

PROPOSAL

1605 Bombing Range Road

1605 BOMBING RANGE ROAD

West Richland, WA 99353

PRESENTED BY:

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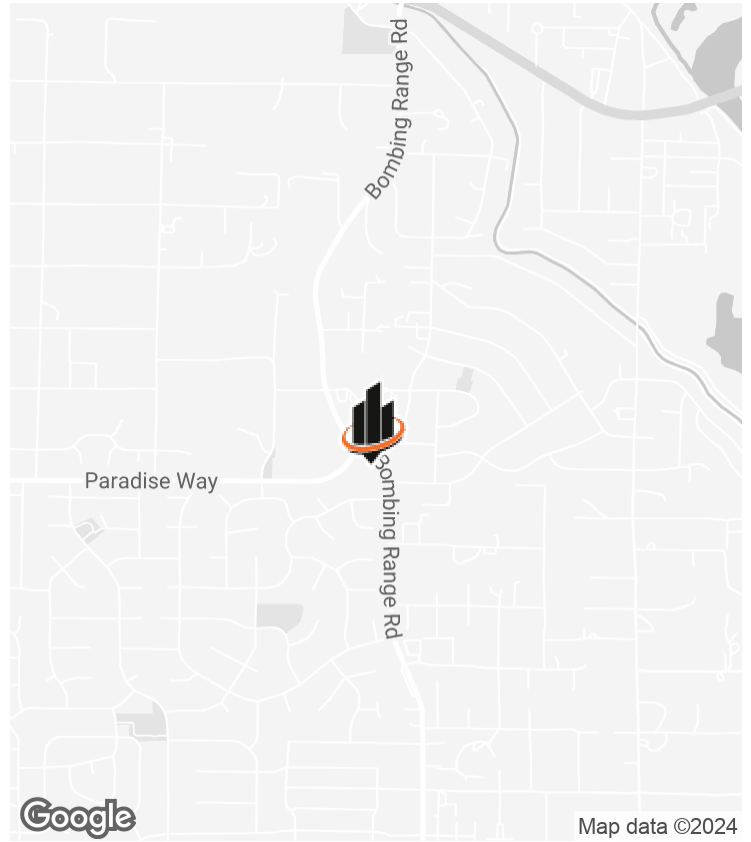




SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,395,240
LOT SIZE:	1.22 Acres
BUILDING SIZE:	12,588 SF
NOI:	\$319,761.72
CAP RATE:	5.0%

PROPERTY DESCRIPTION

New Buildings at high traffic corner of Paradise and Bombing Range. Combination of office and retail. Building is fully leased with an opportunity for lease take over of 1,835 sqft of vanilla shell. Property is located next to Gesa, Swigg Coffee, and Yokes Fresh Market. Please call LA for additional details and do not disturb Tenant's.

PROPERTY HIGHLIGHTS

- Two New buildings 100% Leased Out with Annual Escalations
- High Traffic Corner
- Attractive design and layout
- 1,835 sqft of vanilla shell available for lease take over
- NNN's of \$5 psqft

