



PRICE  
REDUCED!

For Sale

14,820 SF Building on 1.72 AC Lot

2800 West Clearwater Ave, Kennewick, WA 99336



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## Executive Summary

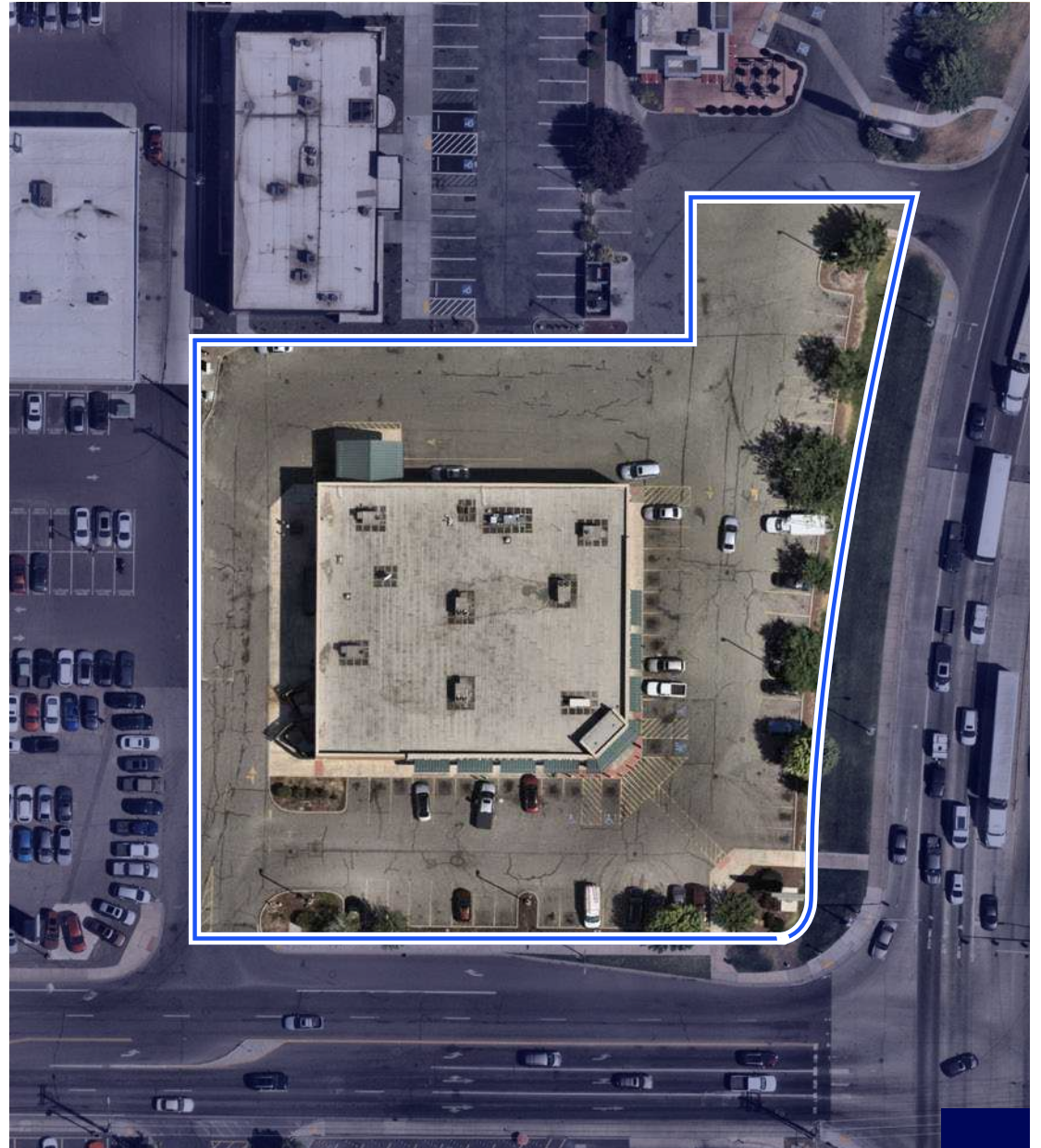
High visibility corner Walgreens on busy Hwy 395 and Clearwater. Walgreens has ~ 5 years of term remaining before the next renewal. The tenant controls the space until 2081, but has its first termination option in 2031 and every 5 years afterwards. Rent is \$414,999 with an additional percentage rent clause. 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. The structure was built for Walgreens in 2006. Parking ratio is 4.18/1000 SF. Walgreens Corporate is pleased with this location and is committed to the lease long term. This property makes an excellent 1031 exchange.

