



SALE

7000 W Okanogan Pl

7000 W OKANOGAN PL

Kennewick, WA 99336

PRESENTED BY:

SCOTT HOWELL

O: 509.379.3111

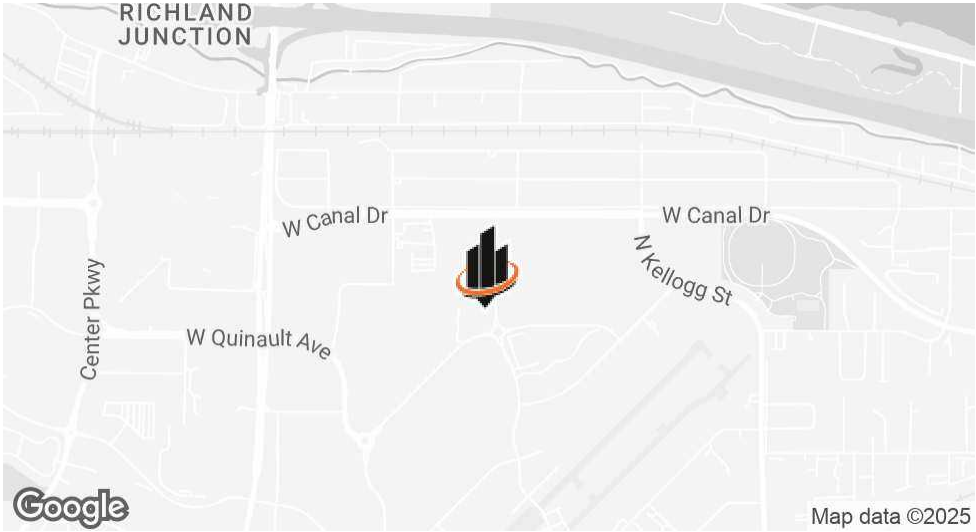
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JAMES WADE

O: 509.737.9429

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,900,000
LOT SIZE:	0.53 Acres
BUILDING SIZE:	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 off the dining area that can be used for additional dining seating, down stairs patio that can be used for additional dining as well. All furniture, fixtures, and equipment, as well as the sale of the business and real property included with the sale. 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
- Upper and Lower patio's for additional dining

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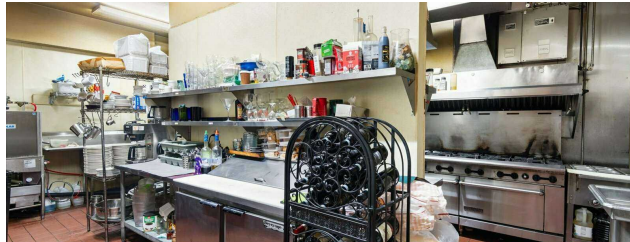
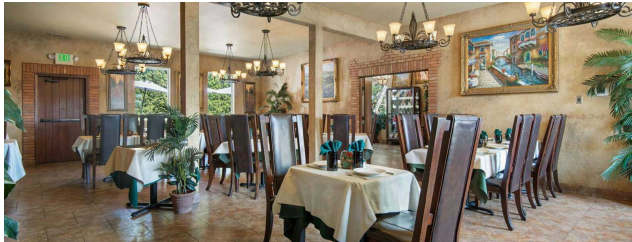
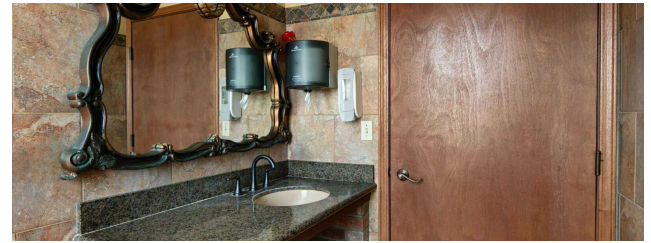
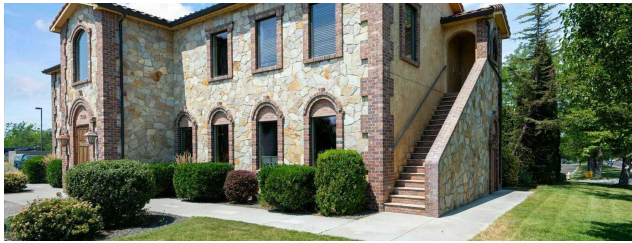
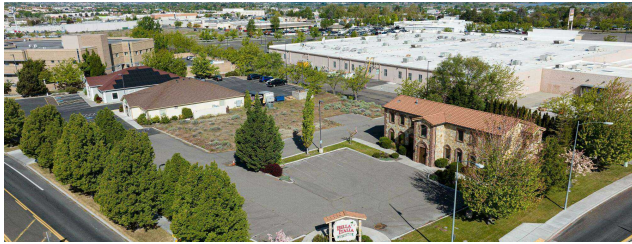
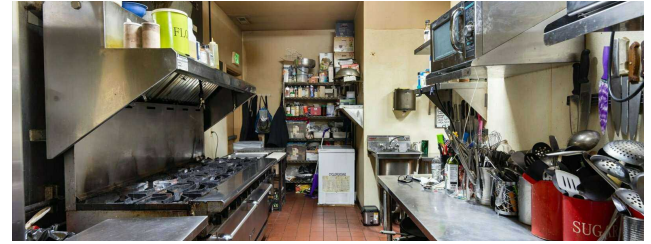
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ADDITIONAL PHOTOS