COMPLETE HIGHLIGHTS

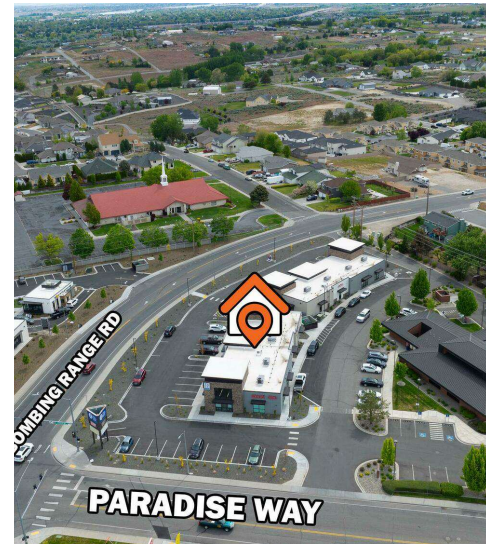
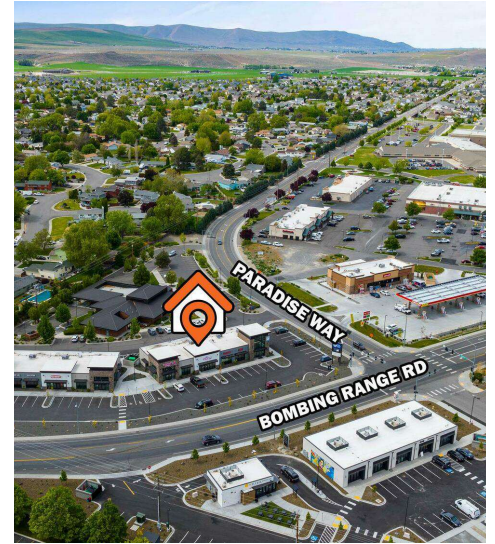
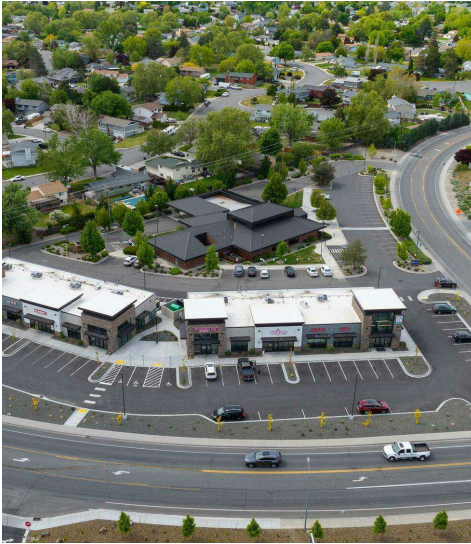


