



OFFERING MEMORANDUM

315 W Kennewick Ave

315 W KENNEWICK AVE

Kennewick, WA 99336

PRESENTED BY:

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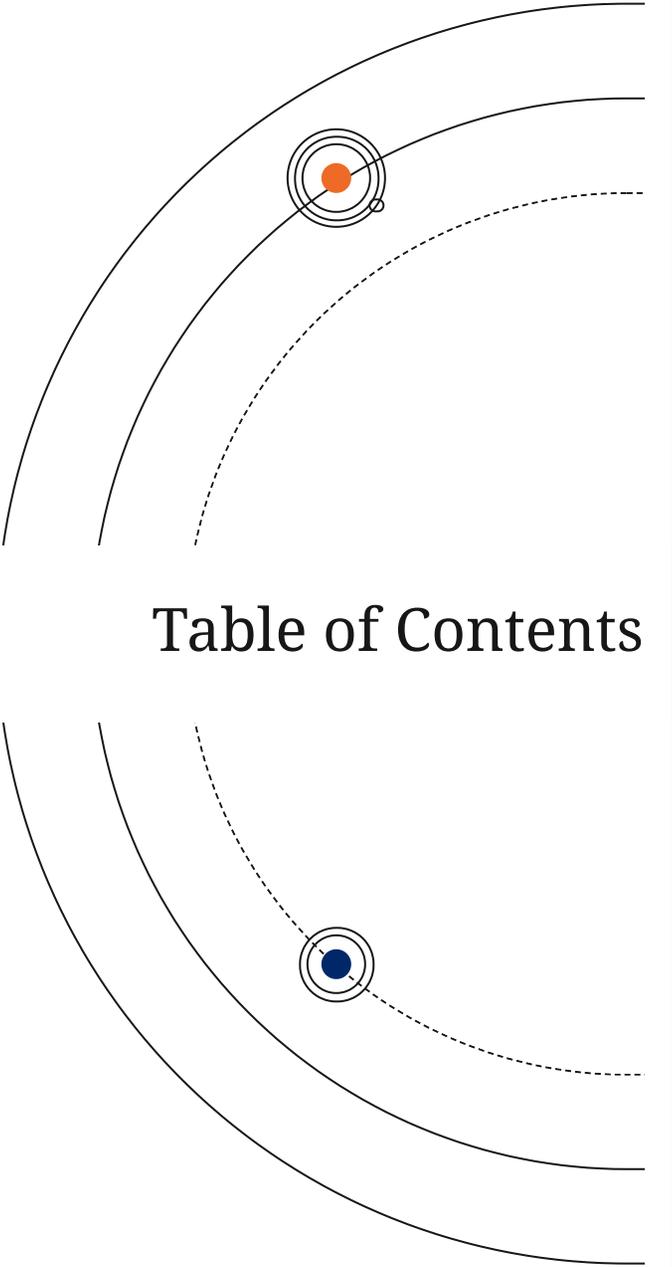
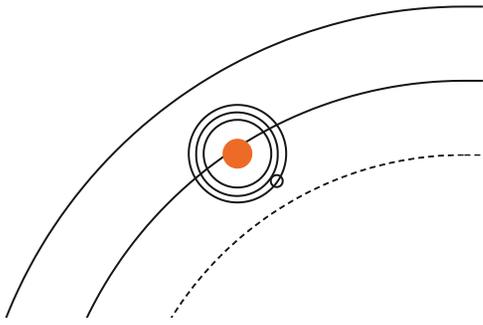
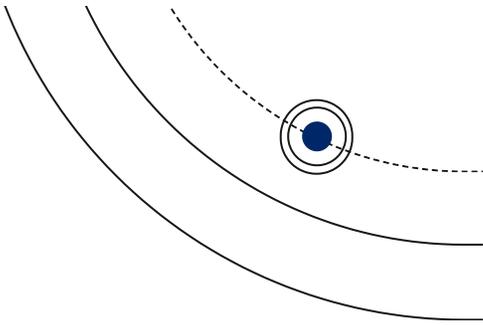


Table of Contents

4	PROPERTY INFORMATION	12	DEMOGRAPHICS	
	Property Summary	5	Demographics Map & Report	13
	Property Description	6	Area Analytics	14
			Disclaimer	15
7	LOCATION INFORMATION			
	Regional Map	8		
	Location Map	9		
	Aerial Map	10		
	Income & Expenses	11		



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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SECTION 1
Property
Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$350,000
LOT SIZE:	0.16 Acres
BUILDING SIZE:	5,000 SF

PROPERTY DESCRIPTION

This commercial building presents an excellent opportunity for either an investor or an owner-user. Currently configured for a single tenant, the layout offers flexibility to be divided for multiple tenants if desired. The property is well suited for a variety of retail or office uses.