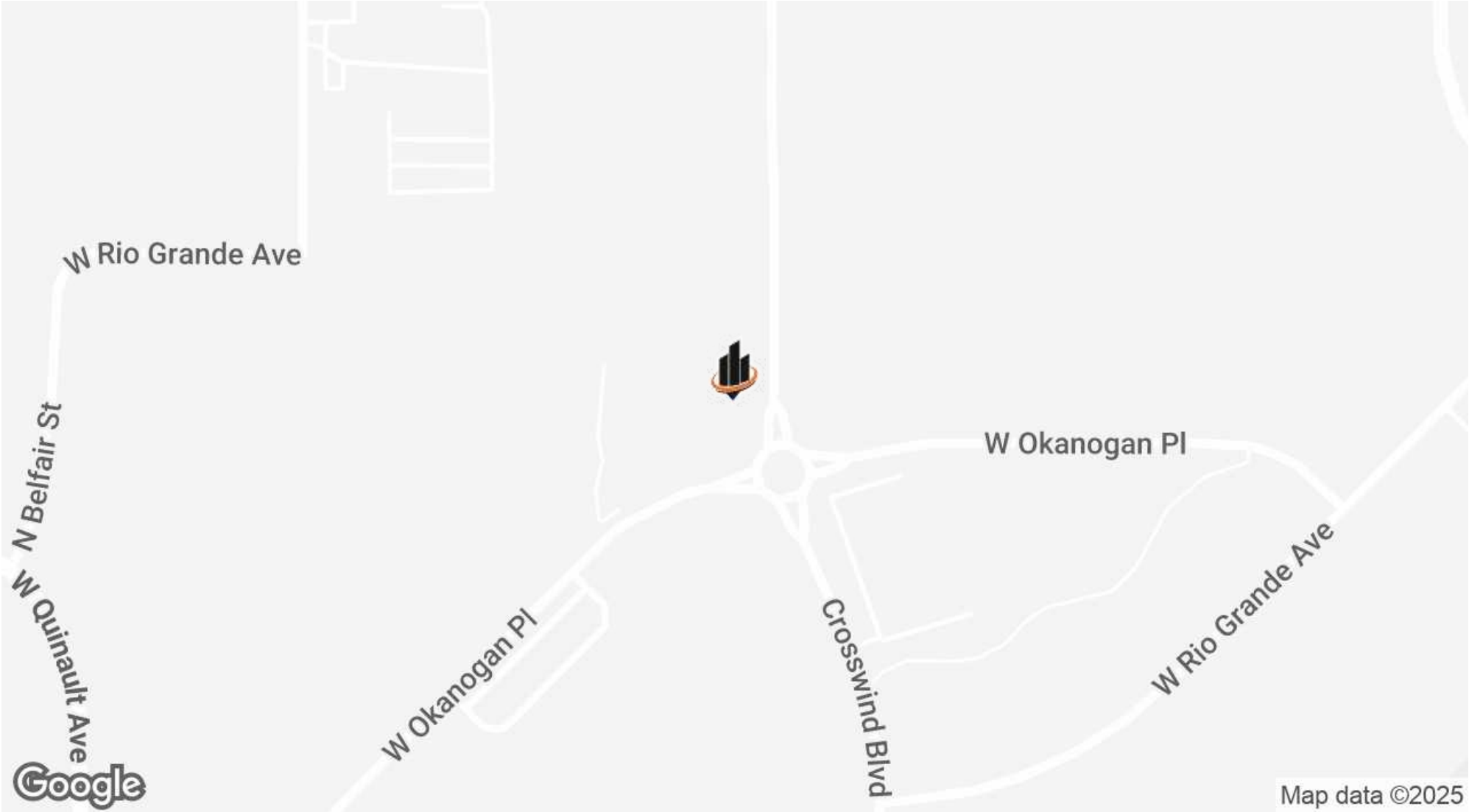
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SVN | RETTER & COMPANY 3

