



**SALE**

# 7000 W Okanogan Pl

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Kennewick, WA 99336

**PRESENTED BY:**

**JAMES WADE**

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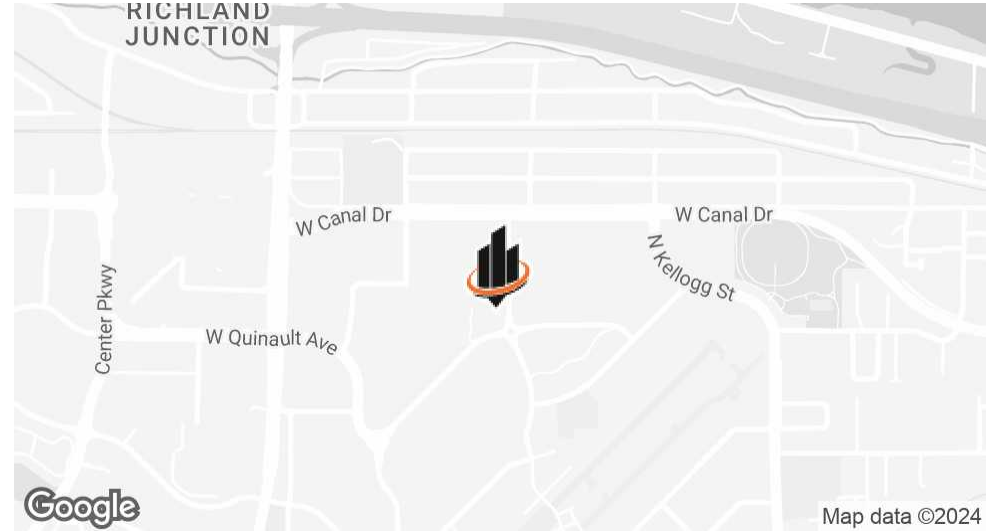
**SCOTT HOWELL**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,100,000
<b>LOT SIZE:</b>	0.53 Acres
<b>BUILDING SIZE:</b>	4,121 SF

## PROPERTY DESCRIPTION

Located in the heart of rapidly growing Vista Field area. Ideal location off Grandridge and Okanogan. Sale includes turn key restaurant ,mezzanine off second floor dining area, all furniture, fixtures, and equipment, as well as the sale of the business. Please do not disturb Owner and call LA for showing instructions. Business financials available with a signed NDA.

## PROPERTY HIGHLIGHTS

- Turn Key Restaurant
- All FF&E and Business Included
- Heart of Kennewick/Vista Field

