



OFFERING MEMORANDUM

Fruitland Office Center

100 N FRUITLAND ST

Kennewick, WA 99336

PRESENTED BY:

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An aerial photograph of a commercial property featuring a large, single-story building with a brown tiled roof and a brick facade. The building is surrounded by a paved parking lot with several cars parked, including a red pickup truck, a white SUV, a grey sedan, and a light blue sedan. In the background, there are industrial buildings, a large AmeriGas propane tank, and a large green tree. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$265,625 - \$425,000
NUMBER OF UNITS:	3

PROPERTY DESCRIPTION

The Fruitland Office Center is a longstanding and well established professional office complex in the heart of Kennewick. All suites are fully built out with professional floor plans and high attention to detail.

Building 1 features one suite with basement office area.

Building 2 features two suites also with basement sf.

There is also a vacant lot to the east that can be offered as part of a package or individually.

PROPERTY HIGHLIGHTS

- Professional Office Complex
- 2 Buildings
- Vacant Lot

OPTIONS & PRICING

LOT #	ADDRESS	SIZE	PRICE	DESCRIPTION
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Unit 1	100 N. Fruitland	3,750 SF	\$265,625	2000 sf main level, 1750 sf lower. Demised as a single suite with over 7 offices, 3 restrooms, reception and conference areas.
Unit 2	100 N. Fruitland	6,000 SF	\$425,000	3200 sf main level, 2800 sf lower. Demised into two suites both of which are fully finished and in a professional office layout.

PROPERTY DESCRIPTION



ZONING

The property is zoned COMMERCIAL OFFICE DISTRICT (CO), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

CO - The purpose of the CO district is to provide areas for professional and business offices, medical clinics, and research laboratories. The district is primarily intended for non-retail sale commercial uses and restricted retail sale uses in compatible areas as transitions between more intensive uses and other commercial districts and residential districts.

LOCATION DESCRIPTION

This property sits at the west edge of Downtown Kennewick with excellent access to and from highways, bridges and major arterials. The location serves as a conduit from retail and residential to light industrial uses. An excellent corner location with good ingress and egress.

