

OFFERING MEMORANDUM

Kennewick Ave. Retail Plaza

2417 WEST KENNEWICK AVENUE

Kennewick, WA 99336

PRESENTED BY:

ROB ELLSWORTH, CCIM

O: 509.430.2378

rob.ellsworth@svn.com

WA #17790



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SECTION 1
Property
Information



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$1,370,000
LOT SIZE:	0.985 Acres
BUILDING SIZE:	7,223 SF
NOI:	\$95,628.00
CAP RATE:	6.98%

PROPERTY DESCRIPTION

This property has a strong rental history, well established tenants and is surrounded by a proven area of retail development. The area has high traffic counts and is easily accessible from all directions.

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

This retail plaza is located on a busy section of Kennewick Avenue, only 3 blocks each of Highway 395. This stretch of Kennewick Ave., has a number of well established retailers, restaurants and services and it serves as a major connector between residential neighborhoods and highway/arterial accesses.

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.

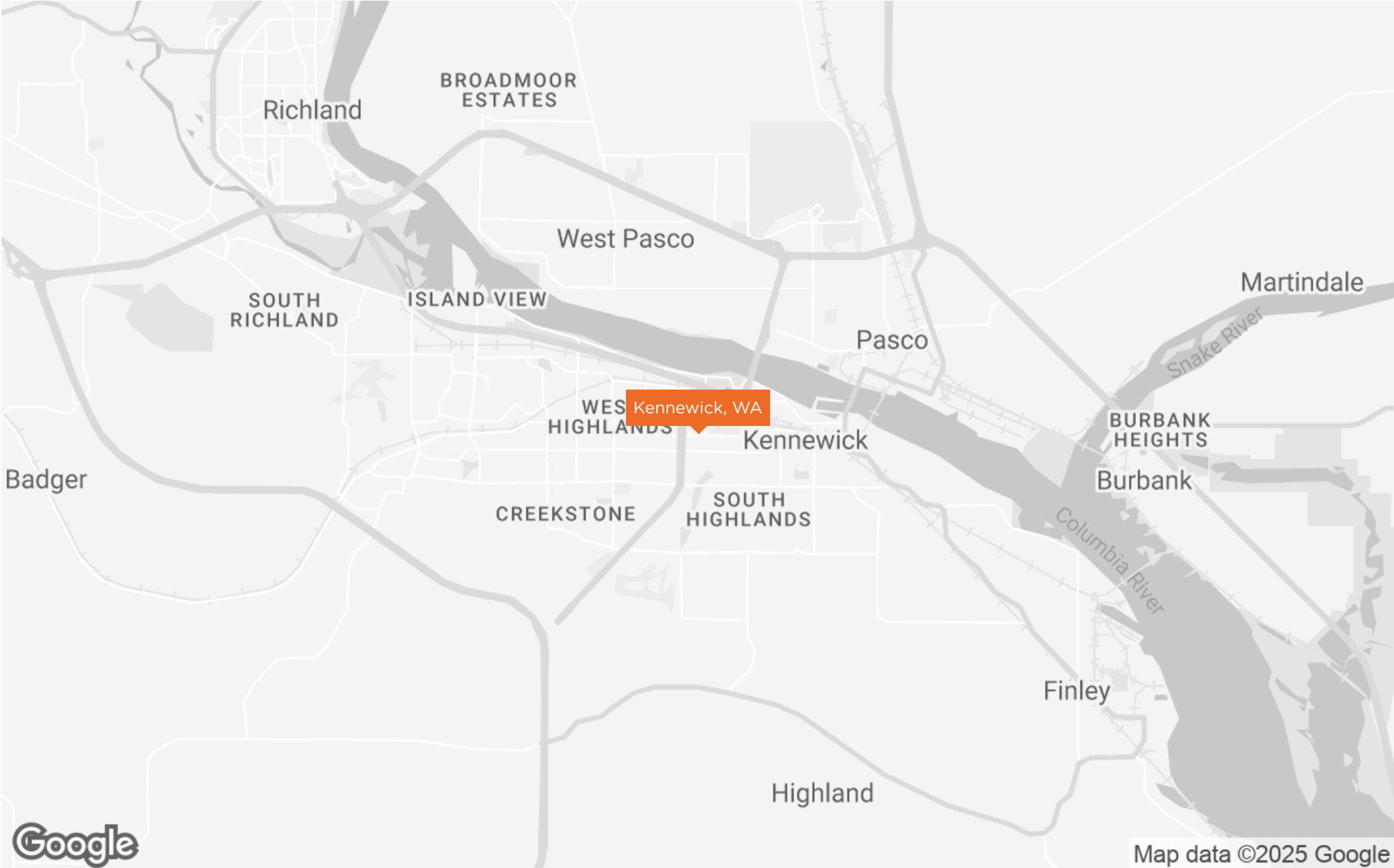
Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing 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 ½ 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.

