



PRICE
REDUCED!

For Sale

14,820 SF Building on 3.3 AC Lot

2800 West Clearwater Ave, Kennewick, WA 99336



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Executive Summary

High visibility corner Walgreens on busy Hwy 395 and Clearwater. Walgreens has ~ 5 years of term remaining before the next renewal. The tenant controls the space until 2081, but has its first termination option in 2031 and every 5 years afterwards. The rent is flat at \$414,999 per year, NNN but has a percentage rent override of 2.0% of gross sales and 0.5% of food and prescriptions. The asking price is \$4.61M or ~\$311.06 per square foot. The asking cap rate is 9%. There is a drive thru for the pharmacy. Landlord is responsible for structural repairs and maintenance. The structure was built for Walgreens in 2006. Parking ratio is 4.18/1000 SF.

Due Diligence



Offering Details

Address 2800 West Clearwater Avenue

City, State Kennewick, WA 99336

Parcel Number 135993010522005
& 135993090003001

Zoning 53 Retail - General Merchandise

Current Use Retail Store

Total Land Area 3.3 AC / 75,188 SF

Building NRA 14,820 SF

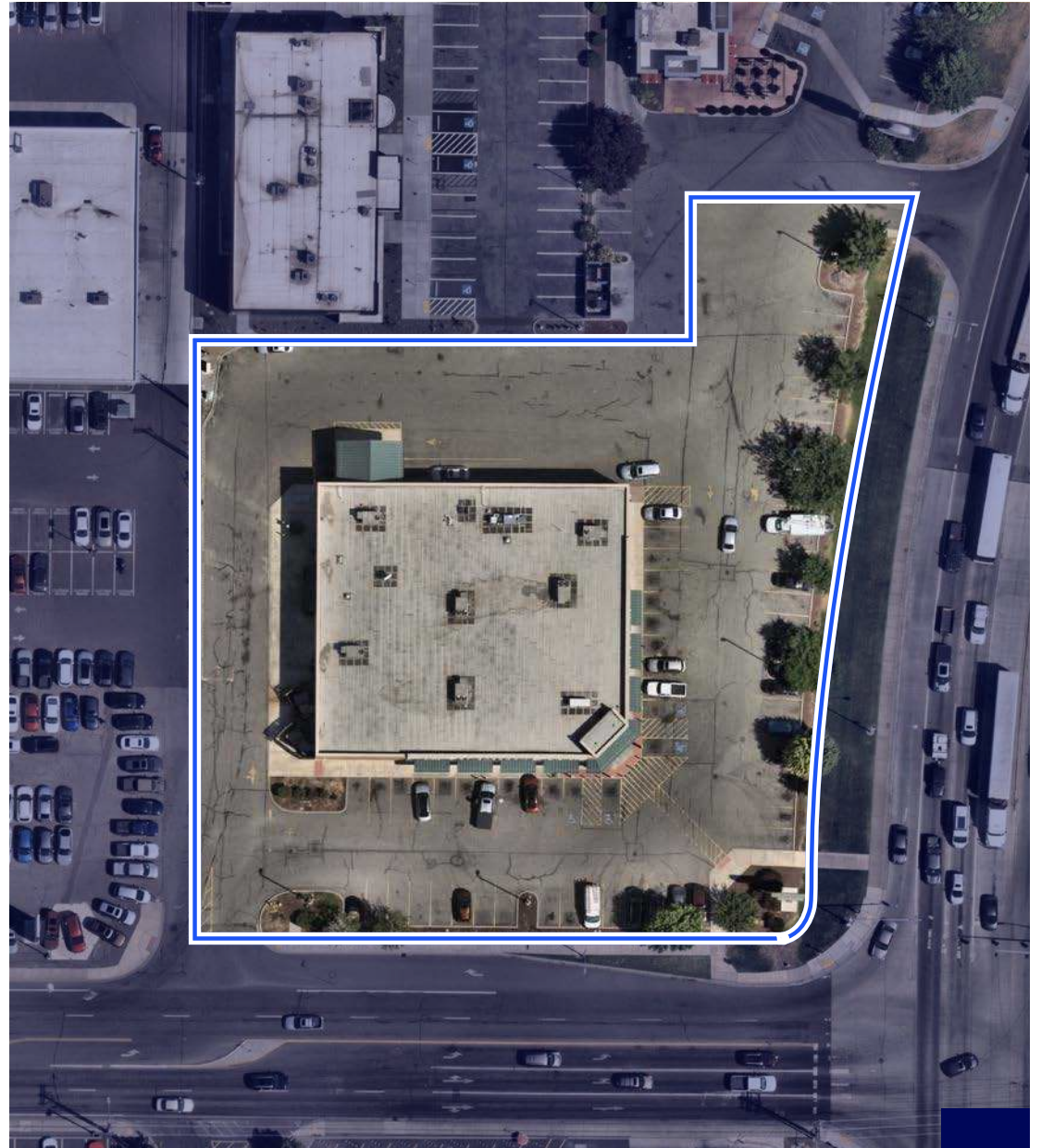
Heating System Complete HVAC

Sprinklers Yes

Construction Class Masonry construction with brick exterior

Year Built 2006

Asking Price ~~\$6,200,000~~ \$4,610,000 (9% Cap)



