



# FOR SALE

3311 W Clearwater Avenue | Kennewick, WA

**MULTI TENANT INVESTMENT**

LANCE BACON

D | 509.430.6547

[lance.bacon@kiemlehagood.com](mailto:lance.bacon@kiemlehagood.com)

DAVID FRITCH

D | 509.438.6260

[david.fritch@kiemlehagood.com](mailto:david.fritch@kiemlehagood.com)

MICHAEL PETRILLO

D | 509.862.5747

[michael.petrillo@kiemlehagood.com](mailto:michael.petrillo@kiemlehagood.com)

**KIEMLE**  
**HAGOOD**



LISTING VIDEO

# THE OFFERING

## Stabilized Multi Tenant Investment

Showcasing over 71,000 SF across three architecturally distinctive buildings, this established professional center occupies a prime location along one of Kennewick's main arterials. Set on nearly five acres with mature landscaping and abundant parking, the property combines timeless design with enduring functionality. A diverse and stable tenant mix, including government agencies, nonprofits, salon suites, and boutique retail, has contributed to the center's consistent performance and long-term appeal. Legacy occupants such as the Washington Department of Licensing, Domestic Violence Services, and Aging & Long Term Care of SE Washington underscore its institutional reliability. With current rents below market, this income-producing asset presents investors with an exceptional opportunity to realize meaningful NOI growth through proactive marketing of vacancies, strategic lease renewals, and thoughtful management optimization in one of the Tri-Cities' most dynamic commercial corridors.

## OFFERING DETAILS

**3**  
Buildings

**54**  
Tenants

**±4.96**

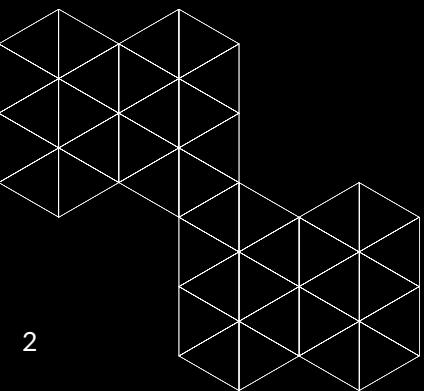
**Total Acreage**

\*not including Verizon Pad Site\*

**±71,376**  
Total Square Footage

**6.75%**

Pro Forma Capitalization Rate



OFFERING PRICE

**\$7,300,000**

3311 W Clearwater Avenue | Kennewick, WA | **KIEMLE** HAGOOD



## SITE DESCRIPTION

<b>PROPERTY ADDRESS</b>	<b>LAND AREA (AC)</b>	$\pm 4.96$ Acres	<b>BUILDING AREA (SF)</b>	$\pm 71,376$ SF
3311 W Clearwater Avenue	<b>LAND AREA (SF)</b>	$\pm 216,057$ SF	<b>BUILDINGS</b>	3 Buildings
<b>CITY, STATE, ZIP</b>	<b>PARCEL #</b>	103891020005005	<b>YEAR BUILT</b>	1977
Kennewick, WA, 99336	<b>ZONING</b>	Commercial (CC)	<b>PARKING STALLS</b>	304 Stalls

## KEY TENANTS

### Building B

Washington Department of Licensing

### Building C

Domestic Violence Services

### Building D

Aging & Long Term Care of SE WA

Contact Listing Brokers for Full Rent Roll

## PROPERTY PHOTOS



## FINANCIAL DETAILS

### PRO FORMA FINANCIALS

#### RENTAL INCOME

Contact Listing Brokers for Full Rent Roll

Building	Square Footage	Number of Tenants	Lease Rate PSF/YR	Rent Per Bldg/MO	Annual Rent	Vacancy Rate
B	±21,356 SF	8	\$11.69 PSF/YR	\$20,806.50 PSF/MO	\$249,678.17	0.00%
C	±14,193 SF	12	\$10.95 PSF/YR	\$12,949.97 PSF/MO	\$155,399.58	8.50%
D	±35,827 SF	34	\$9.06 PSF/YR	\$27,035.89 PSF/MO	\$324,430.67	19.59%
<b>3 Buildings</b>	<b>±71,376 Total SF</b>	<b>54 Total Tenants</b>	<b>\$10.57 Avg Lease Rate PSF/YR</b>	<b>\$60,792.35 Total Rent/MO</b>	<b>\$729,508.42</b>	<b>11.52%</b>