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

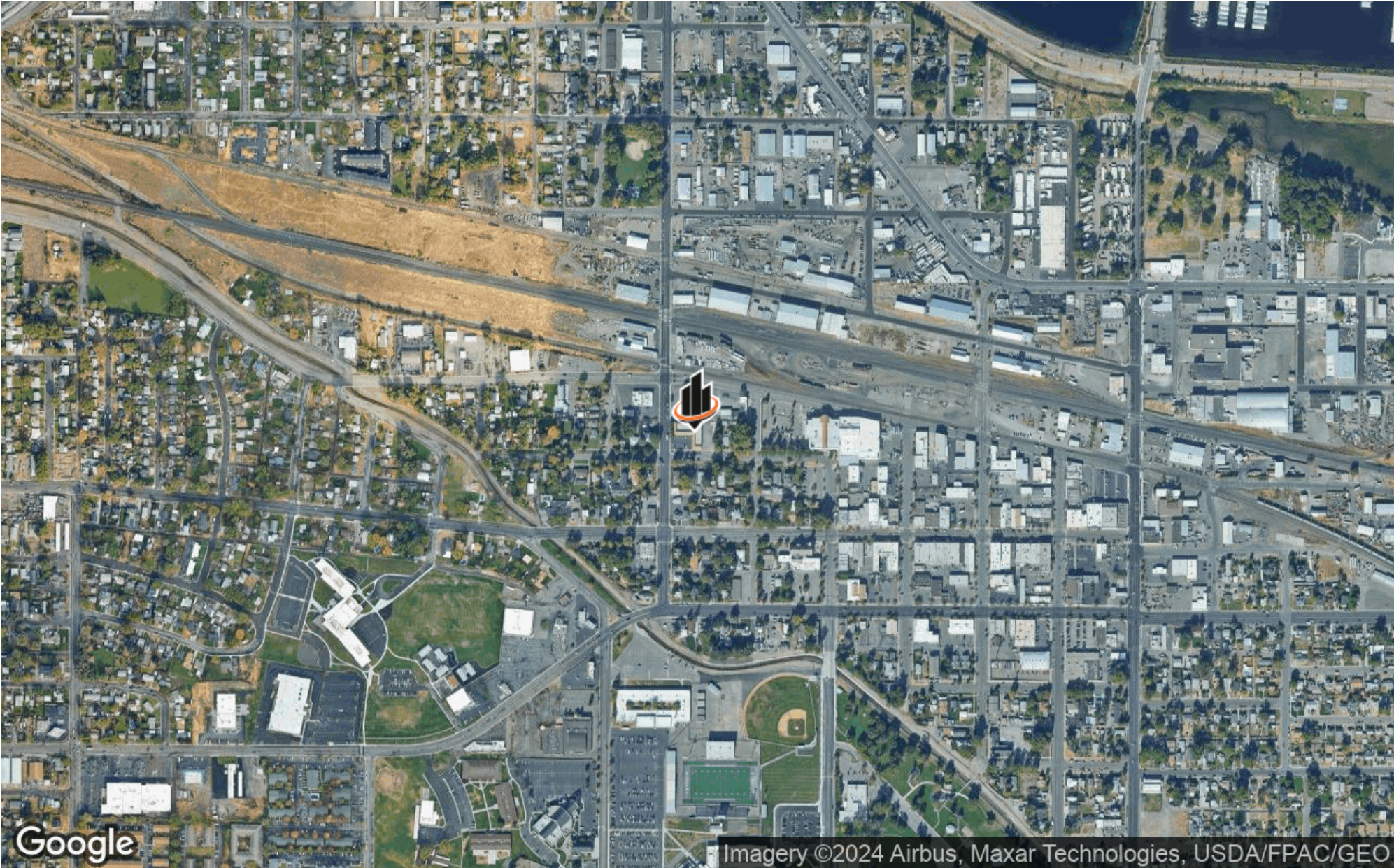
REGIONAL MAP



LOCATION



AERIAL MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

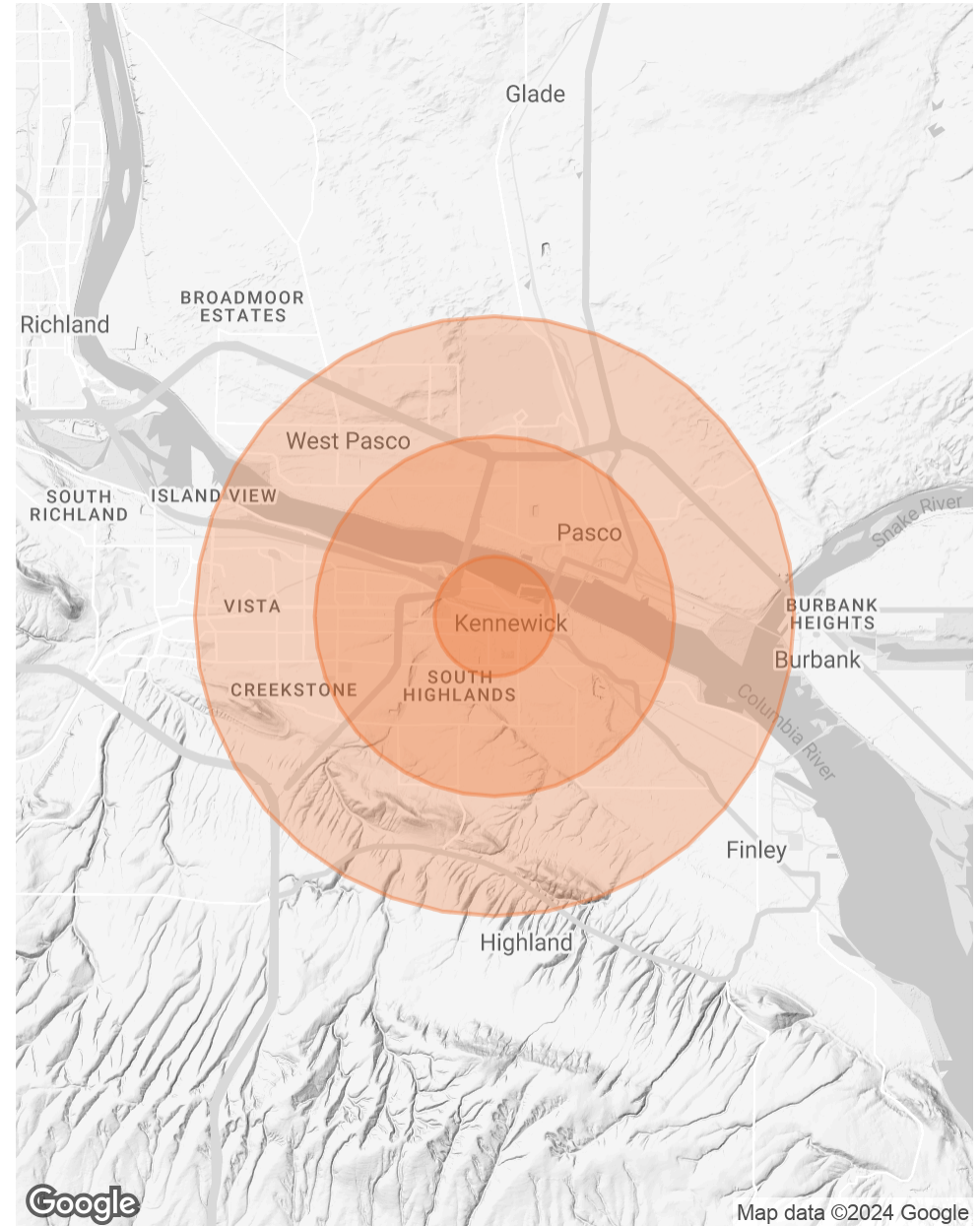
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,160	86,180	152,935
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	4,311	29,250	51,501
# OF PERSONS PER HH	2.8	2.9	3
AVERAGE HH INCOME	\$59,907	\$83,167	\$101,143
AVERAGE HOUSE VALUE	\$262,809	\$315,150	\$357,249