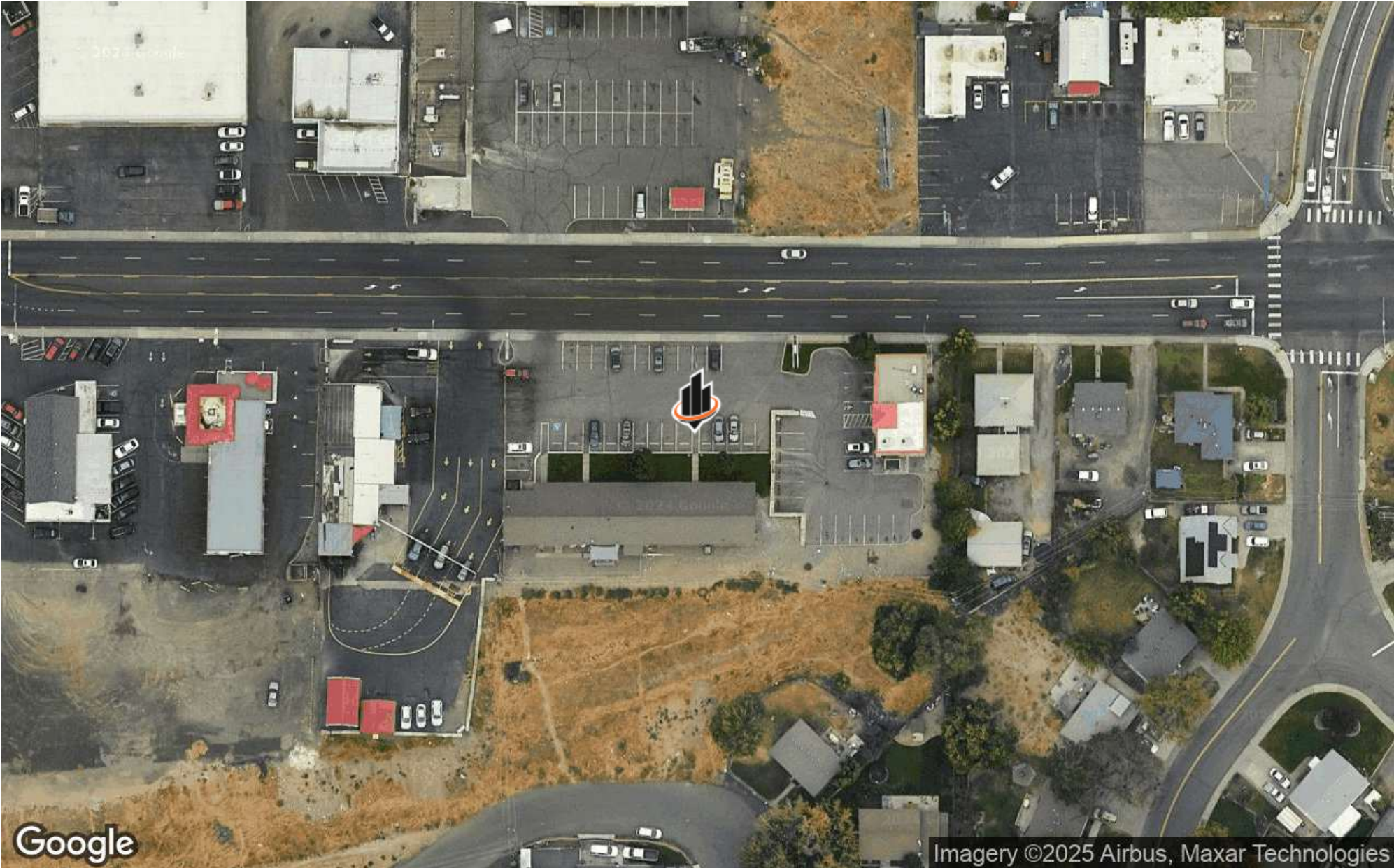


SECTION 2
Location
Information

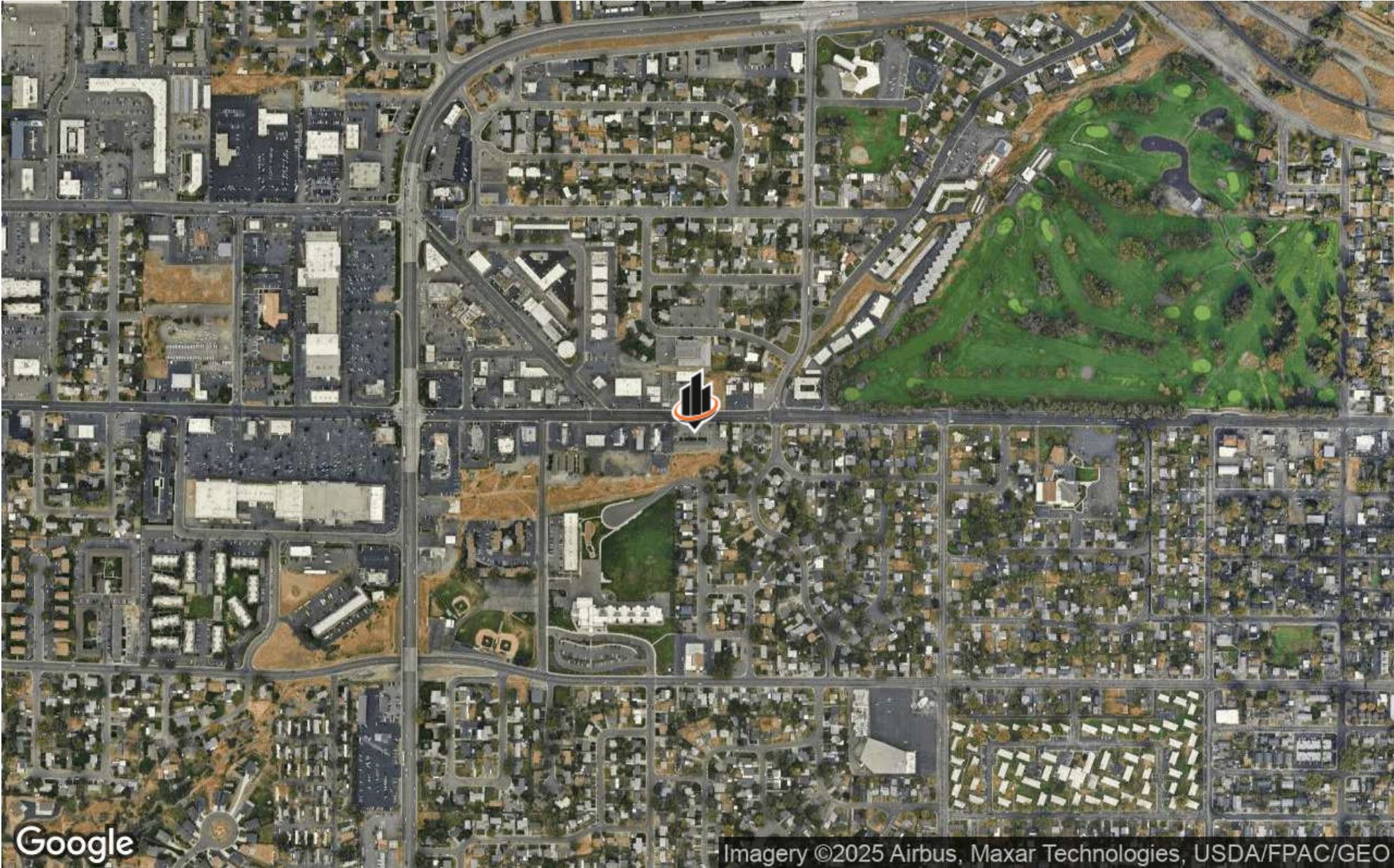
REGIONAL MAP



LOCATION MAP



AERIAL MAP



MARKET MAP



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



SECTION 3
**Financial
Analysis**

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,370,000
PRICE PER SF	\$190
GRM	12
CAP RATE	6.98%
CASH-ON-CASH RETURN (YR 1)	6.98%
TOTAL RETURN (YR 1)	\$95,628

OPERATING DATA

GROSS SCHEDULED INCOME	\$114,139
TOTAL SCHEDULED INCOME	\$114,139
GROSS INCOME	\$114,139
OPERATING EXPENSES	\$18,511
NET OPERATING INCOME	\$95,628
PRE-TAX CASH FLOW	\$95,628