#### OPERATING EXPENSES

Expense Type	Cost PSF/YR	2024 Total Expense	2023 Total Expense
Electricity	\$1.25	\$88,997.76	\$80,646.55
Elevator	\$0.09	\$6,491.90	\$164.14
Extermination	\$0.02	\$1,361.62	\$815.25
Garbage Removal	\$0.30	\$21,671.82	\$20,198.12
Insurance	\$0.57	\$40,666.73	\$30,644.58
Janitorial	\$0.27	\$19,471.27	\$19,550.00
Window Cleaning	\$0.03	\$2,290.23	\$2,800.00
Landscaping	\$0.20	\$14,306.14	\$12,924.69
Property Taxes	\$0.72	\$51,220.06	\$33,207.13
Repair & Maintenance	\$1.38	\$98,637.08	\$100,203.34
HVAC	\$0.09	\$6,322.99	\$30,185.23
Snow Removal	\$0.06	\$4,105.28	\$4,130.91
Supplies	\$0.18	\$12,636.48	\$11,602.59
Water and Sewer	\$0.44	\$31,503.16	\$32,501.26
Property Management (4%)	\$0.41	\$29,180.34	\$23,550.21

<b>Operating Expenses</b>	<b>-\$6.01 PSF</b>	<b>-\$428,862.86</b>
<b>Tenant CAM Reimbursement</b>	<b>\$2.80 PSF</b>	<b>\$199,979.78</b>
<b>Net Income</b>	<b>\$7.01 PSF</b>	<b>\$500,625.34</b>
<b>Pro Forma Capitalization Rate</b>		<b>6.75%</b>



## STRONG MARKET PRESENCE

- ±71,376 SF across three buildings
- ±4.96 acres (after Verizon pad split)
- Excellent visibility & access on main Kennewick thoroughfares
- Strong, diverse tenant mix & flexible suite sizes
- Beautiful mature landscaping & abundant parking



## LEGACY TENANT ROSTER

- **Building B:** Washington Department of Licensing
  - ±7,676 Sq Ft
- **Building C:** Domestic Violence Services
  - ±6,143 Sq Ft
- **Building D:** Aging & Long Term Care of SE WA
  - ±11,102 Sq Ft