### Due Diligence



# Offering Details

<b>Address</b>	2800 West Clearwater Avenue
<b>City, State</b>	Kennewick, WA 99336
<b>Parcel Number</b>	135993010522005 & 135993090003001
<b>Zoning</b>	53 Retail - General Merchandise
<b>Current Use</b>	Retail Store
<b>Total Land Area</b>	3.3 AC / 75,188 SF
<b>Building NRA</b>	14,820 SF
<b>Heating System</b>	Complete HVAC
<b>Sprinklers</b>	Yes
<b>Construction Class</b>	Masonry construction with brick exterior
<b>Year Built</b>	2006
<b>Asking Price</b>	<del>\$6,200,000</del> \$4,610,000 (9% Cap)



## Property Photos



## Property Photos



## Property Photos



# Property Aerial



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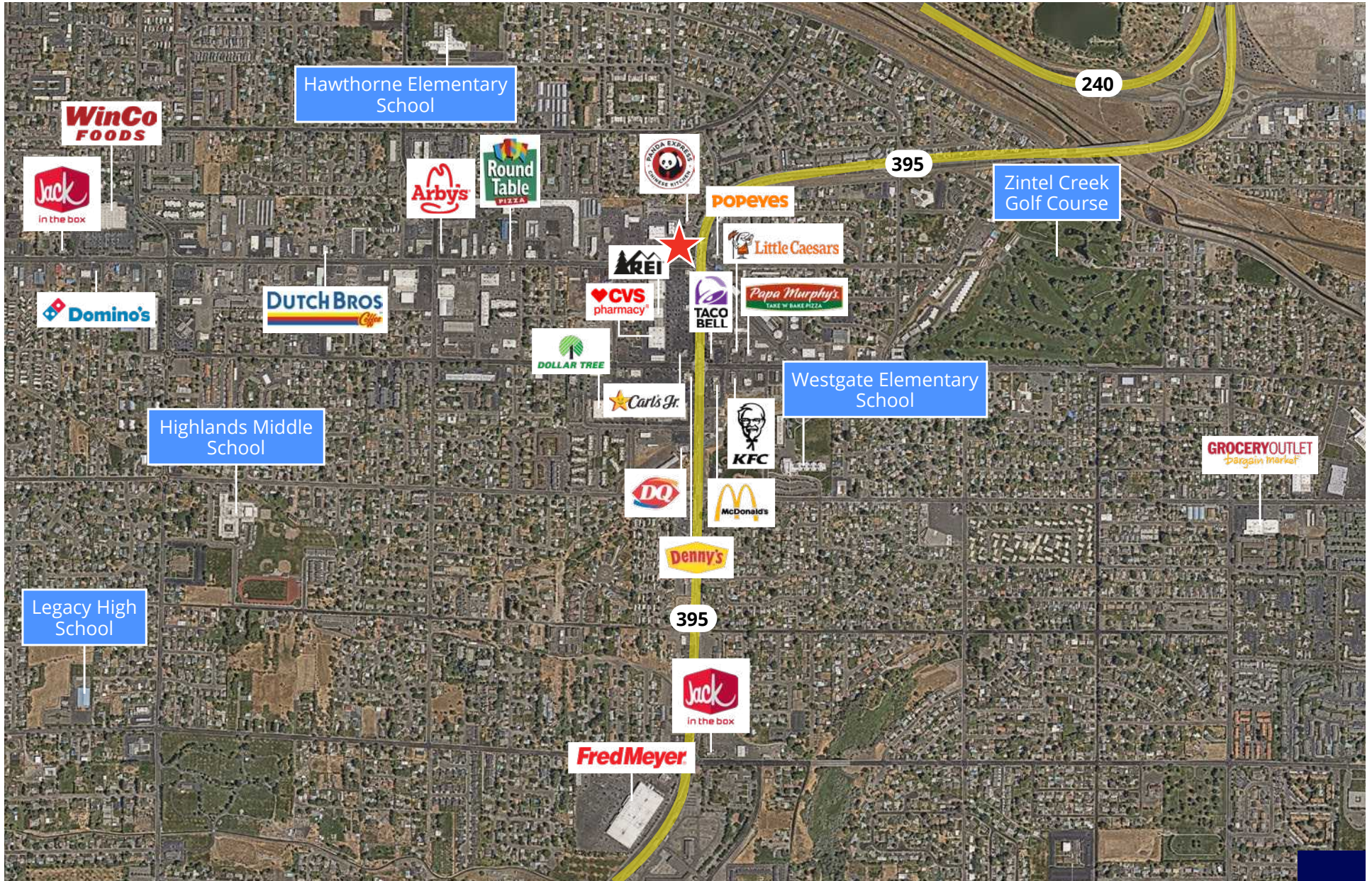
# Property Aerial



