

EASTSIDE
COMMERCIAL
REAL ESTATE

RETAIL UNITS
FOR SALE



4311 W CLEARWATER
KENNEWICK, WA 99336

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INVESTMENT HIGHLIGHTS | SUMMARY

ADDRESS:.....	4311 W Clearwater #150
PURCHASE PRICE:.....	\$426,880
PURCHASE PRICE/SF.....	\$229.63
CURRENT OCCUPANCY:.....	100%
TENANT:.....	Wolk & Peterson
SQUARE FEET:.....	1,859 SF
YEAR BUILT:.....	1999

Property

PROPERTY FOR SALE IS APPROXIMATELY 1,859 SQUARE FEET AND IS PART OF A BUILDING LOCATED IN A BUSY RETAIL HUB.

The property is positioned in the retail area with Winco, Les Schwab, Enterprise Rental Center, Jack In The Box and other national and regional retailers and restaurants. The center has a diverse tenant mix with some new leases.

Investment Highlights

STRONG RETAIL AND SERVICE LOCATION

Located on major arterial street through Kennewick at the signaled corner of W. Clearwater Ave. and Union St. This suite has excellent frontage, shares 2 restrooms with adjacent suite and is very visible from the main street.

TENANT: VACANT

Lease Expires: Proforma

Rent: \$2,401.21 (base rent) + \$700.00 (NNN's)

Extensions: None

Cap Rate: 6.75%

GROWTH

The Tri-City Area, of which Kennewick is a part, has been one of the 5 fastest growing areas in United States

QUALITY CONSTRUCTION AND CURB APPEAL

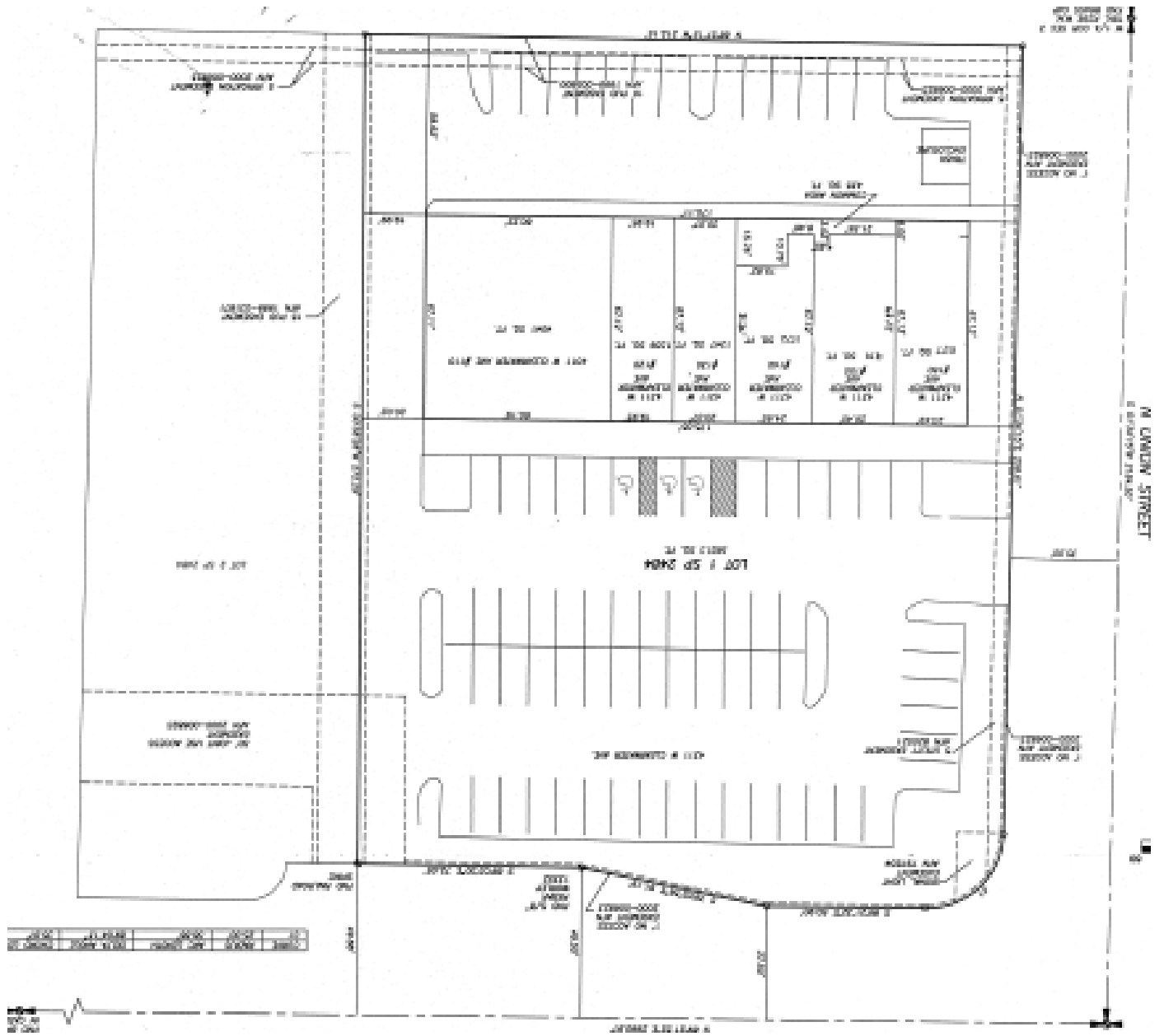
Built in 1999-The property maintains a modern look with premium masonry finishes.