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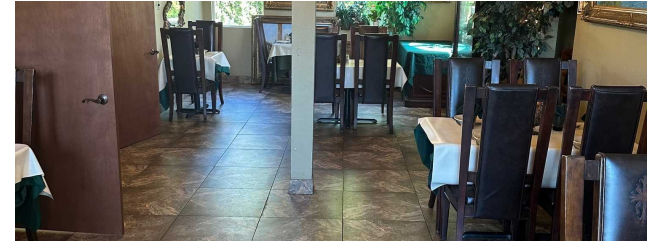
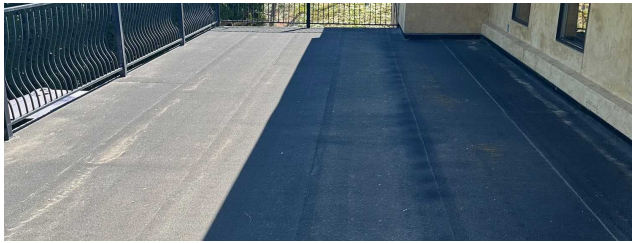
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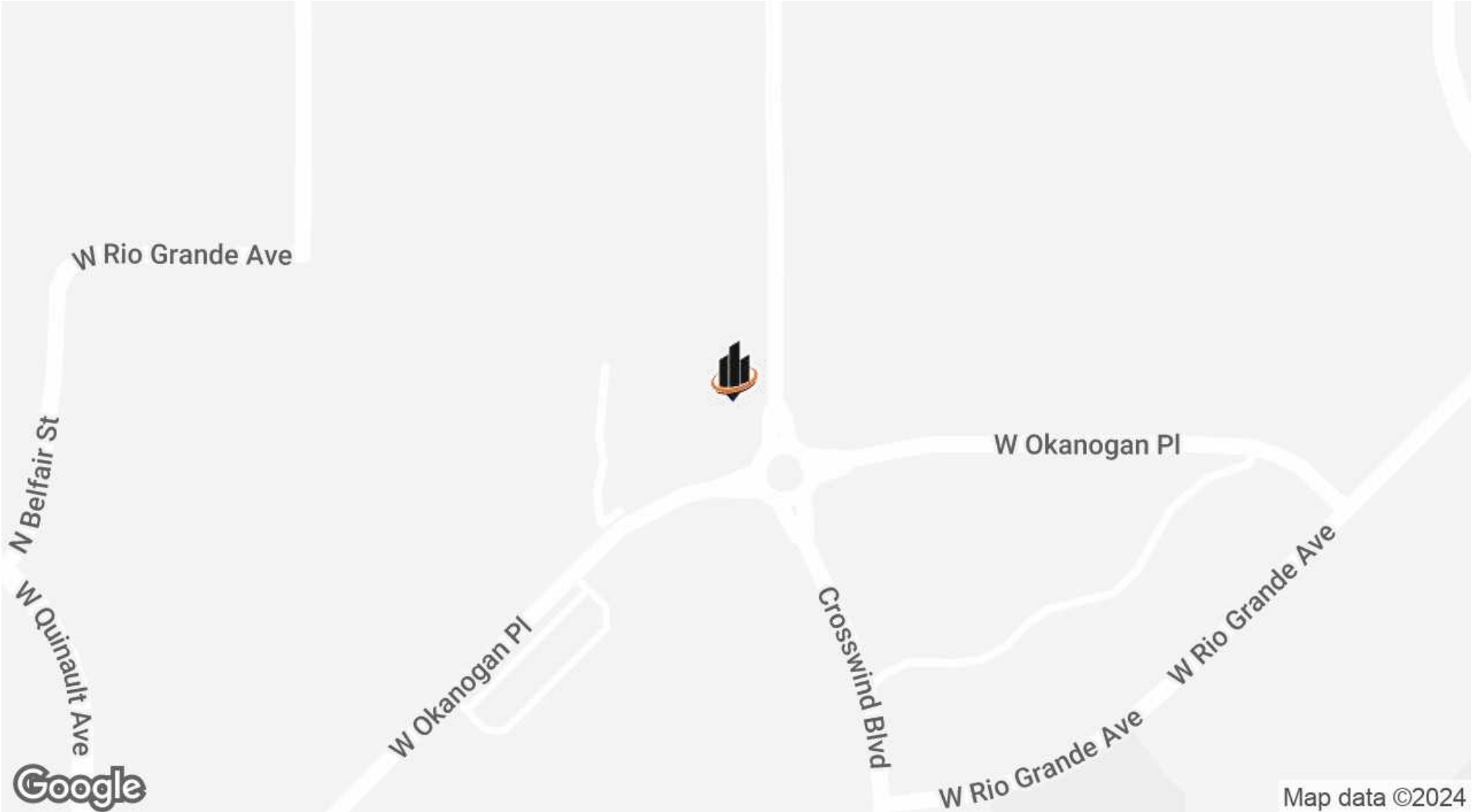
# ADDITIONAL PHOTOS