INCOME & EXPENSES

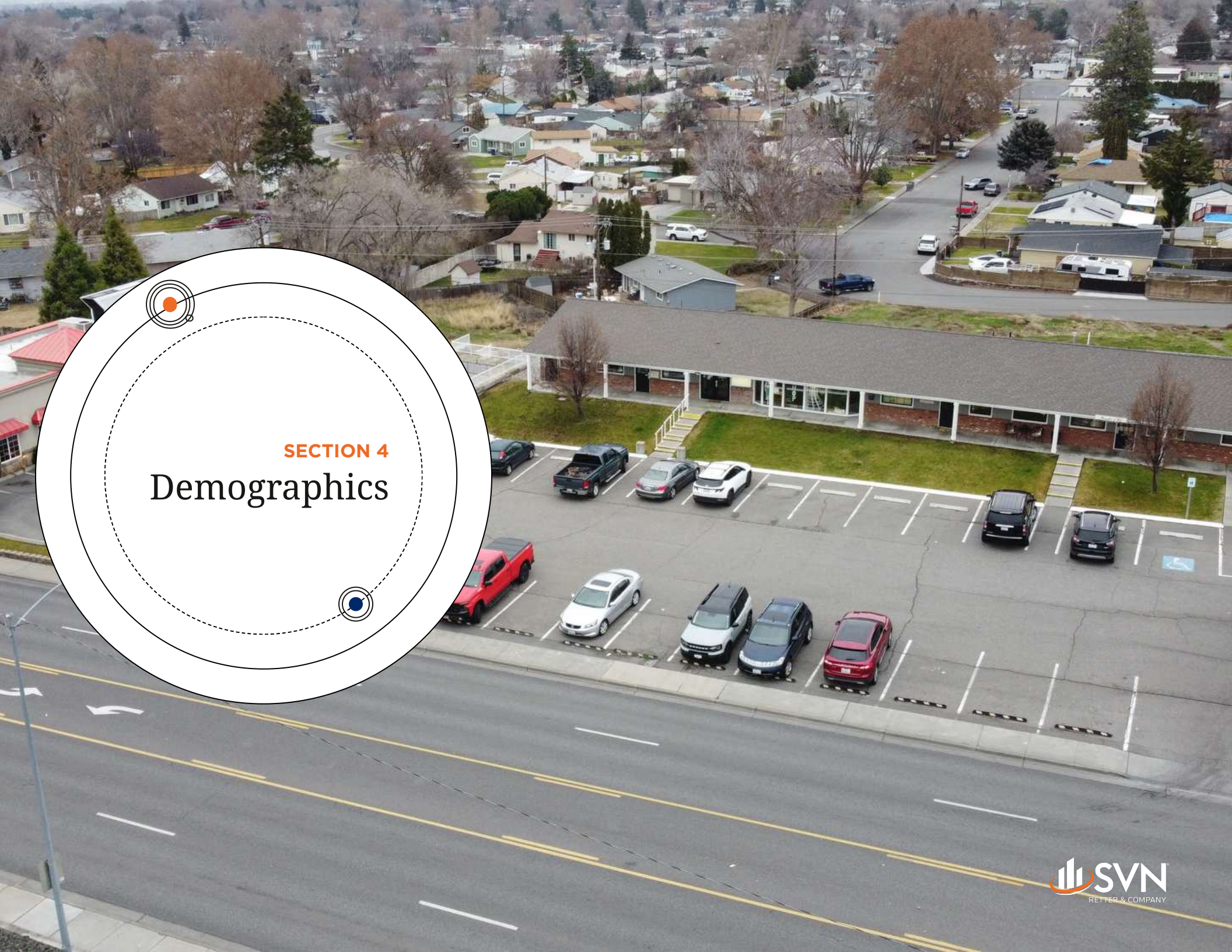
EXPENSES SUMMARY

PROPERTY TAXES	\$8,852
PROPERTY INSURANCE	\$5,597
IRRIGATION	\$462
UTILITES	\$3,600
OPERATING EXPENSES	\$18,511

NET OPERATING INCOME	\$95,628
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	Taqueria Super Uno	1,830 SF	25.34%	\$19.67	\$36,000.00	8.1.21	month to month
B 101	Faith Hovde	2,140 SF	29.63%	\$14.21	\$30,399.60	11.1.20	11.1.25
B 102	Franki & Company	3,000 SF	41.53%	\$15.91	\$47,739.00	8.1.19	12.31.30
TOTALS		6,970 SF	96.50%	\$49.79	\$114,138.60		
AVERAGES		2,323 SF	32.17%	\$16.60	\$38,046.20		