Demographics data derived from AlphaMap



2020 Census Summary

100 N Fruitland St, Kennewick, Washington, 99336 2
Ring band of 0 - 1 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

11,341 Total Population	4,340 Housing Units	3,612.8 Population Density	2.75 Average Household Size	4,086 Total Households	83.4 Diversity Index
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2010-2020 ANNUAL GROWTH RATE



-0.84%
Population

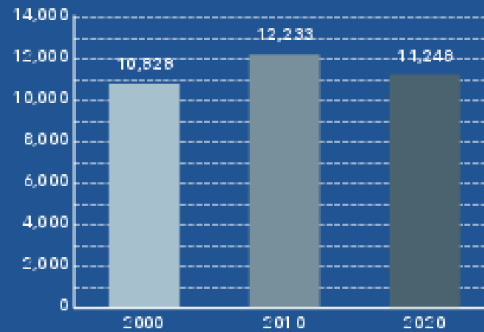


-1.02%
Group Quarters

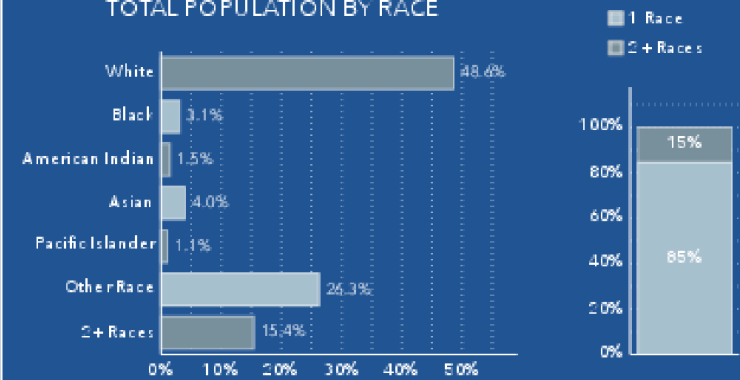


-0.57%
Households

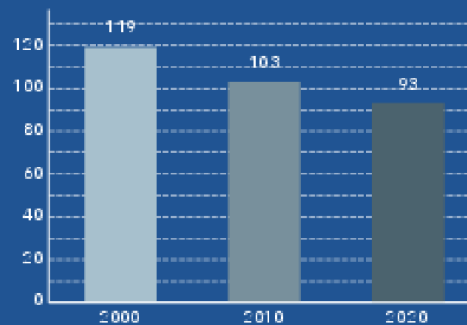
HOUSEHOLD POPULATION



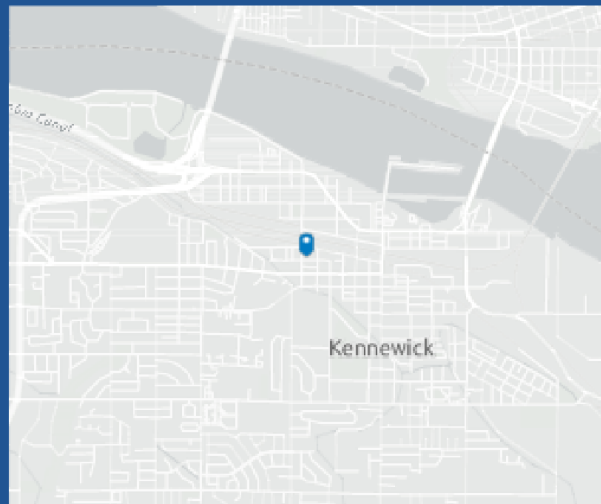
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	3,565	7,776
1 Race	2,899	6,697
White	1,369	4,145
Black	133	220
American Indian/Alaska Native	35	133
Asian	168	288
Pacific Islander	47	75
Some Other Race	1,147	1,835
2 or More Races	665	1,080



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

3 MILE INFOGRAPHICS

2020 Census Summary

100 N Fruitland St, Kennewick, Washington, 99336 2
Ring band of 1 - 3 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

73,835 Total Population	25,783 Housing Units	2,938.3 Population Density	2.96 Average Household Size	24,690 Total Households	81.8 Diversity Index
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2010-2020 ANNUAL GROWTH RATE



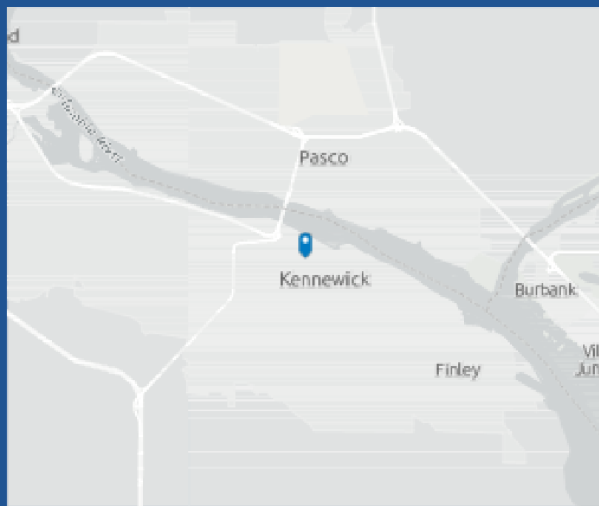
0.54%
Population



1.38%
Group Quarters

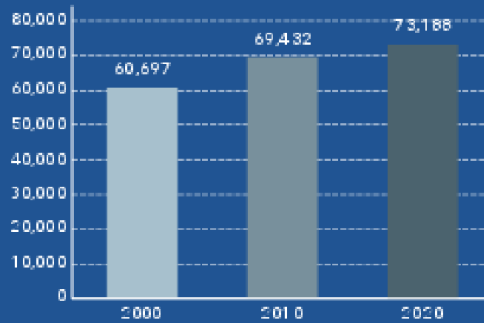


0.52%
Households

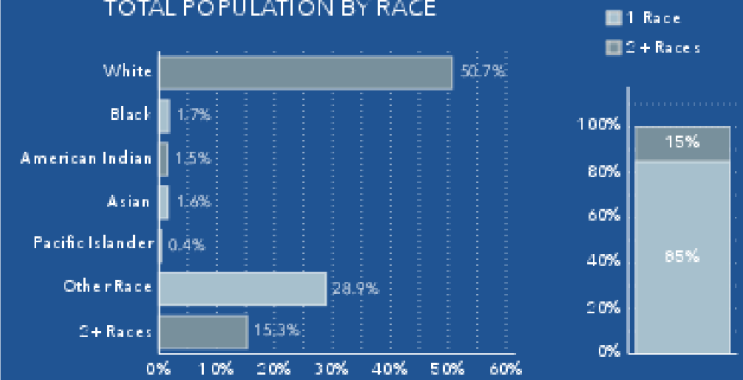


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

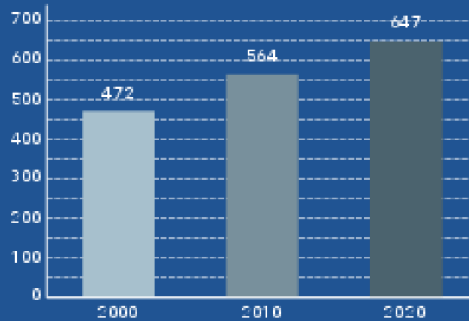
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	21,547	52,288
1 Race	17,229	45,303
White	8,690	28,730
Black	344	905
American Indian/Alaska Native	273	820
Asian	253	901
Pacific Islander	93	207
Some Other Race	7,575	13,740
2 or More Races	4,318	6,985

