Seating & Dining Area

QTY	Product Name	Description
1	Corner Booth	Seats Five
18	Medium Booth	50"x29", Seats Four
5	Large Booth	64"x29", Seats Six to Eight
2	Small Half-Booth Table	30" x 32", Seats Two
10	Medium Half-Booth Table	52" x 32", Seats Four
2	Bench Seats	70" long, in waiting area

Guest Experience & Technology

QTY	Product Name	Description
2	Wall-Mounted TVs	
13	Overhead Speakers	
9	Security Cameras	

Host & Point-of-Sale Station

QTY	Product Name	Description
1	Host Podium	
1	POS Station	104" Island with Integrated POS
9	Security Cameras	

Inventory List & Details Included



Refrigeration & Cold Storage

QTY	Product Name	Description
1	Avantco reach-in cooler	72" x 24" x 36", 3-door glass
1	Avantco prep cooler	70" x 32" x 42", 2-door with make-up top
1	Avantco lowboy	65" x 32" x 36", 2 drawers + 1 door
1	True reach-in	48" x 30" x 36", 2 doors + 1 drawer
1	True prep cooler	72" x 31" x 36", 3-door with prep top
1	True cooler	93" x 32" x 36", 6 drawers
1	Hoshizaki freezer	48" x 30" x 34", 2-door
1	Traulsen upright freezer	30" x 34" x 77", single door
1	Glass Tender reach-in	108" x 24" x 36", 4-door solid
1	Glass Tender reach-in	108" x 24" x 36", 4-door glass
1	Sliding Top Freezer	54" x 24" x 36", sliding glass top
1	Walk-in cooler	7.25' x 7.25'
1	Walk-in cooler	7.5' x 15'
1	Walk-in freezer	7.5' x 8'

Inventory List & Details Included



Salad & Buffet Bar

QTY	Product Name	Description
3	Hot holding wells (drop-in)	fits full-size pans
2	Cold wells	70" long, drop-in style
1	Full Salad Bar	21' Long

Bar & Beverage Equipment

QTY	Product Name	Description
1	Back Bar Setup	
1	Soda Bar Gun / Ice Bin Combo	
1	Coke Machine With Ice Bin*	6 Spouts

*Unit belongs to Coca-Cola; may remain if buyer continues Coke service

Prep & Utility Equipment

QTY	Product Name	Description
3	Stainless prep tables	54" x 30", 60" x 36", 60" x 30"
1	Omcan food mixer	24" x 33", 2 adjustable sections
1	Can Rack	6', 18 slots
6	Large Wire racks	60" x 24" x 74"
1	Medium Wire Rack	60" x 18" x 74"
1	Small Wire Rack	60" x 18" x 36"

Inventory List & Details Included



Cooking Line

QTY	Product Name	Description
2	Garland Flat Tops	48" x 33", 6 adjustable sections
2	Wolf Flat Tops	24" x 33", 2 adjustable sections
1	Bakers Pride Charbroiler/Grill	36" x 32" x 24"
2	Avantco 4-Star Burners	21" x 18" x 24"
1	Star Single Burner	21" x 18" x 24"
1	Blodgett Convection Oven	38" x 37" x 36"
1	Avantco Fryer	2 baskets
1	Pitco Fryer	2 baskets
2	Volrath Toasters	15" openings

Dishwashing & Cleaning

QTY	Product Name	Description
2	8-Foot 3 Compartment Sinks	
1	American Dish Dual-Rack Dish Machine	
1	LG Top-Load Washing Machine	
5	Full-Size Speed Racks	

