



OFFERING MEMORANDUM

NAPA Auto Supply Moses Lake

610 E BROADWAY AVE

Moses Lake, WA 98837

PRESENTED BY:

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WA #22008121

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
BUILDING SIZE:	11,800 SF
LOT SIZE:	0.80 Acres
PRICE / SF:	\$101.69
YEAR BUILT:	1952
ZONING:	Commercial (C-1A)
SUBMARKET:	Moses Lake
APN:	110779000
2024 RE TAXES:	\$11,877

PROPERTY OVERVIEW

For Sale: This 11,800 SF stand-alone Industrial/Retail showroom building, **formerly operated as a NAPA** Auto Supply store sits on two parcels which total 0.87-acres, in a high-visibility and easily accessible location in Moses Lake, Washington.

The property is ideally positioned for a wide range of commercial uses, featuring ample parking, flexible interior space, and excellent frontage on a busy thoroughfare. **Ideal for an Owner/User or Investor.**

Seller financing may be considered for a qualified buyer. Additionally, the sale can include a **leased Cell-Tower Parcel** (0.07 acres) that generates approximately \$10,500 in annual revenue. (Contact Broker for more information).

HIGHLIGHTS AND LOCATION



PROPERTY HIGHLIGHTS

- 7,400 SF Retail/Wholesale Sales
- 4,400 SF Shop/Storage
- (3) 12-foot Grade Level doors
- Suitable for a variety of commercial and industrial uses
- 225 ± feet of frontage and visibility to Broadway Ave (9,000+ VPD)
- 800A/240V/3-Phase
- 14-foot to 18-foot Ceiling heights
- Easily sub-dividable for multi-tenant building
- Owner has completed over \$50,000 of Improvements to the Building in 2024

LOCATION DESCRIPTION

Situated in the heart of Moses Lake, this Industrial/Retail property at 610 E Broadway Ave provides exceptional access and visibility. Broadway Avenue is a major commercial corridor, drawing significant daily traffic (7,500 + VPD) from both local residents and regional visitors. The surrounding area to the subject property is primarily served by other retail and light industrial businesses.

Moses Lake is located in Central Washington state along Interstate-90, which connects the state's two largest cities, Seattle and Spokane. Moses Lake has a population of 25,888 (U.S. Census Bureau, 2022 estimate) and is the largest city in Grant County. Historically an agricultural economic hub, Moses Lake and the surrounding area has experienced exceptional growth in the manufacturing and technology sectors thanks to an abundant supply of hydropower and large land tracts. In the past year, CA-based Sila Nanotechnologies and WA-based Group14 Technologies have announced plans to invest hundreds of millions of dollars to construct and build out their manufacturing facilities in Moses Lake. Both companies plan large-scale production of next-generation battery materials to improve upon and accelerate the production of the batteries used in electric vehicles, consumer electronics, and other electrified industries.



SHOWROOM



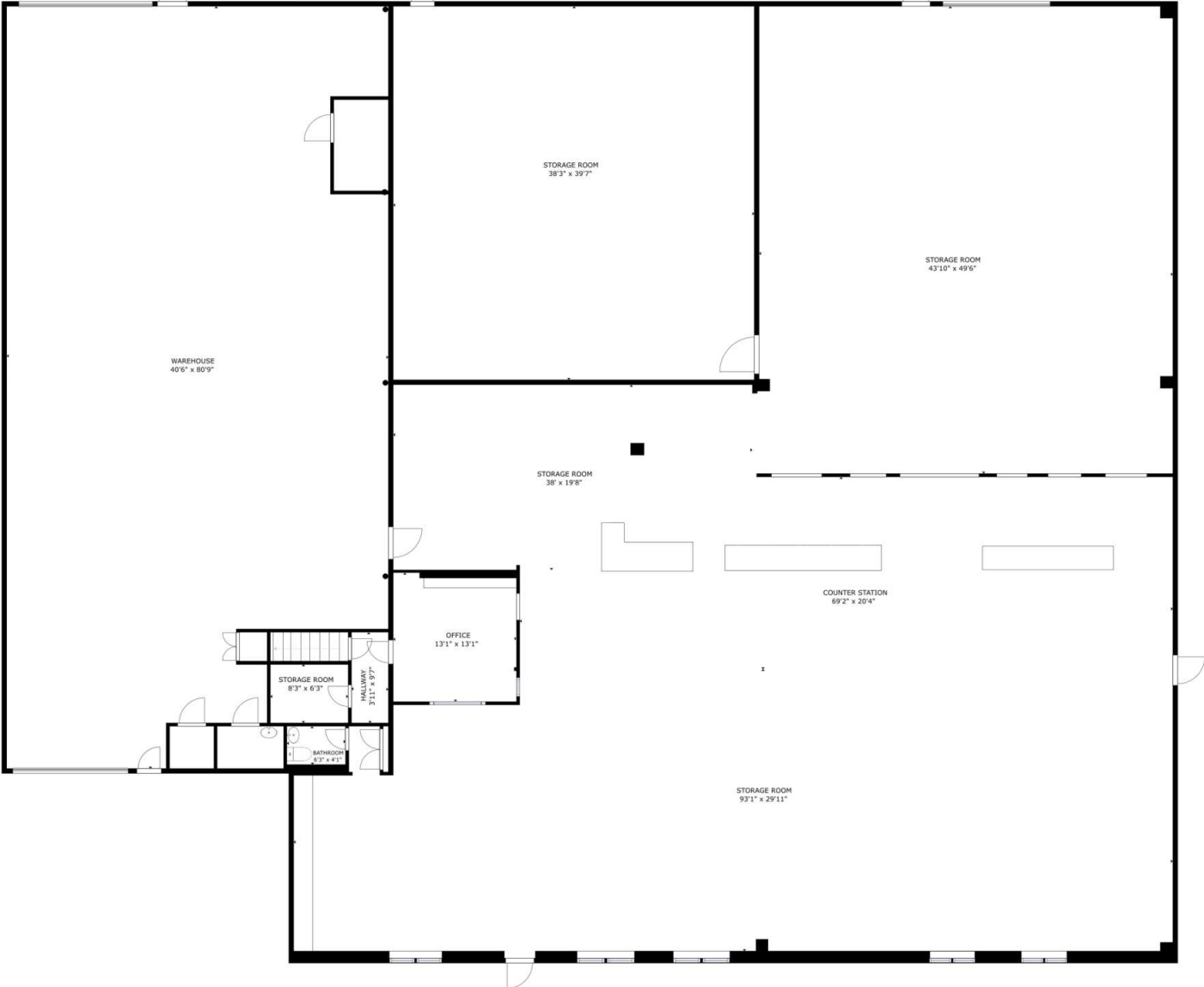
SHOP | WAREHOUSE



AERIAL VIEW



FLOOR PLAN



RETAILER MAP



LOCATION MAP AND DEMOGRAPHICS



DISCLAIMER

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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.