SECTION 4
Demographics

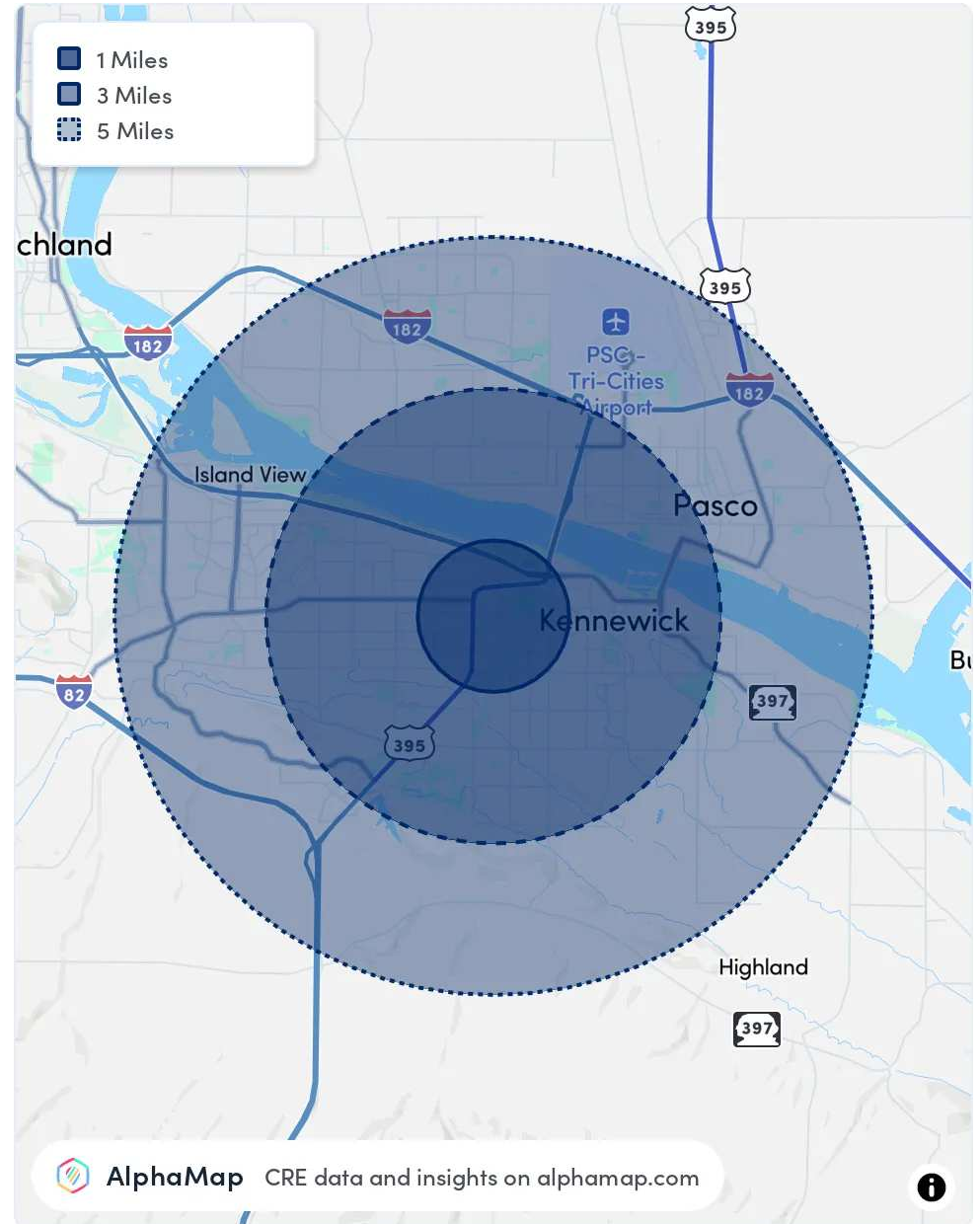
AREA ANALYTICS

POPULATION

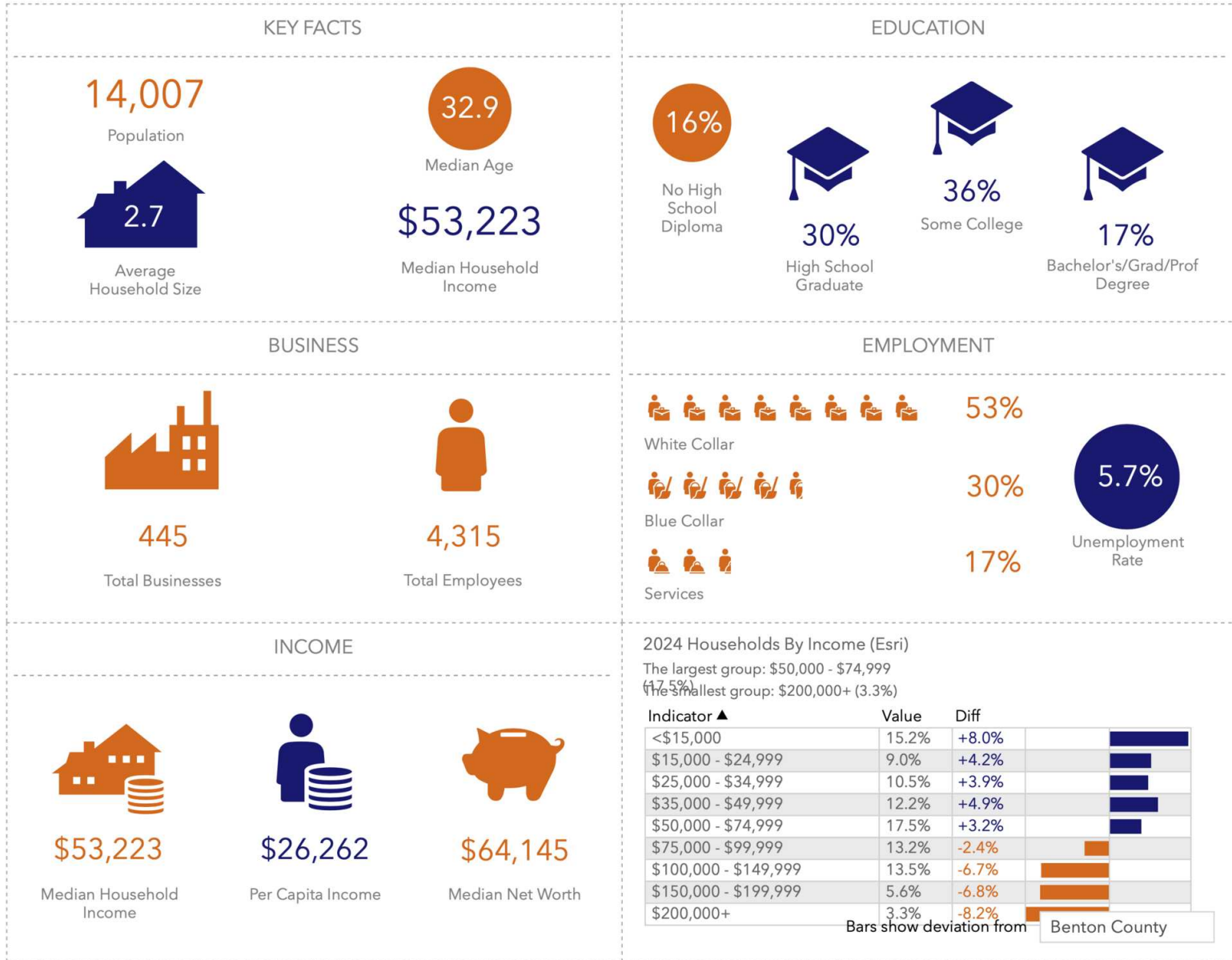
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,410	91,637	166,210
AVERAGE AGE	36	37	36
AVERAGE AGE (MALE)	35	36	35
AVERAGE AGE (FEMALE)	38	38	37