Building Layout

Step Inside | View the Restaurant's Layout and Design

Scan For 360 Virtual Tour



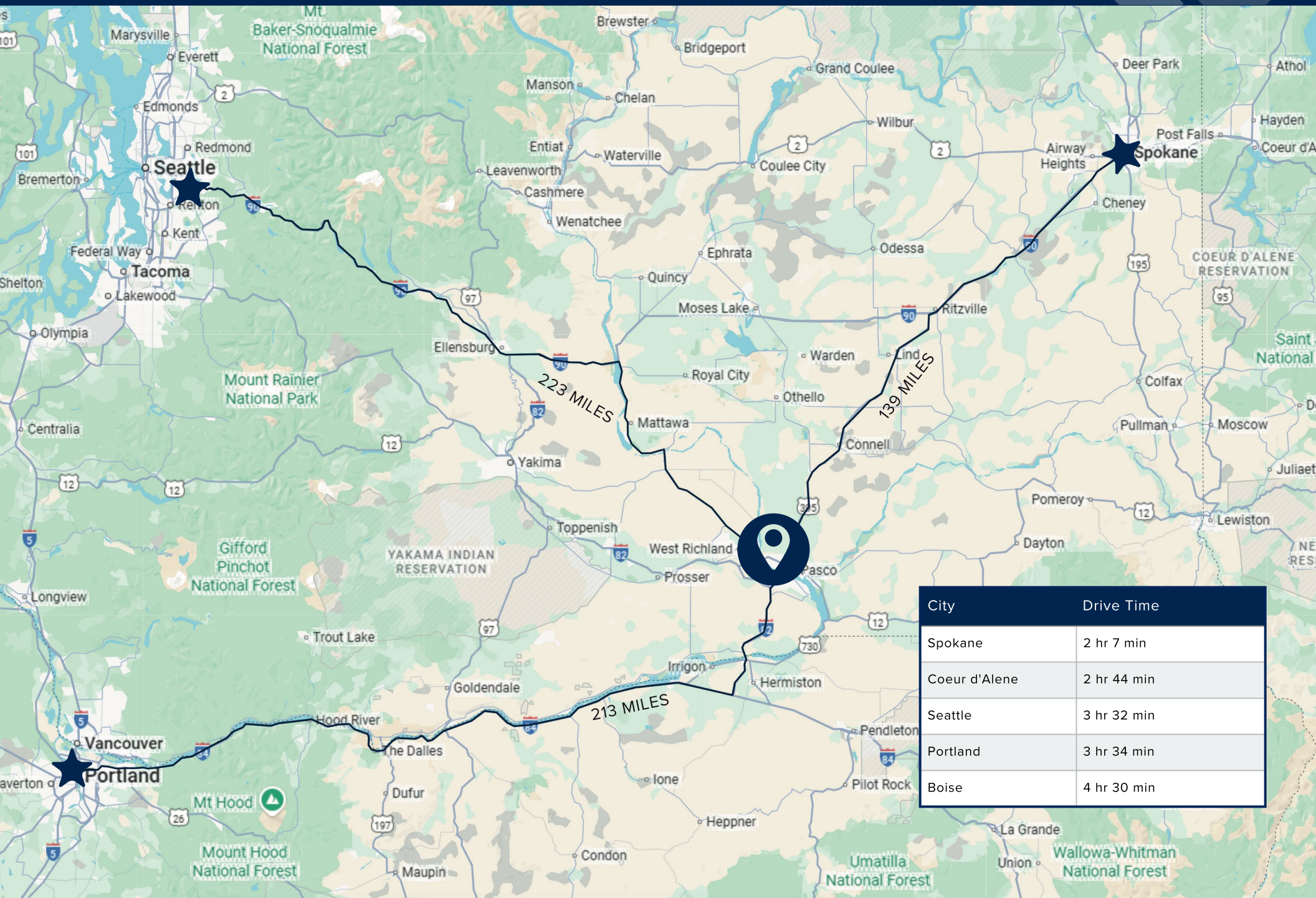
Or

Desktop Users

Click The Icon Below for the Virtual Tour



Regional Aerial & Proximity



Local Amenities Aerial



Tri-Cities Airport

Columbia
Basin College

SR 240

Columbia Park

Clover Island

SIMON
MALLS
THREE RIVERS
CONVENTION
CENTER

K KAMIAKIN
HIGH SCHOOL
TOYOTA
CENTER



HWY 395

Gesa
Credit
Union

KREI
www.krei.com

SAFeway

SPECK
HYUNDAI OF TRI-CITIES

GOLDEN

MITSUBISHI
MOTORS

KENNEWICK
HIGH SCHOOL

KENNEWICK
FAIR

AT THE
NUMERICA
PAVILION

Gesa
Carousel
of Dreams

SOUTHBRIDGE
HIGH SCHOOL

SOUTHBRIDGE
SPORTS & EVENT COMPLEX

Canyon Lakes Golf Course



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions, or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

Important Notice: This offering pertains strictly to the real estate. The business and all associated branding are **not included** in the sale, including the existing business operations, name, intellectual property, and goodwill.