*Contact Listing Brokers for Full Rent Roll*



## HIGH TRAFFIC COUNTS

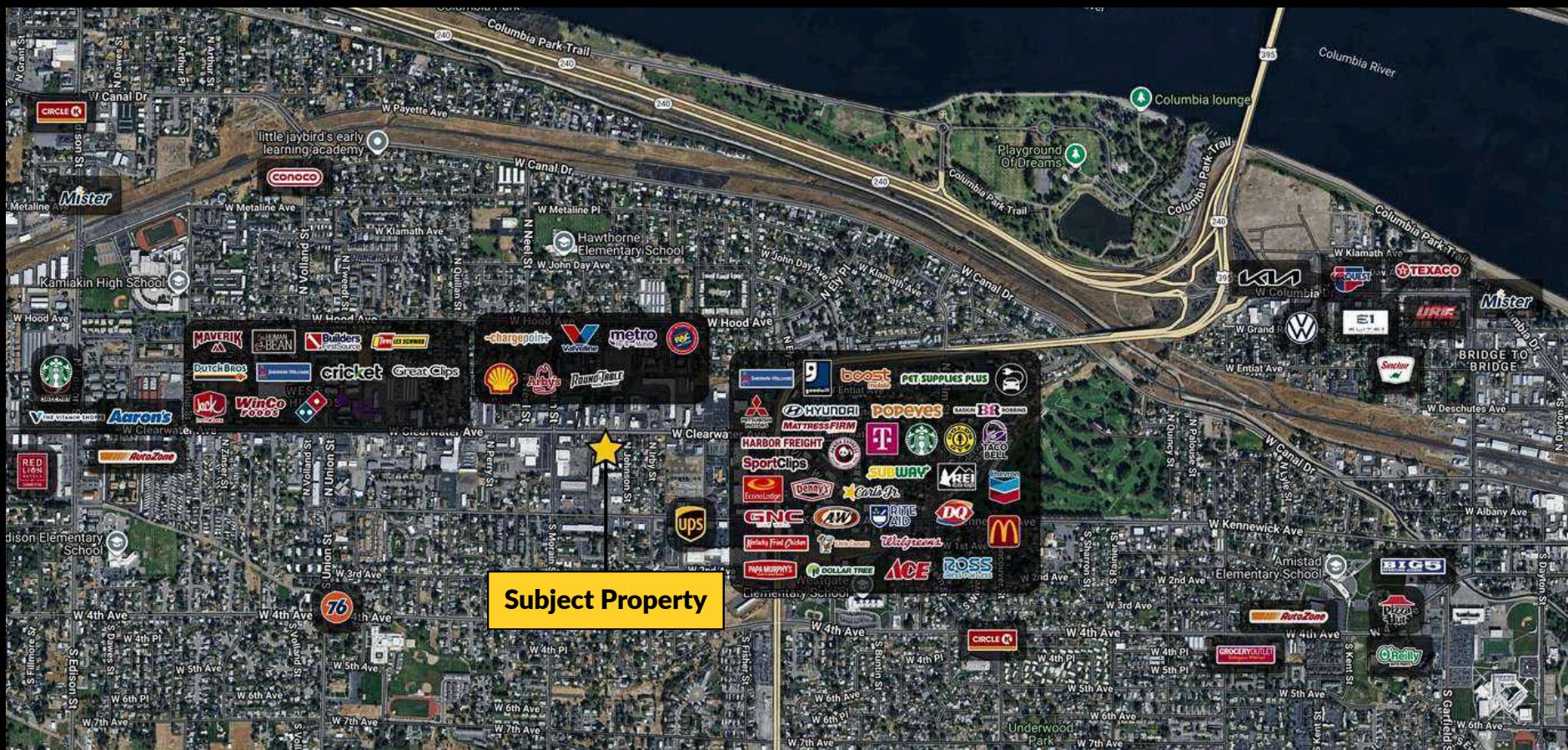
- ±21,150 ADT (WB, EB) W Clearwater Ave
- ±7,158 (WB, EB) W Kennewick Ave
- ±4,014 (NB, SB) N Morain St
- ±483 (NB, SB) N Johnson St

**2025 DEMOGRAPHICS**

	<b>1 Mile Radius</b>	<b>2 Mile Radius</b>	<b>3 Mile Radius</b>
<b>2025 Estimate Population</b>	16,474	87,557	175,649
<b>2030 Projected Population</b>	16,530	89,545	179,228
<b>2025 - 2030 Projected Annual Growth</b>	56	1,988	3,579
<b>2020 - 2025 Historic Annual Growth</b>	765	4,332	8,532
<b>2025 Estimated Households</b>	6,433	31,839	61,875
<b>2025 Estimated Average Household Income</b>	\$80,047	\$102,111	\$111,095
<b>2025 Estimated Median Household Income</b>	\$70,492	\$82,800	\$86,417
<b>2025 Annual Household Expenditure</b>	\$593.71 M	\$3.33 B	\$6.66 B
<b>2025 Annual Household Retail Expenditure</b>	\$300.64 M	\$1.67 B	\$3.36 B



## PROPERTY LOCATION



**LANCE BACON**

D | 509.430.6547

[lance.bacon@kiemlehagood.com](mailto:lance.bacon@kiemlehagood.com)

**DAVID FRITCH**

D | 509.438.6260

[david.fritch@kiemlehagood.com](mailto:david.fritch@kiemlehagood.com)

**MICHAEL PETRILLO**

D | 509.862.5747

[michael.petrillo@kiemlehagood.com](mailto:michael.petrillo@kiemlehagood.com)

**KIEMLE  
HAGOODY**

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.