

COLUMBIA SUMMIT CENTER



OFFERING MEMORANDUM

The Offering

PROPERTY OVERVIEW

Columbia Summit Center offers investors a rare opportunity to acquire a 100% leased neighborhood shopping center in the primary retail corridor of the Tri Cities. The center is anchored by Planet Fitness and boasts a mixture of national and strong local long term tenant, approximately 76% of which have occupied space in the property for ten years or more. The offering features a stable and diversified tenant roster in a property that has seen capital improvements including new roof, parking lot seal coating, exterior paint and new LED exterior lighting.

National tenants include: Planet Fitness, Once Upon a Child, Honeybaked Ham, Mattress Depot and Dutch Bros Coffee.

Traffic count of 28,676 on Columbia Center Blvd.



Property Details



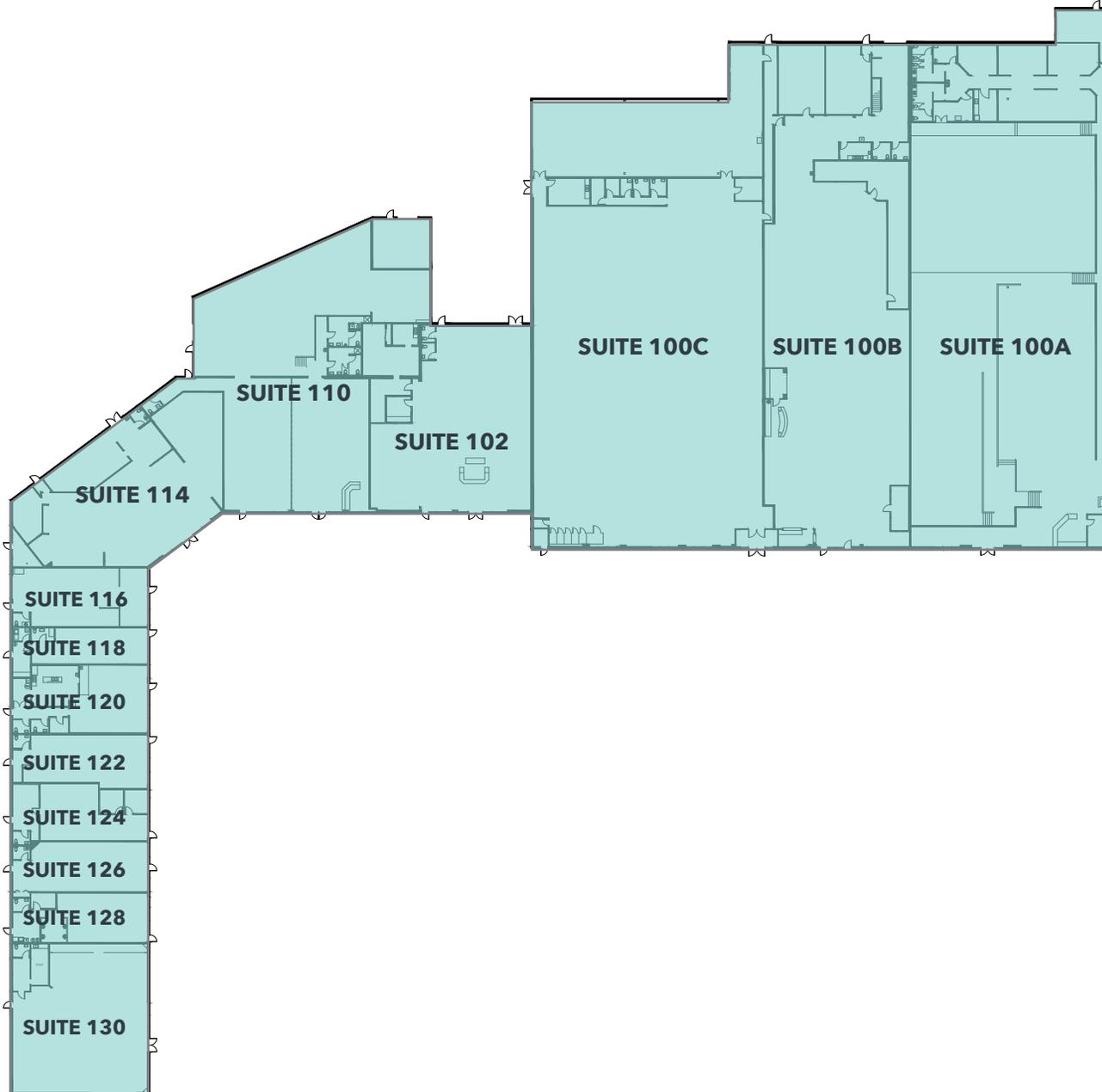
PROPERTY DETAIL

| | |
|---------------|---|
| Address | 731 N Columbia Center Blvd Kennewick, WA 99336 |
| Sale Price | \$15,750,000 |
| NOI Year 1 | \$1,002,045 |
| Price / SF | \$177.53 |
| Cap Rate | 6.36% |
| Site Area | 209,088 |
| Building Size | 88,724 SF |
| Occupancy | 100% |
| Year Built | 1990 |
| Roof | 2018 |
| Zoning | CR |

CAPITAL IMPROVEMENTS

| | |
|-----------------------------|------|
| Exterior LED Lighting | 2025 |
| Curb Cut & Entry Renovation | 2024 |
| Roof | 2018 |
| Exterior Painting | 2018 |
| Parking Lot Seal Coat | 2018 |

Site Plan



| ACTIVE TENANTS | |
|----------------|--|
| 100A | Max Air Trampoline Park: 19,990 SF |
| 100B | Mid Columbia Wine & Spirits: 13,596 SF |
| 100C | Planet Fitness: 20,445 SF |
| 102 | Once Upon A Child: 5,903 SF |
| 110 | The Ballerz Club: 8,631 SF |
| 114 | Let's Glow Mini Golf: 4,983 SF |
| 116 | Superior Granite: 1,550 SF |
| 118 | C & K Nails: 1,000 SF |
| 120 | Sushi Ya Restaurant: 1,782 SF |
| 122/124 | Honey Baked Ham: 2,847 SF |
| 126 | Kumon Math & reading Center: 1,356 SF |
| 128 | Summit Up To Hair: 1,307 SF |
| 130 | Mattress Depot: 4,000 SF |

Amenity Map



Demographics

\$2B



TOTAL CONSUMER SPENDING

6,375



TOTAL BUSINESSES

53,154



TOTAL EMPLOYEES

\$107K



AVERAGE HOUSEHOLD INCOME

35.7



MEDIAN AGE



| | | 2-MILES | 5- MILE | 10-MILES |
|------|-----------------------|---------|---------|----------|
| 2024 | Population | 33,827 | 153,048 | 280,149 |
| 2029 | Population Projection | 36,285 | 165,184 | 302,202 |
| 2024 | Households | 13,517 | 55,662 | 98,522 |
| 2029 | Households Projection | 14,506 | 60,077 | 106,268 |



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