section 5

Market Overview



Demographics

Metro Highlights

Tourism



KENNEWICK WASHINGTON

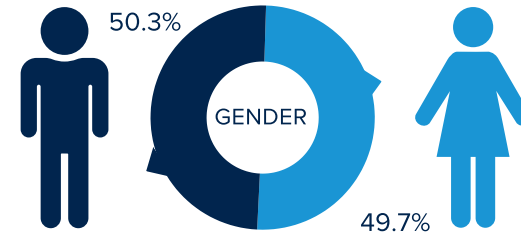
POPULATION
85,940

Demographics



159,161

Total Population Within a 5-Mile Radius



\$63,691

Average Household Income within
a 5-Mile Radius



\$230,266

Median Housing Value within a
5-Mile Radius



55,691

Total Households in a 5-Mile Radius



53.3%

Population from 2000

Traffic Summary

Traffic Summary - Clearwater Ave

Metric	Value
Average Daily Traffic (ADT)	20,000 vehicles/day
PM Peak Hour Volume (4-6PM)	1,603 vehicles/hour
Heavy Vehicle Percentage	8.55%
Average Speed	35.6 MPH
Start Date	May 28, 2024

Historical AADT - US-395 Corridor

Year	AADT	Growth YoY	Heavy Vehicles
2023	68438	+4%	9%
2022	66035	+1%	9%
2021	65684	+13%	9%

Recent Traffic Snapshot - Dec 2024

Date	Vehicle Count
Mon, Dec 23	68910
Wed, Dec 25	31974
Sat, Dec 28	52189
Mon, Dec 30	60898



City Of KENNEWICK

Located in the southwestern portion of Washington state, the Tri-Cities of Kennewick, Pasco and Richland are within 225 miles of Seattle and Portland, via Interstate 82. The metro is composed of Benton and Franklin counties. Favorable demographics, including a median household income above the United States average and expected population growth of more than 30,000 people over the next five years, aid commercial real estate in the region. The Columbia, Yakima and Snake rivers provide an array of recreational activities amid the area's pleasant climate, adding to the quality of life as well.

Metro Highlights

DEPARTMENT OF ENERGY

The DOE's vast Hanford Site, Pacific Northwest National Laboratory, and other affiliated programs attract highly-skilled engineers, scientists and researchers.

LARGE AGRICULTURAL SECTOR

Major employers include Lamb Weston, Tyson Foods, and First-Fruits Farms.


INSTITUTIONS OF HIGHER LEARNING

Washington State University Tri-Cities, Columbia Basin College, Tri-Tech Skills Center, and Charter College help provide an educated workforce.

Economy

- The Department of Energy, in conjunction with partners and contractors, including Battelle, Bechtel National, Washington River Protection Solutions, Mission Support Alliance, and CH2M, provide roughly 13,000 area jobs.
- Kadlec Regional Medical Center, Trios Health, Lourdes Medical Center, and Prosser Memorial make up the vital healthcare sector, employing thousands of workers.
- Plenty of sunny days and a natural landscape that includes rivers and forests lure outdoor enthusiasts to a wide variety of recreational activities. Miles of trails also attract joggers and bicyclists, while the region's vineyards and microbreweries draw tourists.

Major Employers



Company	Industry	Employees
Battelle/Pacific Northwest National Laboratory	Research & Development	5,300
Kadlec Regional Medical Center	Health Care	3,800
Kennewick School District	Education	3,043
Lamb Weston	Food Processing	3,000
Washington River Protection Solutions (WRPS)	Environmental Remediation	2,336
Pasco School District	Education	2,700
First Fruits Farms	Food Processing	2,200
Richland School District	Education	2,200
Central Plateau Cleanup Company (CPCCo)	Environmental Remediation	2,100
Bechtel National	Engineering & Construction	2,000
Hanford Mission Integration Solutions (HMIS)	Support Services (DOE Site)	1,884
Tyson Foods	Food Processing	1,400
Columbia Basin College (CBC)	Education	1,244
Trios Health	Health Care	1,100
Energy Northwest	Utilities	1,000



EXCLUSIVELY LISTED BY

DAN HANSEN

Windermere Realtor
Cell: 509-438-75155

DanHansen@windermere.com
License: WA 117293

AMANDA BUTTERWORTH

Licensed Assistant
Cell: 509-551-6615

Amandaunser@windermere.com
License: WA 133613