HOUSEHOLD & INCOME

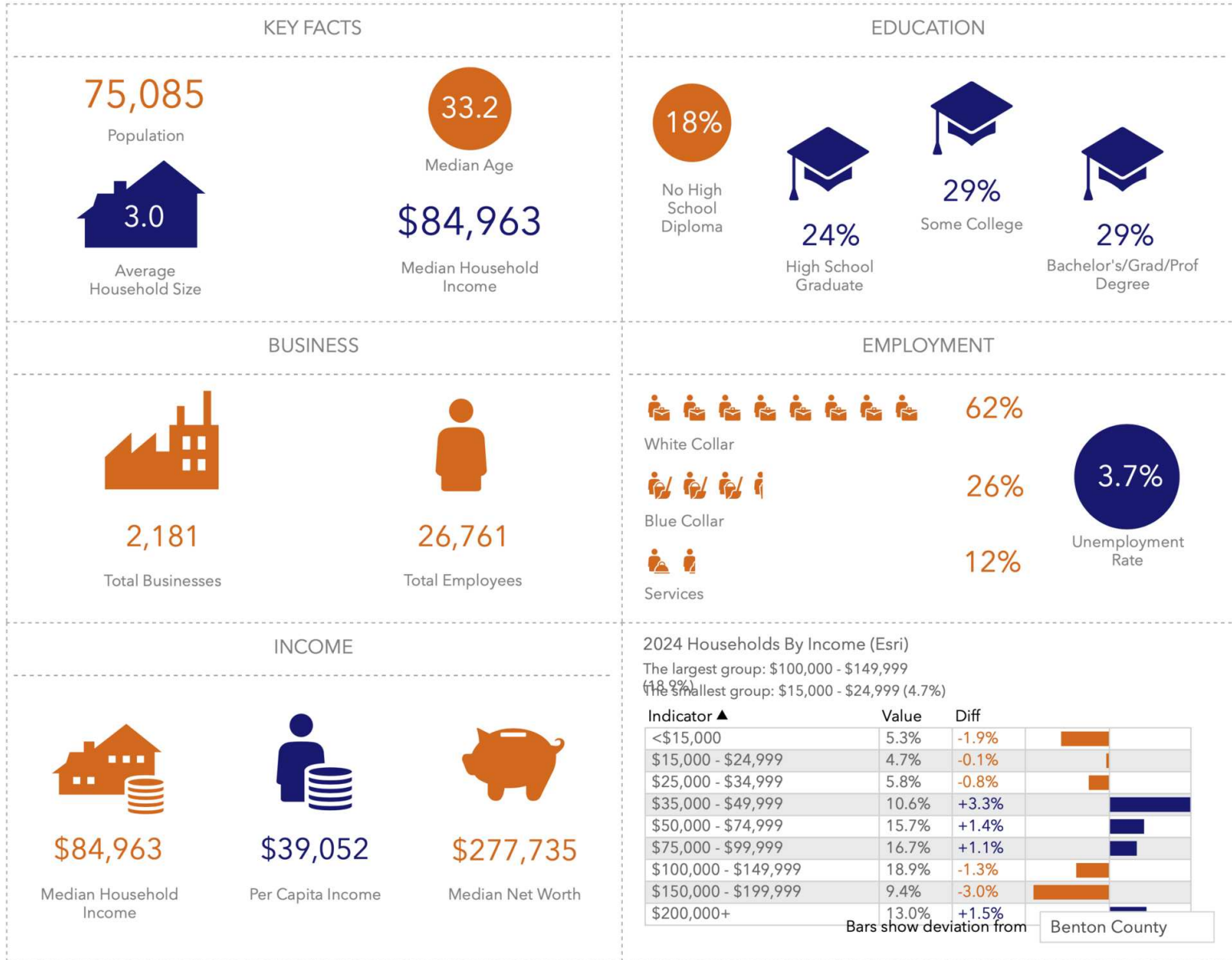
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,289	31,932	57,393
PERSONS PER HH	2.7	2.9	2.9
AVERAGE HH INCOME	\$65,786	\$93,478	\$103,203
AVERAGE HOUSE VALUE	\$318,018	\$343,864	\$365,517
PER CAPITA INCOME	\$24,365	\$32,233	\$35,587



1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS

77,069

Population



2.9

Average Household Size

34.7

Median Age

\$76,770

Median Household Income

16%

No High School Diploma



29%

High School Graduate



32%

Some College



24%

Bachelor's/Grad/Prof Degree

BUSINESS



2,063

Total Businesses



25,815

Total Employees

EMPLOYMENT



54%

White Collar



29%

Blue Collar



17%

Services

4.1%

Unemployment Rate

INCOME



\$76,770



\$35,215



\$208,715

2024 Households By Income (Esri)

The largest group: \$75,000 - \$99,999

(17.0%)

The smallest group: \$15,000 - \$24,999 (6.6%)

Indicator ▲	Value	Diff	
<\$15,000	8.8%	+1.6%	
\$15,000 - \$24,999	6.6%	+1.8%	
\$25,000 - \$34,999	7.3%	+0.7%	
\$35,000 - \$49,999	8.9%	+1.6%	
\$50,000 - \$74,999	16.8%	+2.5%	
\$75,000 - \$99,999	17.0%	+1.4%	
\$100,000 - \$149,999	15.7%	-4.5%	

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