NO TOILETS OR SINKS TO DEAL WITH

If you are looking for an investment property, small commercial properties are hard to find. For less than \$500,000, it is likely you will only find a duplex or 4-plex. Why deal with plugged toilets and tenants that don't pay, when you can own a professional property that the tenant maintains (interior).



PROPERTY DESCRIPTION | SITE PLAN



Population	1-mi.	3-mi.	5-mi.
2012 Male Population	7,979	37,159	78,058
2012 Female Population	7,918	37,092	77,773
% 2012 Male Population	50.19%	50.05%	50.09%
% 2012 Female Population	49.81%	49.95%	49.91%
2012 Total Population: Adult	11,388	53,829	109,134
2012 Total Daytime Population	13,757	77,724	141,719
2012 Total Employees	5,444	36,870	54,174
2012 Total Population: Median Age	29	33	32
2012 Total Population: Adult Median Age	40	46	44
% 2012 Black or African American alone	2.72%	1.79%	1.62%
% 2012 American Indian and Alaska Native alone	0.73%	0.86%	0.73%
% 2012 Asian alone	2.20%	2.44%	2.49%
% 2012 Native Hawaiian and OPI alone	0.07%	0.16%	0.15%
% 2012 Some Other Race alone	14.80%	13.23%	18.29%
% 2012 Two or More Races alone	6.10%	4.00%	3.84%
% 2012 Hispanic	28.89%	25.17%	31.95%
% 2012 Not Hispanic	71.11%	74.83%	68.05%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	15,897	74,251	155,831
2012 Households	6,117	26,977	53,191
Population Change 2010-2012	711	3,000	9,704
Household Change 2010-2012	86	350	1,866
% Population Change 2010-2012	4.68%	4.21%	6.64%
% Household Change 2010-2012	1.43%	1.31%	3.64%
Population Change 2000-2012	2,504	16,457	50,048
Household Change 2000-2012	552	4,857	15,400
% Population Change 2000 to 2012	18.70%	28.48%	47.31%
% Household Change 2000 to 2012	9.92%	21.96%	40.75%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	5,912	23,422	39,988
2000 Occupied Housing Units	5,565	22,120	37,790
2000 Owner Occupied Housing Units	2,571	13,579	24,598
2000 Renter Occupied Housing Units	2,994	8,541	13,192
2000 Vacant Housings Units	347	1,303	2,198
% 2000 Occupied Housing Units	94.13%	94.44%	94.50%
% 2000 Owner occupied housing units	46.20%	61.39%	65.09%
% 2000 Renter occupied housing units	53.80%	38.61%	34.91%
% 2000 Vacant housing units	5.87%	5.56%	5.50%
Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$36,515	\$46,240	\$52,329
2012 Household Income: Average	\$48,055	\$65,515	\$69,143
2012 Per Capita Income	\$18,555	\$24,147	\$23,859

Tri-Cities, Washington



AREA OVERVIEW |

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.

The Tri-Cities was the fastest growing MSA in the United States between 2010 and 2011.

With a population of over 270,000 the major communities are Kennewick, Pasco, Richland and West Richland

POPULATION

	2000 Census	2010 Census	2015 Estimate
Kennewick-Pasco-Richland MSA	191,822	253,340	275,740
Benton County	142,475	175,177	188,590
Kennewick	54,751	73,917	78,290
Richland	38,708	48,058	53,080
West Richland	8,385	11,811	13,960
Franklin County	49,347	78,163	87,150
Pasco	32,066	59,781	68,240

Source: U.S. Census and Washington Office of Financial Management Forecasting Division, July 2015

WORKFORCE

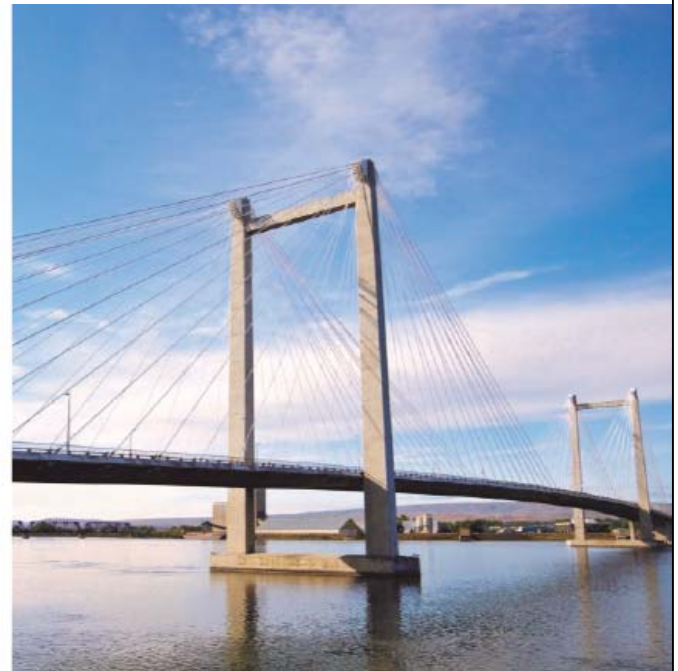
Labor Force	132,055
Employment	122,283
Unemployment	9,772
Unemployment Rate	7.40%

