



FOR SALE

3311 W Clearwater Avenue | Kennewick, WA
MULTI TENANT INVESTMENT

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KIEMLE
HAGOOD

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%

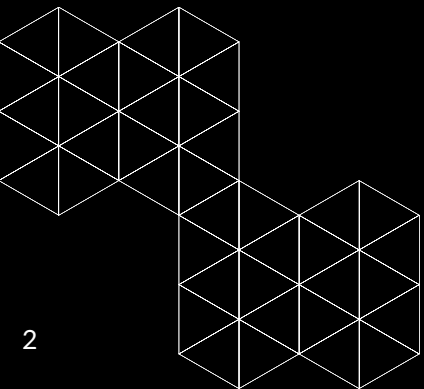
Pro Forma Capitalization Rate



OFFERING PRICE

\$7,300,000

3311 W Clearwater Avenue | Kennewick, WA | **KIEMLEHAGOOD**





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

Building C

±14,193 SF

Building D

±35,827 SF

Building B

±21,356 SF

SITE DESCRIPTION

PROPERTY ADDRESS

3311 W Clearwater Avenue

CITY, STATE, ZIP

Kennewick, WA, 99336

LAND AREA (AC)

±4.96 Acres

LAND AREA (SF)

±216,057 SF

PARCEL

103891020005005

ZONING

Commercial (CC)

BUILDING AREA (SF)

±71,376 SF

BUILDINGS

3 Buildings

YEAR BUILT

1977

PARKING STALLS

304 Stalls

PROPERTY PHOTOS



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%
3 Buildings	±71,376 Total SF	54 Total Tenants	\$10.57 Avg Lease Rate PSF/YR	\$60,792.35 Total Rent/MO	\$729,508.42	11.52%

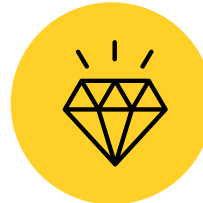
OPERATING EXPENSES

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



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

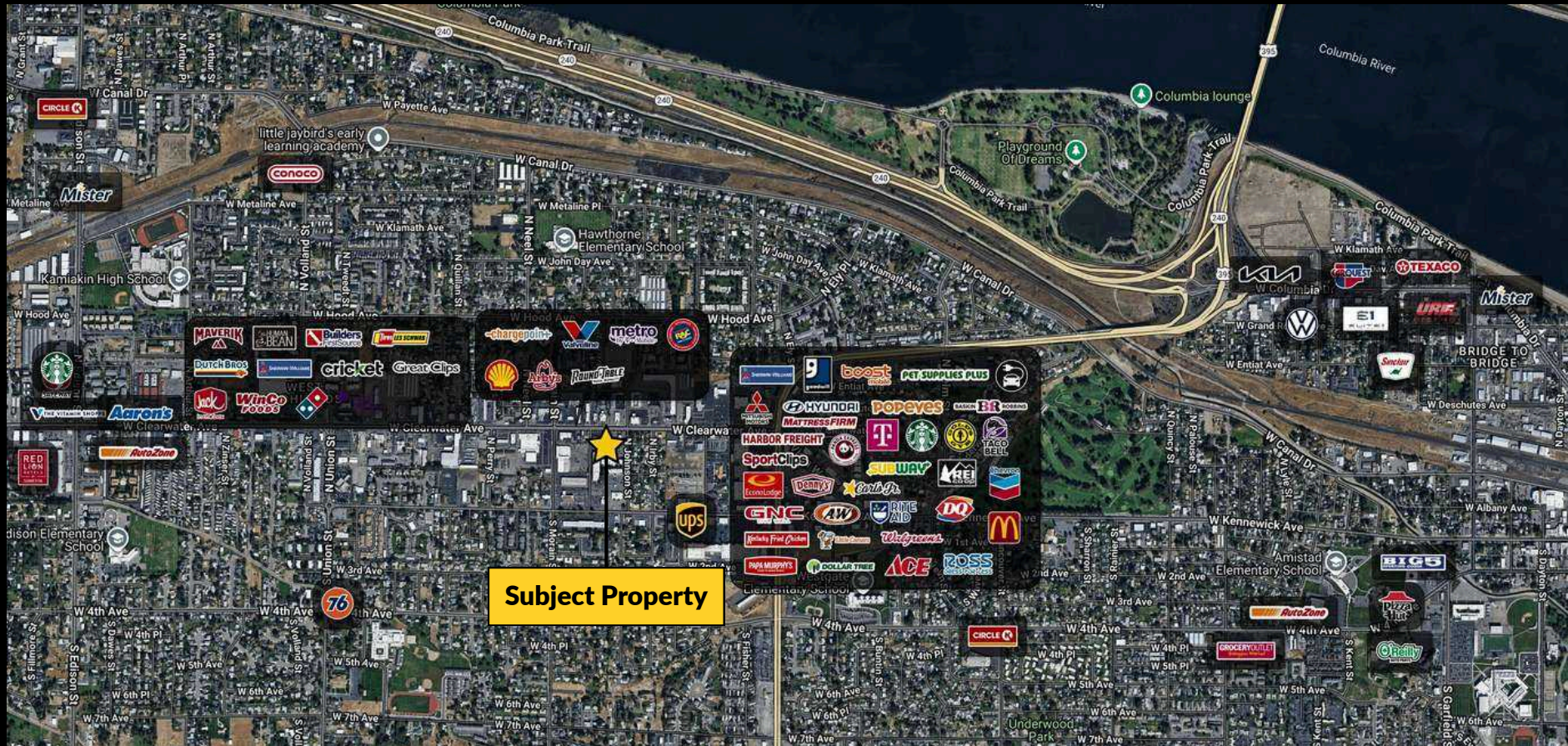
- ±21,150 ADT (WB, EB) W Clearwater Ave
- ±7,158 (WB, EB) W Kennewick Ave
- ±4,014 (NB, SB) N Morain St
- ±483 (NB, SB) N Johnson St

2025 DEMOGRAPHICS

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



PROPERTY LOCATION



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