PROPERTY HIGHLIGHTS

- Kennewick Ave Frontage
- 5,000 SF
- Single Floor
- Investment or Owner/User

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 is located along Kennewick Avenue at the western edge of downtown Kennewick. The site offers excellent visibility, convenient access from all directions, and ample street parking, making it a highly accessible and desirable 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

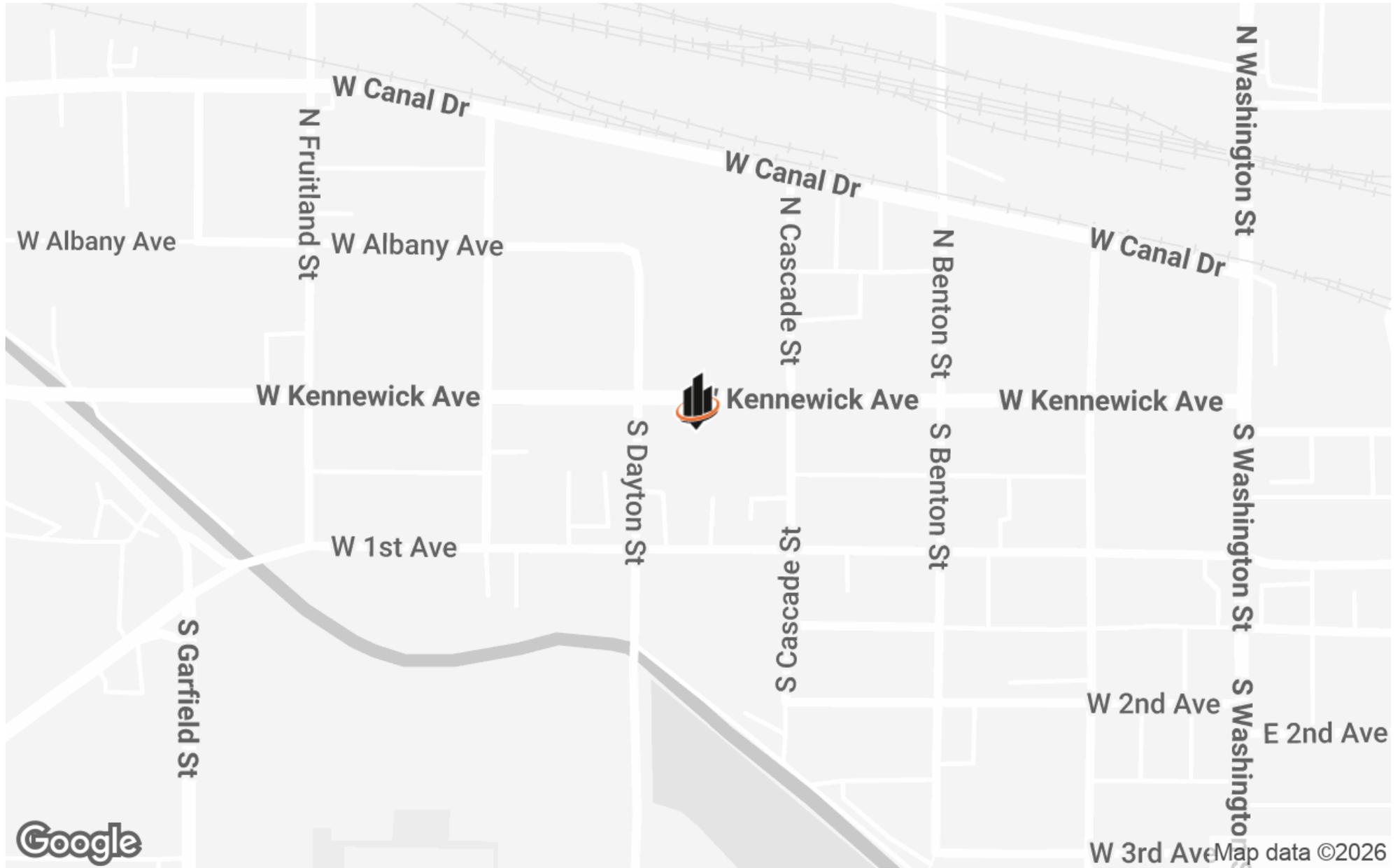


SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAP



AERIAL MAP



INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME **\$0**

EXPENSES SUMMARY

OPERATING EXPENSES **\$0**

NET OPERATING INCOME **\$0**



SECTION 3

Demographics

DEMOGRAPHICS MAP & REPORT

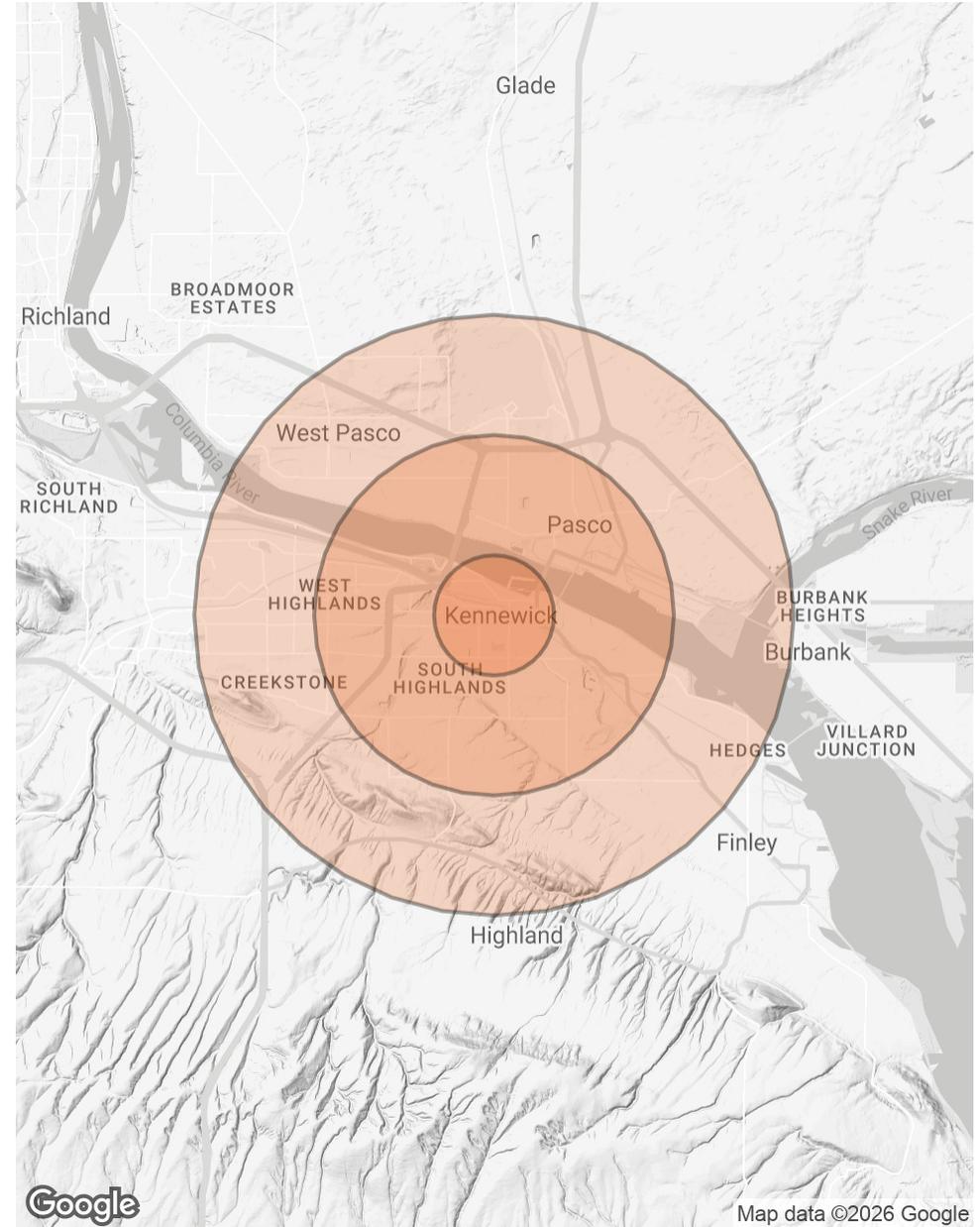
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,845	85,213	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	4,538	28,677	49,921
# OF PERSONS PER HH	2.8	3	3
AVERAGE HH INCOME	\$62,245	\$83,343	\$98,518
AVERAGE HOUSE VALUE	\$261,770	\$316,176	\$353,155