Source: May 2016 Employment Data, Washington State Employment Security Department

COST OF LIVING

	Composite Index	Housing	Utilities	Transportation
Tri-Cities, WA	95	96.9	88.8	108.5
Seattle, WA	140.3	183.9	107.7	121.1
Yakima, WA	96.1	88.6	83.3	110.1
Spokane, WA	95.5	91.8	81.5	107.5
Portland-Vancouver-OR-WA	129.5	166.8	83.5	119
Stockton, CA	111.9	115.9	114.5	122.8
Twin Falls, ID	90.5	80.1	95.3	98.5
Yuma, AZ	99.8	87.4	118.9	97.2

Source: ACCRA Cost of Living Index, 2015 Annual Average Data, Published January 2016



Where business, profitability and innovations thrive

BEST PLACE TO DO BUSINESS IN WASHINGTON STATE-*Seattle Business Monthly*

LEAST EXPENSIVE PLACE TO LIVE IN THE NORTHWEST-*Accura Cost of Living Index*

LOW COST OF LIVING AND DOING BUSINESS-*Moody's Economy.com*

HIGHEST PERCENTAGE OF GROWTH AMONG THE STATES METROPOLITAN AREAS-*U.S. Census Bureau*

HEALTH SERVICE HAS GROWN THE MOST OF ALL NON AG EMPLOYMENT**

#1 TOP 10 US CITIES PEOPLE ARE MOVING TO-*The Fiscal Times*

3RD BEST PLACE IN U.S. TO MAKE A FRESH START-*Business Week*

TOP 5 BEST PLACES TO INVEST IN REAL ESTATE-*Nerd Wallet*

#5 BEST JOB GROWTH SINCE THE RECESSION-*Garner Economics*

5TH IN THE NATION AMONG MSA'S FOR JOB GROWTH OVER PAST YEAR-*Bureau of Labor Statistics*

#8 METROPOLITAN AREAS WITH THE MOST CONTENTED WORKERS-*Gallup Healthways Well Being Index*

9TH IN TOP 171 SMALL CITIES FOR ENTREPRENEURS-*Entrepreneur Magazine*

AMONG THE TOP 10 HIGH TECHNOLOGY COMMUNITIES IN THE NATION-*Milken Institute*

#11 POLICOM 2013 ECONOMIC STRENGTH-*Policom Corporation*

#16 BEST PERFORMING CITIES-*Milken Institute*

#17 2011 BEST SMALL CITIES FOR JOB GROWTH-*New Geography*

#28 HAPPIEST AND HEALTHIEST CITIES IN AMERICA-*Gallup Healthways Well Being Index*

#30 LOWEST UNEMPLOYMENT RATE IN NATION-*Bureau Of Labor Statistics*

#37 AMERICA'S HOTTEST CITIES FOR BUSINESS EXPANSION-*Expansion Management*

33% INCREASE IN LOCAL NON-AGRICULTURE EMPLOYMENT BETWEEN 1994 AND 2008**

30% INCREASE IN TOTAL LOCAL EMPLOYMENT BETWEEN 1994 AND 2008**

50% INCREASE IN TOTAL LOCAL PERSONAL INCOME BETWEEN 1999 AND 2007**

(**) <http://www.pnl.gov/edo/resources/hanford-tri-cities-report.pdf>

PASCO

#2 CITIES ON THE RISE-*Estatefy*

11TH GEEKIEST CITY IN THE U.S.-*Forbes*

TOP 20 BEST CITIES FOR HOMEOWNERSHIP & MILLENIAL JOB SEEKERS-*Nerd Wallet*

RICHLAND

MOST SECURE MID-SIZED PLACE TO LIVE IN THE US-*Farmers Insurance Group Study*

#2 10 BEST CITIES TO RAISE FAMILY-*Kiplinger*

#12 BEST PLACE TO FIND A NEW JOB-*Time*

#21 CITIES ON THE RISE-*Estatefy*

RICHLAND RATED AMONG TOP 100 BEST SMALL TOWNS TO LIVE IN AMERICA-*Money Magazine*

KENNEWICK

ONE OF THE BEST PROPERTY MARKETS IN THE STATE-*Nerd Wallet*

2ND HIGHEST IN STATE FOR MARKET HEALTH-*Zillow*