PROPERTY HIGHLIGHTS

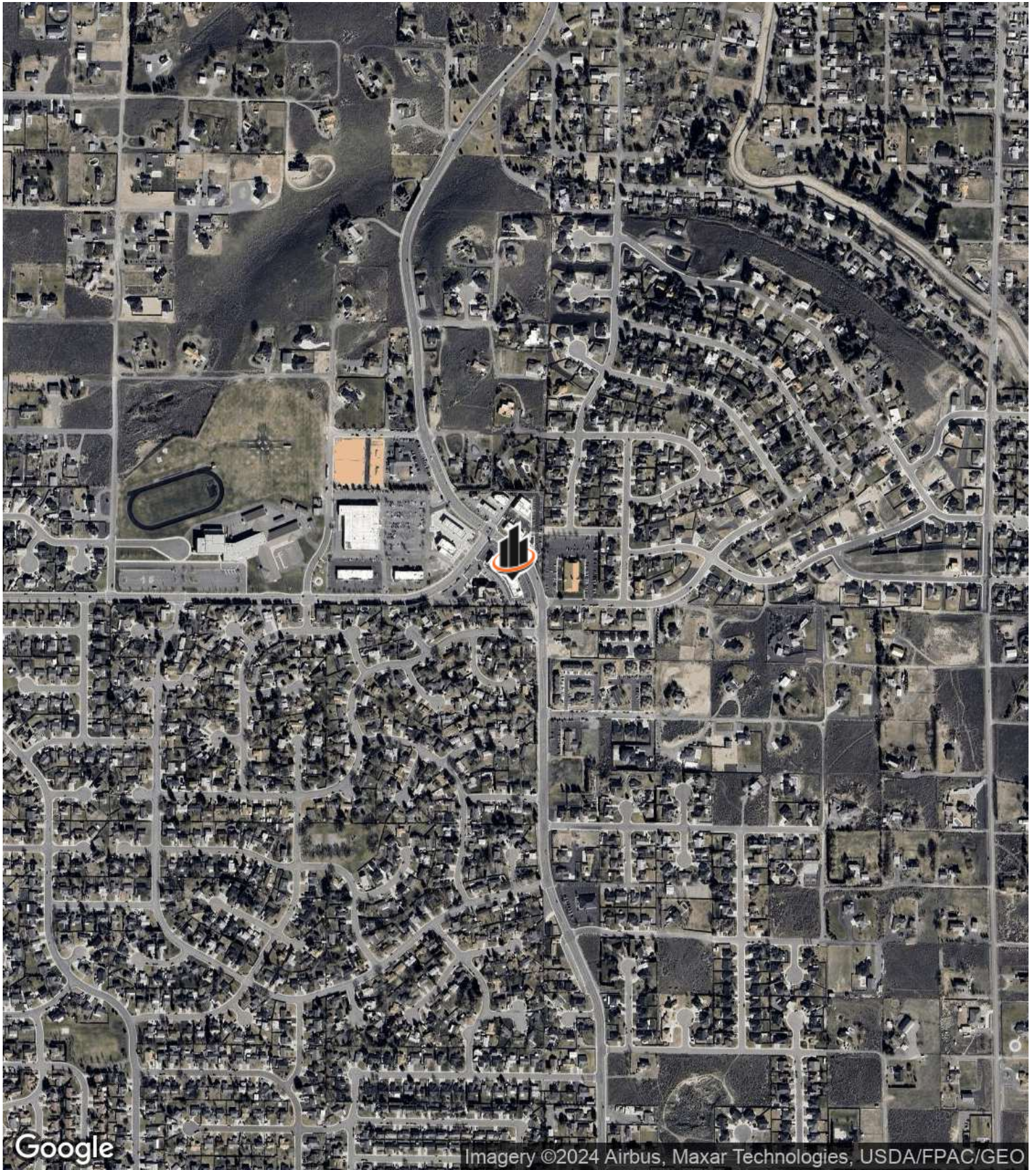
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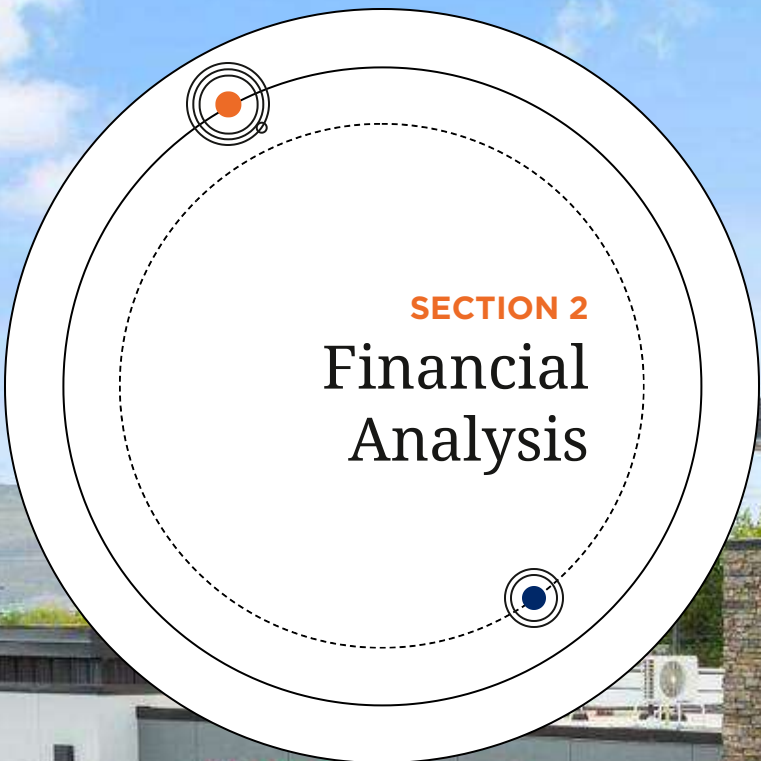


ADDITIONAL PHOTOS



AERIAL MAP





SECTION 2
**Financial
Analysis**



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$6,395,240
PRICE PER SF	\$508
CAP RATE	5%