Property Photos



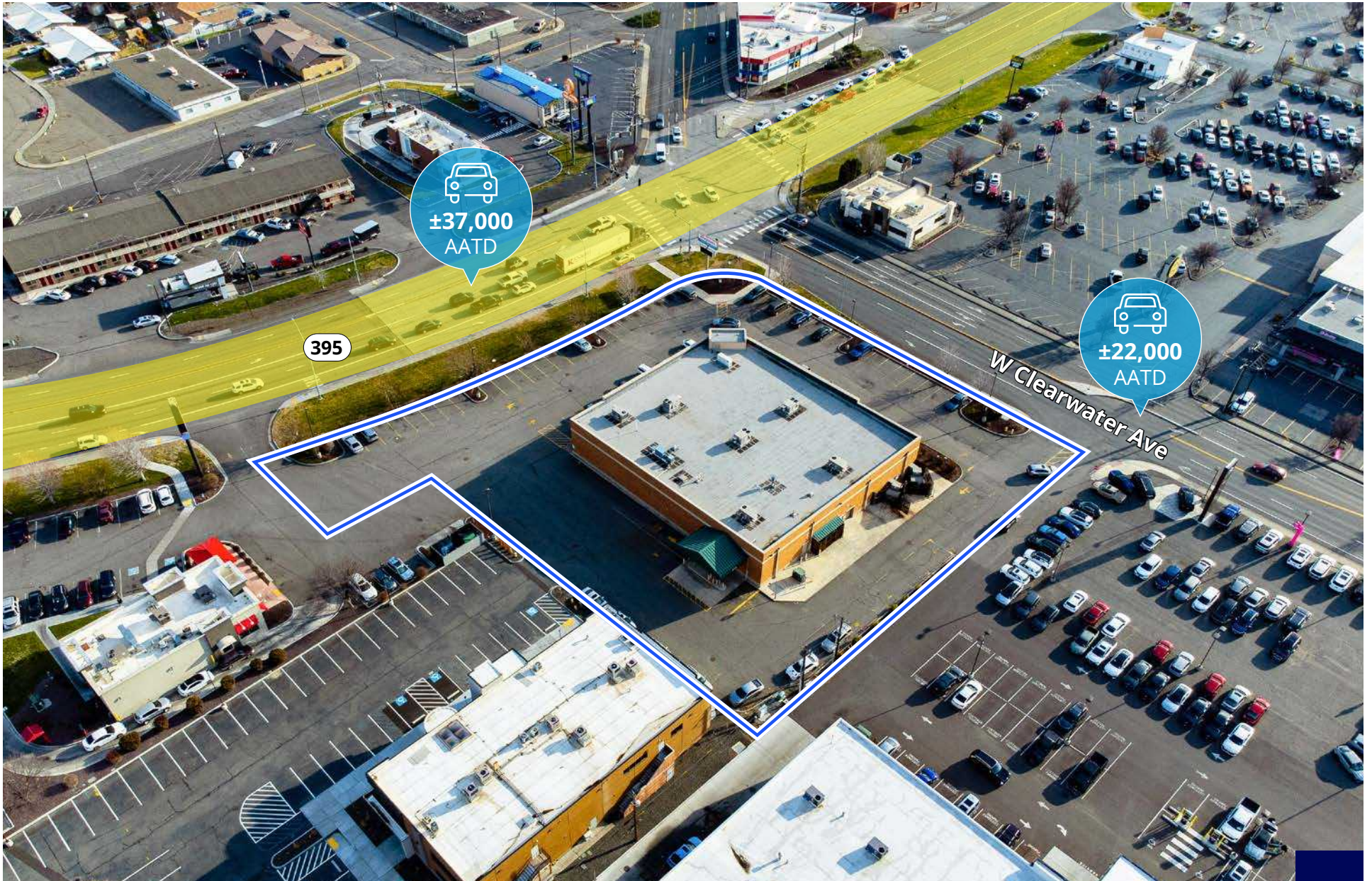
Property Photos



Property Photos



Property Aerial



Property Aerial



Property Aerial



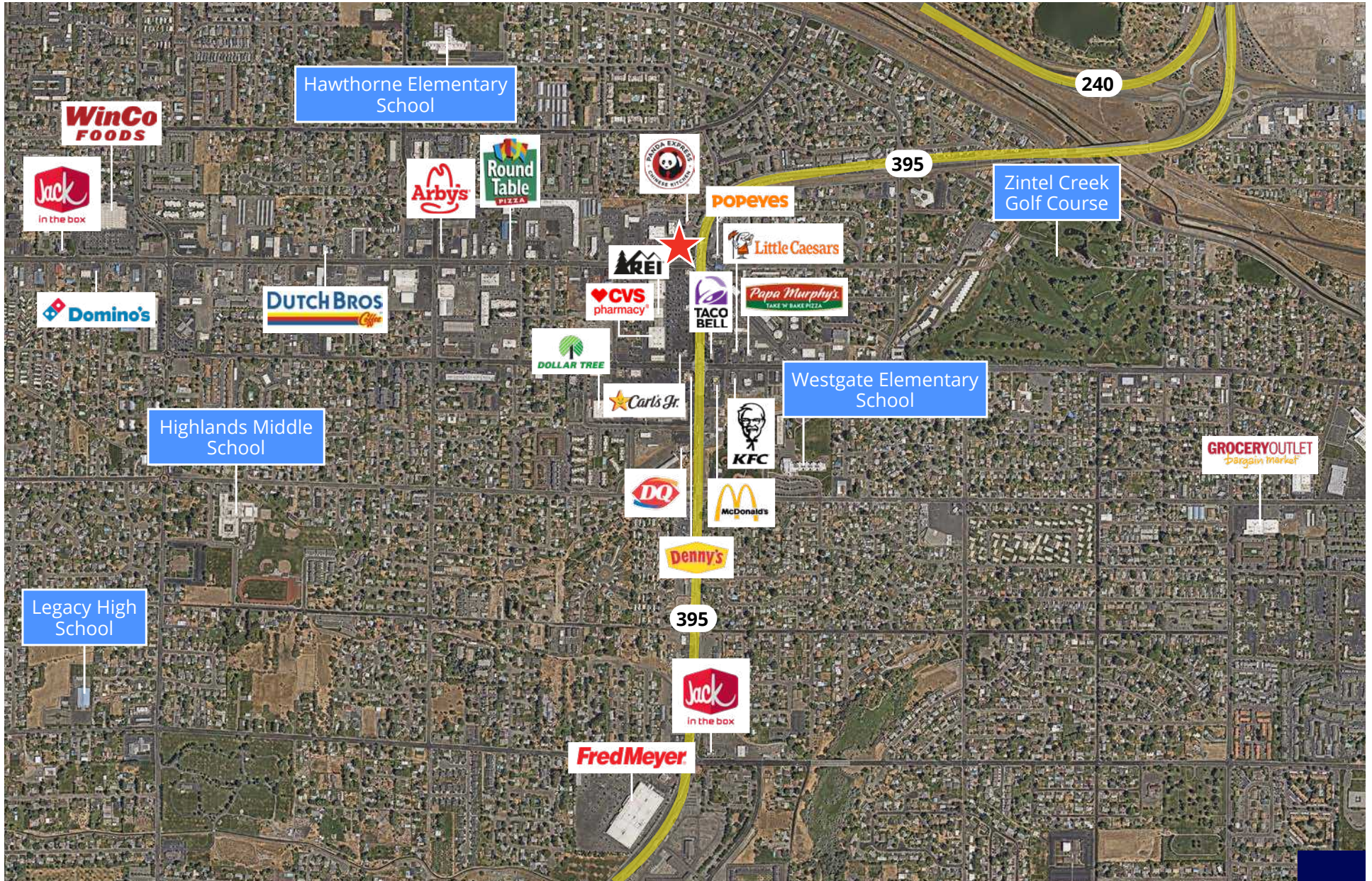
Property Aerial



Property Aerial



Neighborhood Map



City of Kennewick Overview

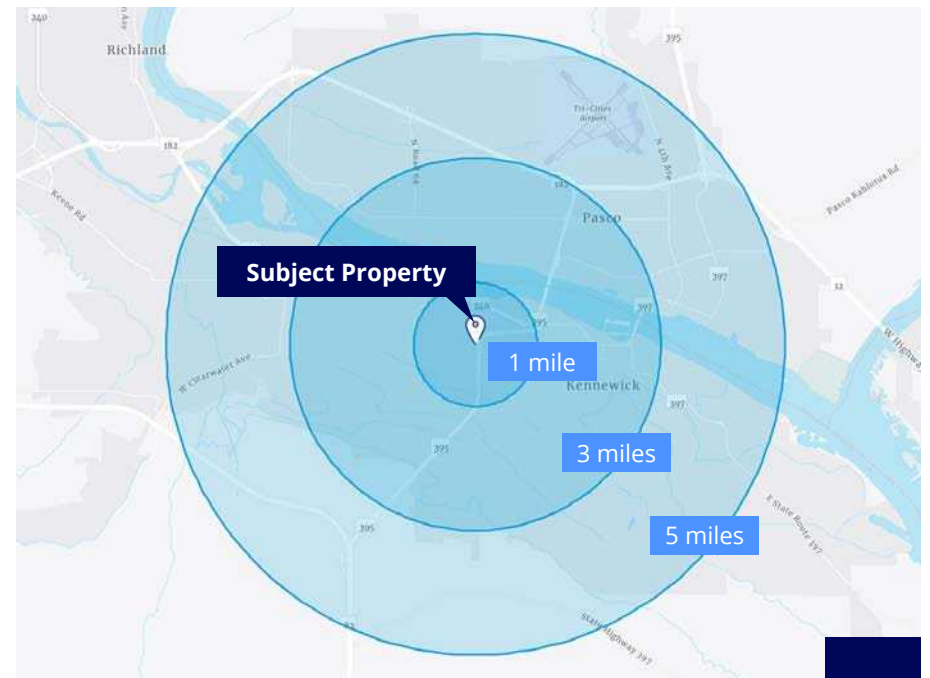
Kennewick, Washington, is a lively Tri-Cities community known for its riverfront parks, trail networks, and family-friendly amenities. The city offers plentiful shopping and dining—from the Columbia Center Mall to boutique districts—along with entertainment venues like the Toyota Center and Three Rivers Convention Center.

Residents enjoy easy access to outdoor recreation, including boating on the Columbia River, golf courses, and well-maintained neighborhood parks. Healthcare, schools, and everyday services are readily available, making the city convenient and livable.

Economically, Kennewick has a diverse base that includes retail, healthcare, manufacturing, and construction. A relatively low cost of living and no state income tax help attract both businesses and new residents. The city continues to see steady population and job growth, contributing to an increasingly dynamic regional economy.

Ongoing projects—such as the redevelopment of Vista Field and improvements to waterfront areas—are strengthening the local economy and expanding opportunities for housing, commerce, and tourism. These revitalization efforts aim to create walkable, mixed-use districts that enhance quality of life. As a regional hub, Kennewick is well positioned for continued growth in the coming years.

	1 mile	3 miles	5 miles
Current Total Population	13,665	90,445	176,765
5 Year Total Population	14,099	94,569	185,992
Current Total Households	5,277	31,764	60,934
5 Year Total Households	5,453	33,298	64,324
Median HH Income	\$58,234	\$71,225	\$78,378
Median Home Value	\$348,110	\$404,833	\$409,518
Total Businesses	489	2,592	4,729
Total Employees	4,640	30,928	56,597





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