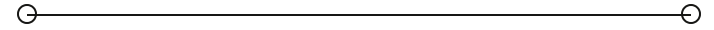


LEASE

6713 W Clearwater Ave

6713 W CLEARWATER AVE

Kennewick, WA 99336



PRESENTED BY:

SCOTT HOWELL

O: 509.379.3111

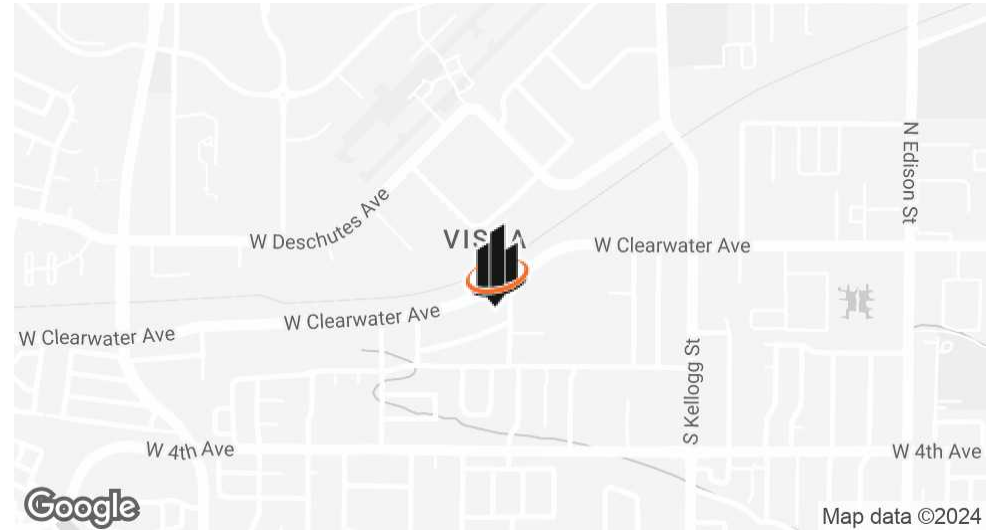
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JAMES WADE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	2,155 - 2,560 SF
LOT SIZE:	1.16 Acres
BUILDING SIZE:	15,520 SF

PROPERTY DESCRIPTION

Hard to find office/retail with warehouse space. Space has large garage doors and warehouse space, office/retail at main entry of suite, ample parking, sign on busy Clearwater location and great central location. Well maintained center with several other successful Tenants. Two Suite available Suite E comprised of 1,750 sqft of office/retail, and 810 sqft of warehouse. Suite F comprised of 633 sqft of office/retail, and 1,522 sqft of warehouse. Easy access for delivery & pickup. NNN's \$1.50 PSQFT.

PROPERTY HIGHLIGHTS

- NNN's \$1.50 PSQFT
- Suite E 810 SQFT Warehouse, and 1,750 SQFT of Office/Retail
- Suite F 1,522 SQFT Warehouse, and 633 SQFT of Office/Retail

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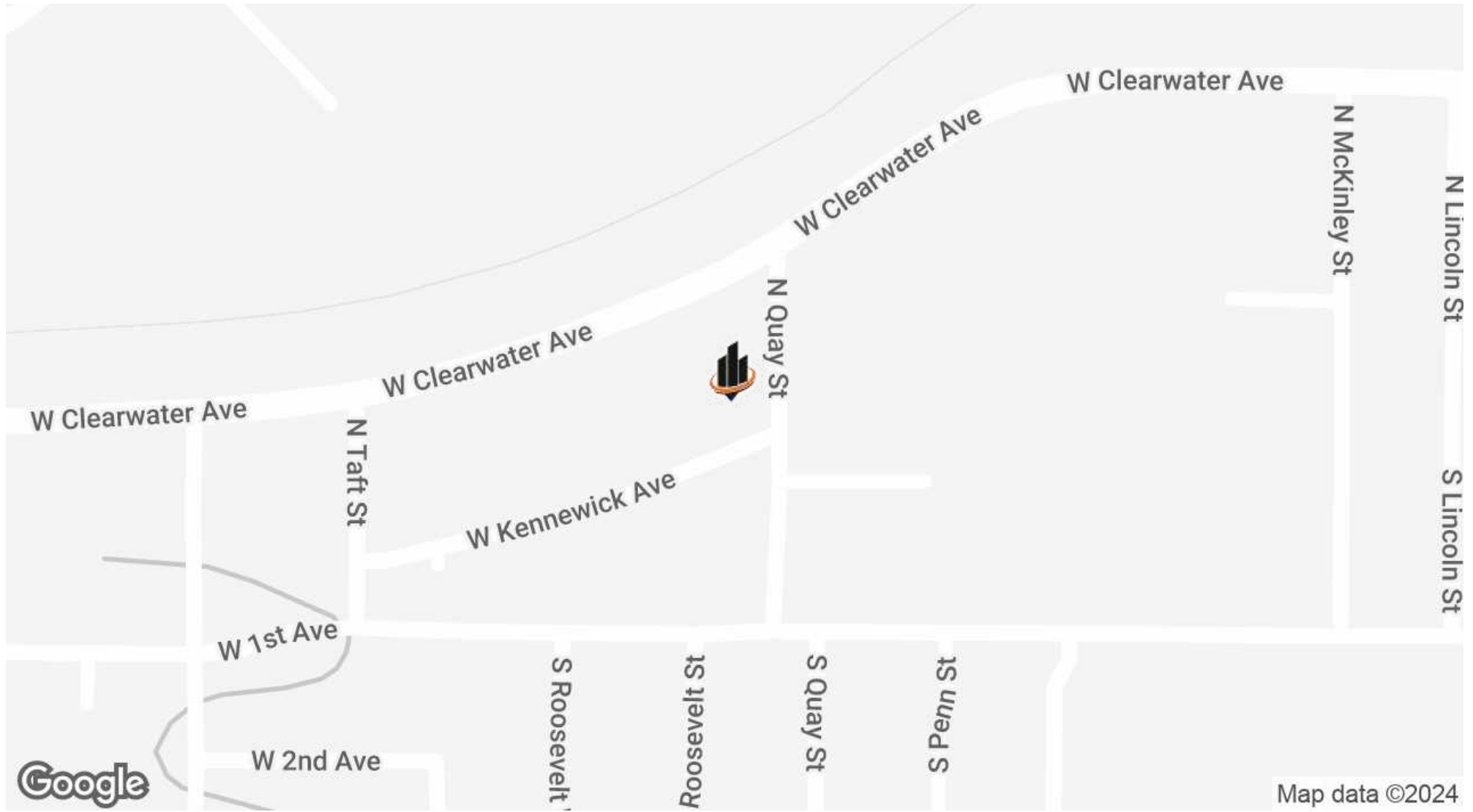
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