OPERATING DATA

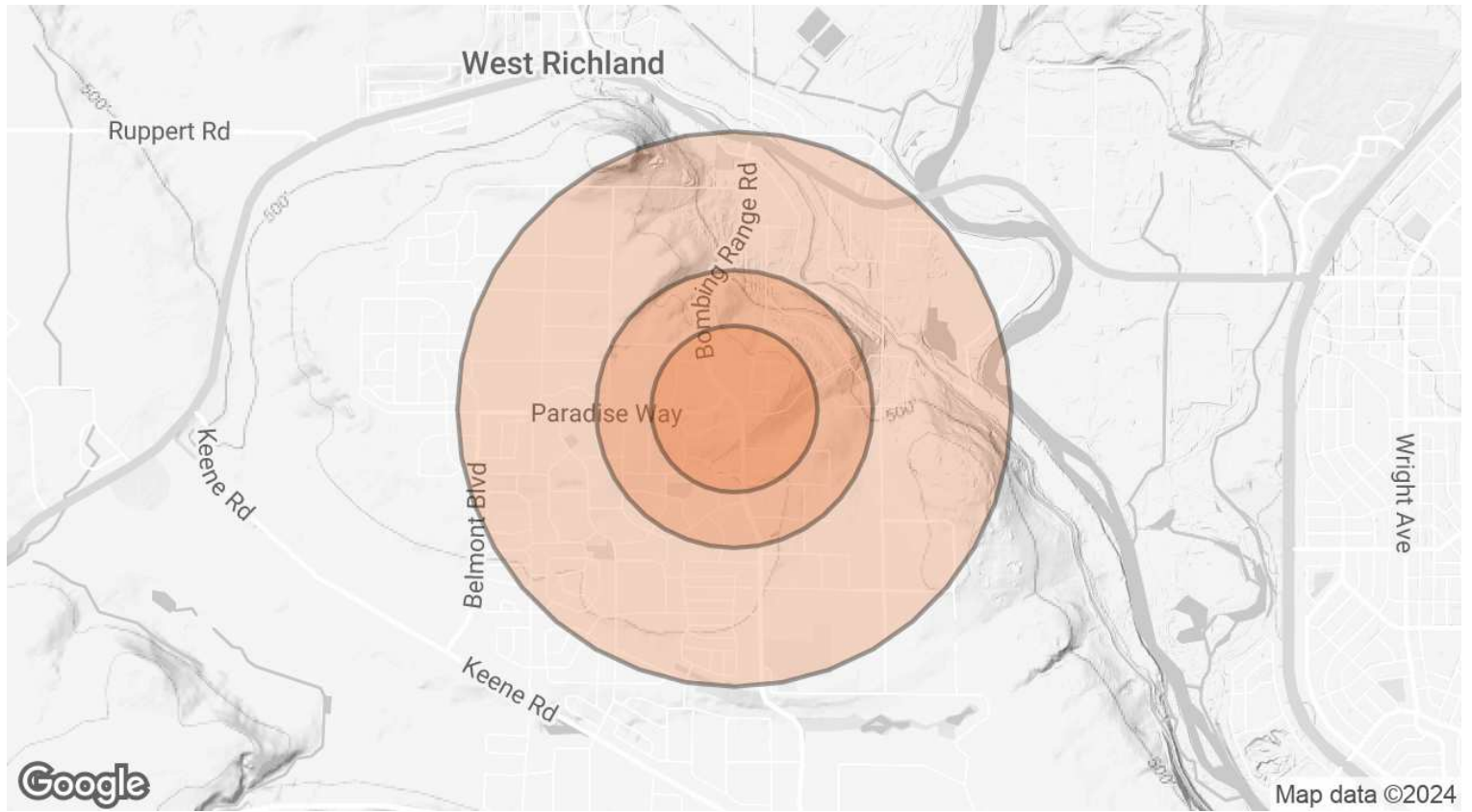
NET OPERATING INCOME	\$319,762
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FINANCING DATA

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Suite A	3 Rivers	3,300 SF	26.22%	\$26.52	\$87,516.00	7/1/2023	6/30/2030
Suite B	B-Spot	748 SF	5.94%	\$28.84	\$21,572.28	4/1/2023	3/30/2028
Suite C	Shannon's	1,952 SF	15.51%	\$24.44	\$47,709.48	5/1/2023	4/30/2033
Suite D	Oasis	1,835 SF	14.58%	\$26.52	\$48,664.20	7/30/2023	6/30/2028
Suite E	Papa Murphy's	1,265 SF	10.05%	\$26.52	\$33,547.80	6/15/2023	6/14/2033
Suite F	Dojo	2,800 SF	22.24%	\$28.84	\$80,751.96	6/1/2023	5/31/2028
TOTALS		11,900 SF	94.54%	\$161.68	\$319,761.72		
AVERAGES		1,983 SF	15.76%	\$26.95	\$53,293.62		

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	757	2,062	6,994
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	269	731	2,436
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$158,705	\$158,607	\$150,507
AVERAGE HOUSE VALUE	\$492,410	\$493,755	\$489,805

Demographics data derived from AlphaMap



SECTION 3
Advisor Bios

ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com

Direct: **509.379.3111** | Cell: **509.379.3111**

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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329 N. Kellogg
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ADVISOR BIO 2



JAMES WADE

Senior Advisor

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Direct: **509.737.9429** | Cell: **509.521.3724**

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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