LOCATION MAP



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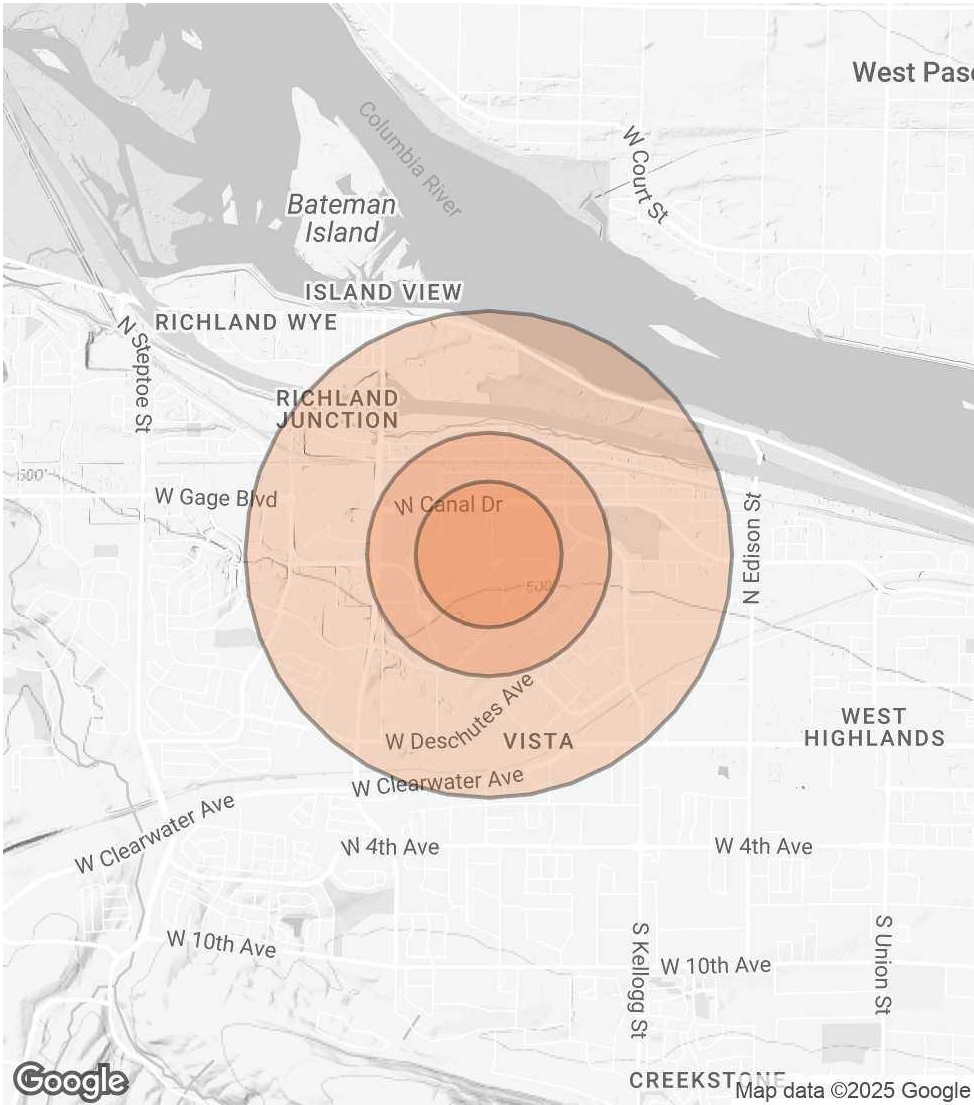
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DEMOGRAPHICS MAP & REPORT

POPULATION	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
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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ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

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Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more then twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

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Direct: 509.737.9429 | Cell: 509.521.3724

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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