

FOR SALE

\$1,000,000 \$155/SF



Jadwin Commercial Investment!

Discover an exceptional investment opportunity in the heart of Richland. Located at 1177 Jadwin Ave, this property offers 6,453 square feet of commercial space with full occupancy and a competitive CAP rate of 7.25%. Built in 1965, this well-maintained building combines vintage charm with modern functionality, making it an attractive choice for a range of tenants. Positioned within Richland's commercial core, this site benefits from high visibility and easy access to major thoroughfares. *MLS#280072*

- 100% occupied // 7.25% CAP
- Stabilized cash-flow
- Strong Office Corridor
- Upside/Value Add Potential

1177 Jadwin Richland WA								
	4,995							
	\$1,000,000							
TENANT (SUITE)	RSF	Pro Rata	\$/SF	Annual	Monthly	Start	Expiration	
Weber 100	280	6%	\$ 17.01	\$ 4,764.00	\$ 397.00	Apr-24	Mar-25	
Devinion 101	600	12%	\$ 15.20	\$ 9,120.00	\$ 760.00	Mar-23	MTM	
RC Construction 102	1,900	38%	\$ 15.27	\$ 29,004.00	\$ 2,417.00	Jul-23	Aug-28	
Avalos 103	560	11%	\$ 18.00	\$ 10,080.00	\$ 840.00	Aug-24	Jul-25	
Buck 105	1,165	23%	\$ 12.88	\$ 15,005.16	\$ 1,250.43	May-24	Dec-27	
Industrial Services 110	490	10%	\$ 13.00	\$ 6,372.00	\$ 531.00	Jul-24	Jun-25	
Common Area	1,458							
Potential Rental Income (PRI)	6,453	100%	\$ 15.23	\$ 74,345	\$ 6,195.43			
Potential Gross Income (PGI)				\$ 74,345				
Non Reimbursable Operating Cost								
Vacancy/Credit Loss @2.5%		2.5%		\$ (1,859)				
Effective Gross Income (EGI)				\$ 72,487	\$ 11.23			





Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
245 Torbett	Richland	4,829	\$1,050,000	2023	1981	\$217.44	Vacant	NA



Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
4018 W Clearwater	Kennewick	10,400	\$1,990,000	2024	1994	\$191.35	70%	6.5%



Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
507 Knight St	Richland	9,190	\$1,600,000	2024	1944	\$174.10	50%	NA



Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
636 N Colorado St	Kennewick	4	\$1,250,000	2024	1993	\$158.23	100%	6.7%



Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
1177 Jadwin Ave	Richland	6,453	\$1,000,000	202X	1965	\$154.96	100%	7.25%

NNN DESCRIPTION	NNN BUDGET FROM ACTUAL		STRICKER ESTIMATES	
	2024	\$/SF	2025	\$/SF
Administrative	\$2,452	\$0.38	\$2,452	\$0.38
Gas		\$0.00	\$0	\$0.00
Electric	\$3,767	\$0.58	\$3,767	\$0.58
Water/Sewer	\$1,030	\$0.16	\$1,030	\$0.16
Refuse		\$0.00	\$0	\$0.00
Pest Control		\$0.00	\$0	\$0.00
Snow Removal	\$2,052	\$0.32	\$2,052	\$0.32
Landscaping	\$1,624	\$0.25	\$1,624	\$0.25
Repairs & Maintenance	\$12,066	\$1.87	\$4,500	\$0.70
HVAC R&M	\$5,849	\$0.91	\$5,849	\$0.91
Window Cleaning		\$0.00	\$0	\$0.00
Elevator		\$0.00	\$0	\$0.00
Janitorial Common Area & Supplies	\$2,239	\$0.35	\$2,239	\$0.35
Fire Alarm/Sprinkler	\$79	\$0.01	\$79	\$0.01
Property Taxes & KID	\$3,776	\$0.59	\$3,776	\$0.59
Property Insurance	\$3,998	\$0.62	\$4,000	\$0.62
TOTALS	\$38,932	\$6.03	\$31,368	\$4.86

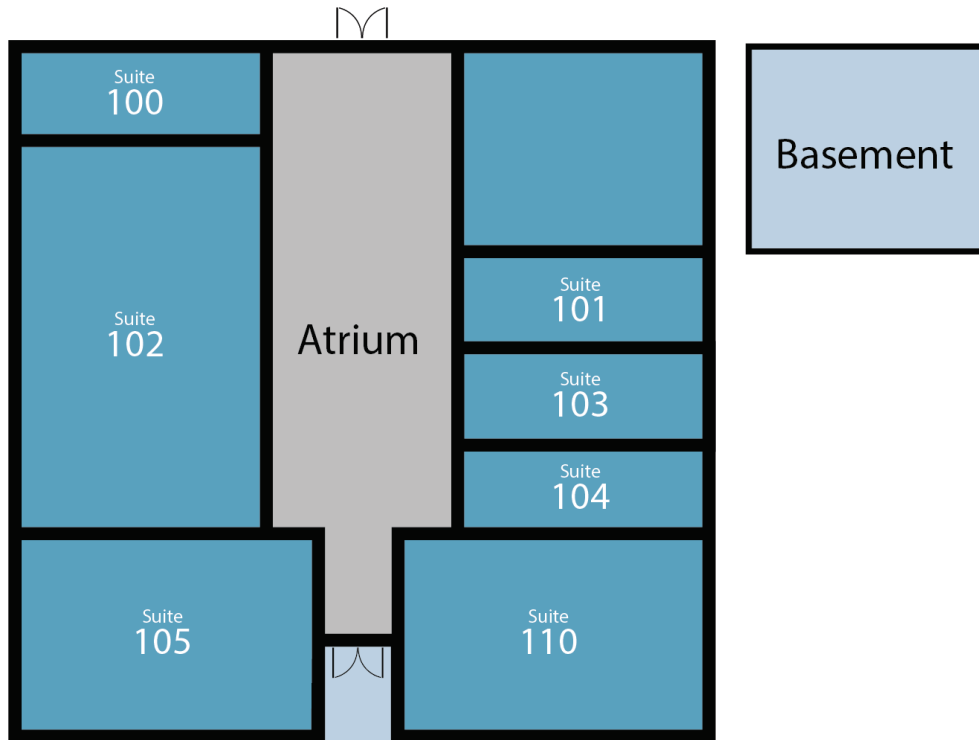
UNIT	UPGRADED ITEMS	DATE
101	New floors, wall texture, paint, and chair height toilet	N/A
102	Floors, wall texture, paint, lights, bathroom toilets, others	2023
103	New floors, wall texture, paint	2024
104		
105	New floors, paint, some light fixtures	2024
Common area	New light fixtures, 2 backflows installed on Jadwin side	2023
Common area	Next on the list: replace common area restroom hallway flooring, remove "MacHunter" building signage, and repair the brick on the Jadwin side.	2025

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1177 JADWIN AVE | RICHLAND, WA

FLOORPLAN



DERRICK STRICKER
DESIGNATED BROKER



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COMMERCIAL BROKER



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