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

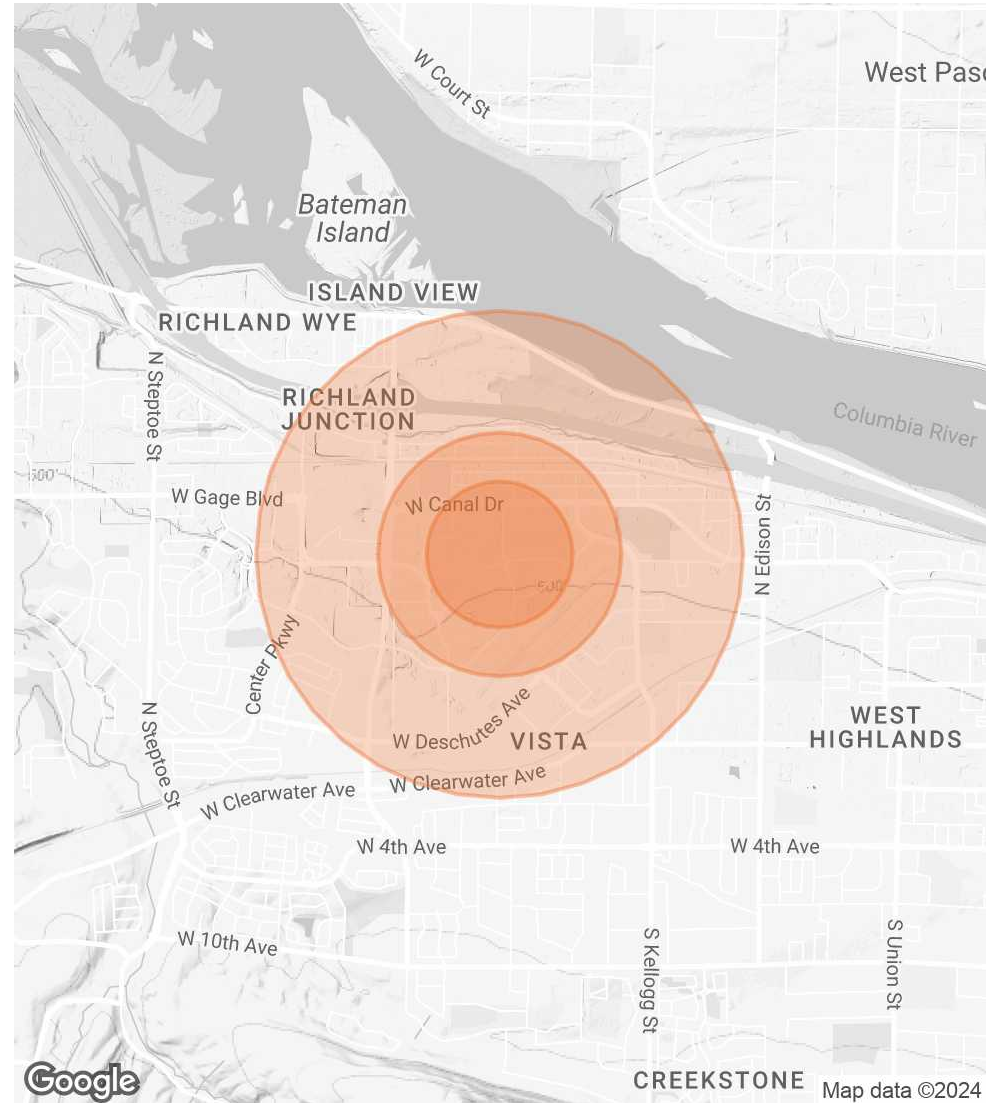
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	343	1,089	4,737
AVERAGE AGE	45	43	41
AVERAGE AGE (MALE)	41	41	39
AVERAGE AGE (FEMALE)	49	45	43

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	107	395	1,790
# OF PERSONS PER HH	3.2	2.8	2.6
AVERAGE HH INCOME	\$104,941	\$95,970	\$98,367
AVERAGE HOUSE VALUE	\$397,190	\$340,201	\$379,616

Demographics data derived from AlphaMap



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