Demographics data derived from AlphaMap



AREA ANALYTICS

POPULATION

5 MINUTES 10 MINUTES 15 MINUTES

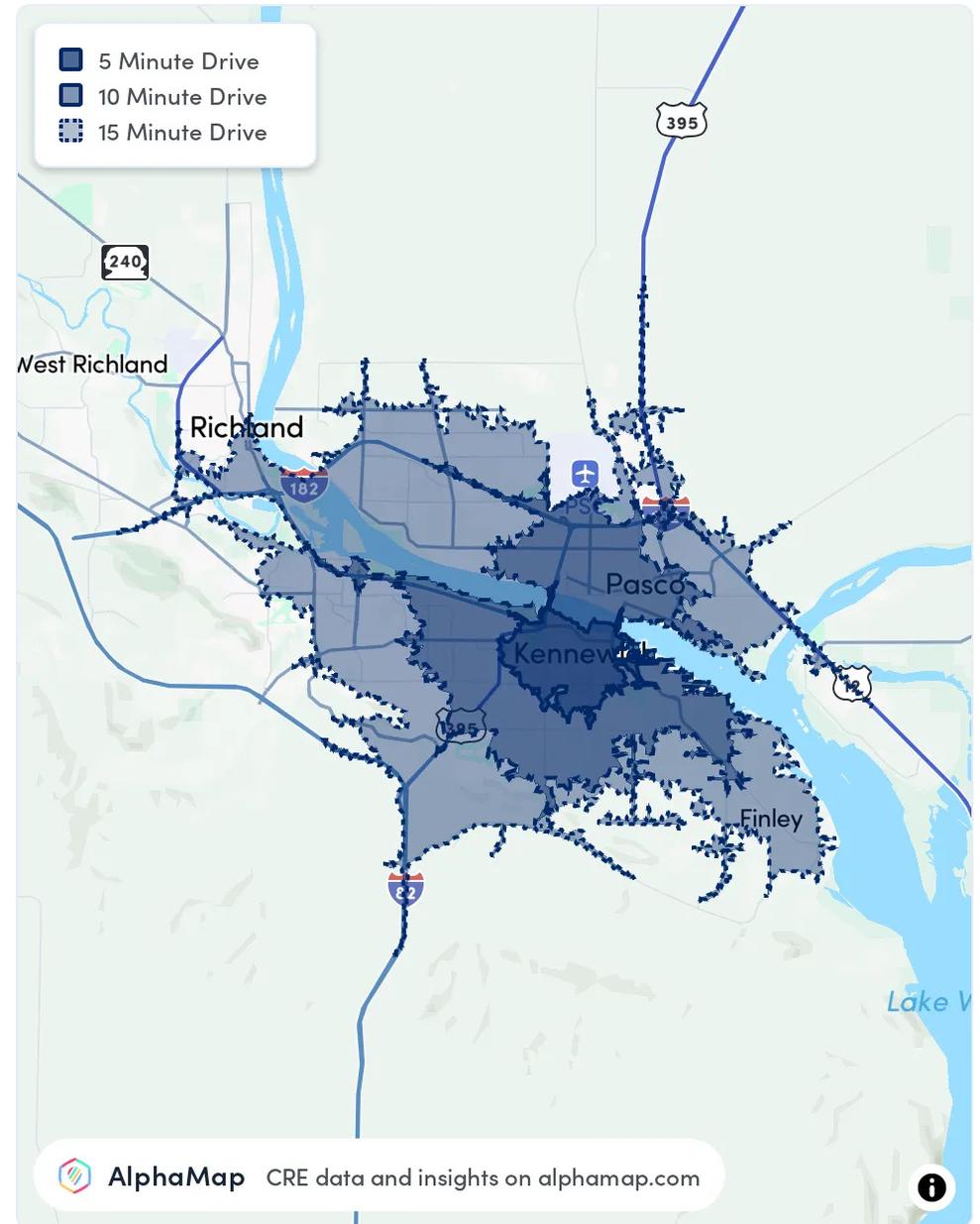
TOTAL POPULATION	16,637	90,094	181,237
AVERAGE AGE	35	36	36
AVERAGE AGE (MALE)	33	35	35
AVERAGE AGE (FEMALE)	36	37	37

HOUSEHOLD & INCOME

5 MINUTES 10 MINUTES 15 MINUTES

TOTAL HOUSEHOLDS	5,833	30,803	62,935
PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$63,505	\$83,862	\$100,464
AVERAGE HOUSE VALUE	\$272,708	\$319,277	\$359,097
PER CAPITA INCOME	\$21,898	\$28,917	\$34,642

Map and demographics data derived from AlphaMap



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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.