5 MILE INFOGRAPHICS

2020 Census Summary

100 N Fruitland St, Kennewick, Washington, 99336 2
Ring band of 3 - 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

55,961 Total Population	19,510 Housing Units	1,113.4 Population Density	2.93 Average Household Size	18,921 Total Households	77.0 Diversity Index
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2010-2020 ANNUAL GROWTH RATE



3.00%
Population

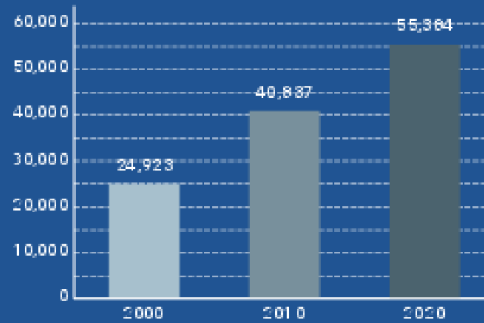


-3.36%
Group Quarters

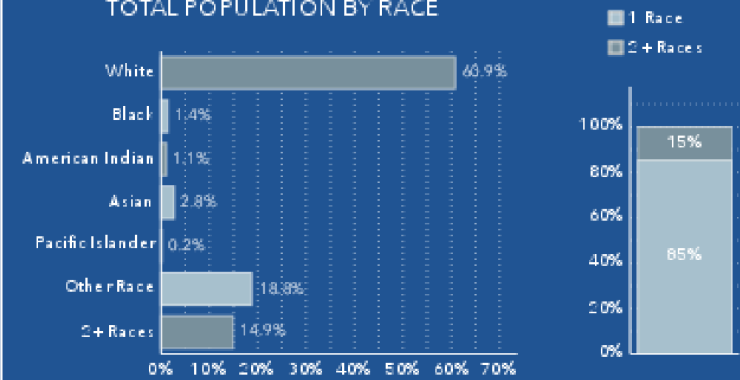


2.84%
Households

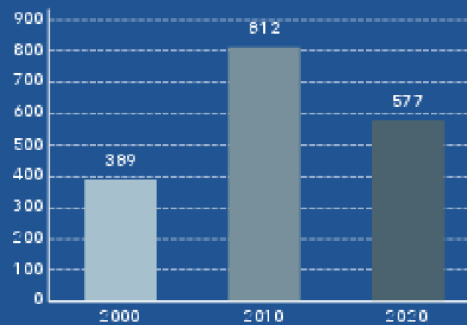
HOUSEHOLD POPULATION



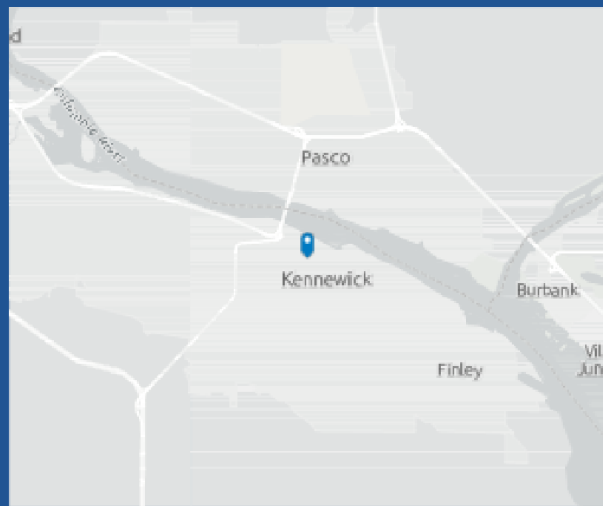
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	16,236	39,725
1 Race	12,881	34,751
White	8,135	25,924
Black	256	531
American Indian/Alaska Native	191	444
Asian	374	1,163
Pacific Islander	42	62
Some Other Race	3,882	6,628
2 or More Races	3,355	4,974



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

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