# Property Aerial



# Neighborhood Map



## City of Kennewick Overview

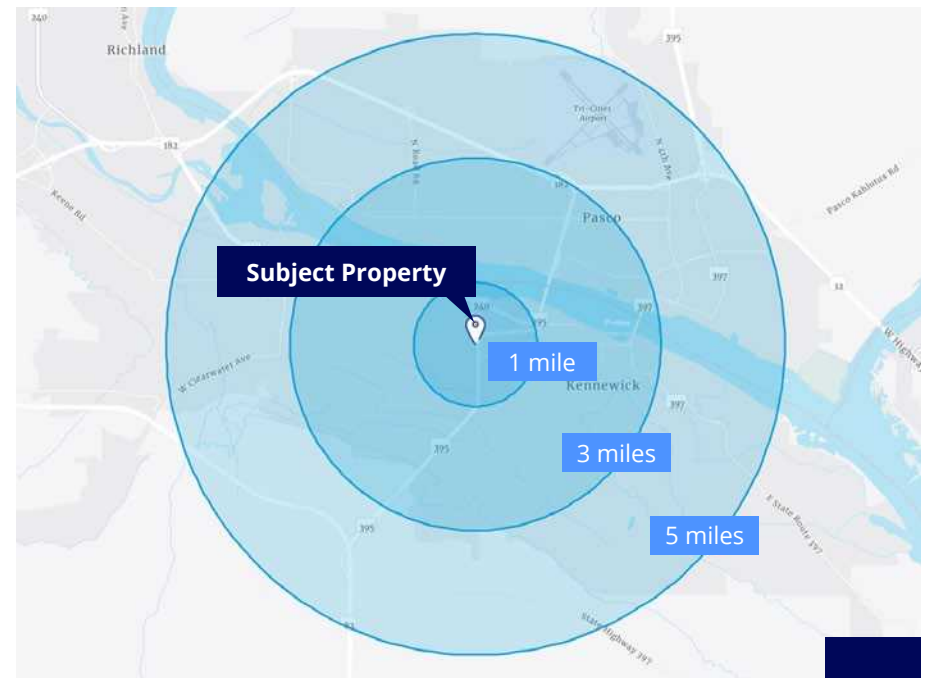
Kennewick, Washington, is a lively Tri-Cities community known for its riverfront parks, trail networks, and family-friendly amenities. The city offers plentiful shopping and dining—from the Columbia Center Mall to boutique districts—along with entertainment venues like the Toyota Center and Three Rivers 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
<b>Current Total Population</b>	13,665	90,445	176,765
<b>5 Year Total Population</b>	14,099	94,569	185,992
<b>Current Total Households</b>	5,277	31,764	60,934
<b>5 Year Total Households</b>	5,453	33,298	64,324
<b>Median HH Income</b>	\$58,234	\$71,225	\$78,378
<b>Median Home Value</b>	\$348,110	\$404,833	\$409,518
<b>Total Businesses</b>	489	2,592	4,729
<b>Total Employees</b>	4,640	30,928	56,597





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