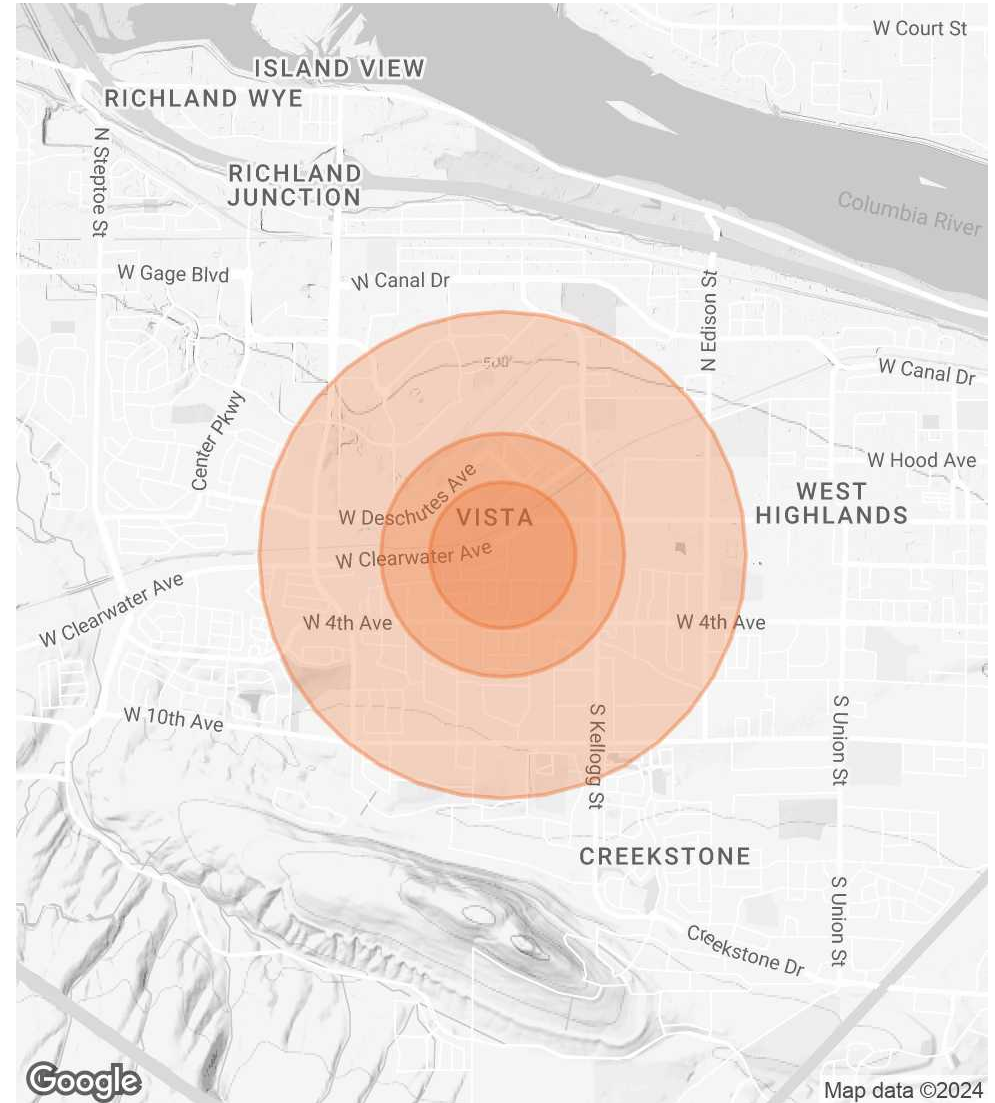
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	895	1,859	8,961
AVERAGE AGE	37	38	39
AVERAGE AGE (MALE)	37	38	37
AVERAGE AGE (FEMALE)	38	39	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	324	677	3,436
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$103,416	\$113,040	\$100,568
AVERAGE HOUSE VALUE	\$357,552	\$373,906	\$363,057

Demographics data derived from AlphaMap



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