



**4015 W. Clearwater Ave.**

Kennewick, WA 99336  
MLS 282685

Contact

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Kirt Shaffer | 509.521.9183  
kirt@tippettcompany.com

## **SUMMARY**

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This highly visible one-story office space is located along Clearwater Ave. in a main traffic arterial.

The current tenant is Columbia Basin Hearing, LLC, a well-established audiology practice. This is a single-tenant NNN lease, which terminates on June 30, 2032.

Effective July 1, 2025, the base rent is \$23.21/SF with annual escalations of 3.0%.

Parking lot is scheduled to be repaired spring of 2025.

## **PRICE**

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**\$1,395,000.00**

Office Space: 4,350 SF

Actual Cap Rate 7.24%

NOI \$100,967.00

## **ADDRESS**

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4015 W. Clearwater Ave.  
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## **TAX PARCEL**

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Benton County 103892020010006

## **CONTACT**

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Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)  
2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

CC: Commercial Community

## UTILITIES

Power: Benton PUD

Water: City of Kennewick

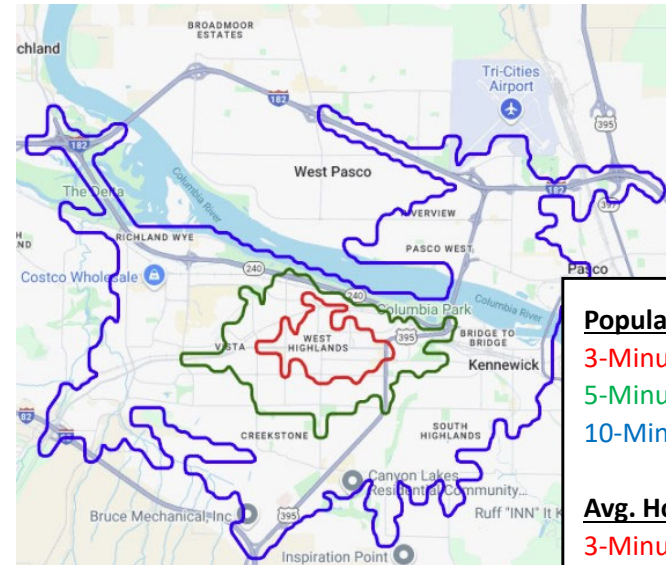
Sewer: City of Kennewick

## TRAFFIC COUNTS

Clearwater Ave. - 20,360/ADT

<https://bfcog.maps.arcgis.com/apps/dashboards/dec8d9745e9e4a8b9f5efe4eaa6ca169>

## DEMOGRAPHICS (CBA)



### Population

3-Minutes	10,243
5-Minutes	24,360
10-Minutes	105,230

### Avg. Household Income

3-Minutes	\$48,042.50
5-Minutes	\$53,148.81
10-Minutes	\$61,164.60

## LINKS

Municipal

<https://www.go2kennewick.com/>

<https://www.co.benton.wa.us/>

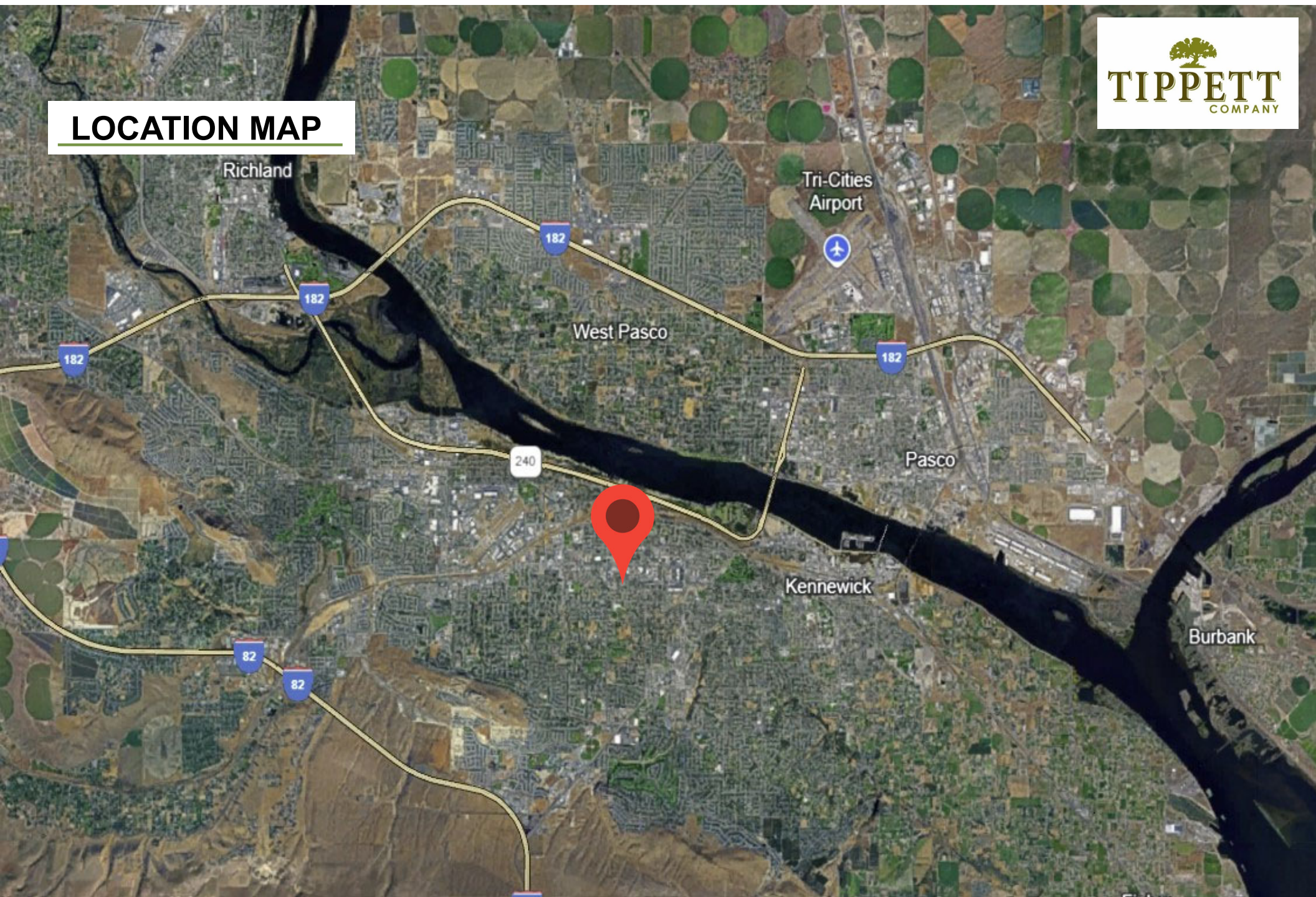
Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>



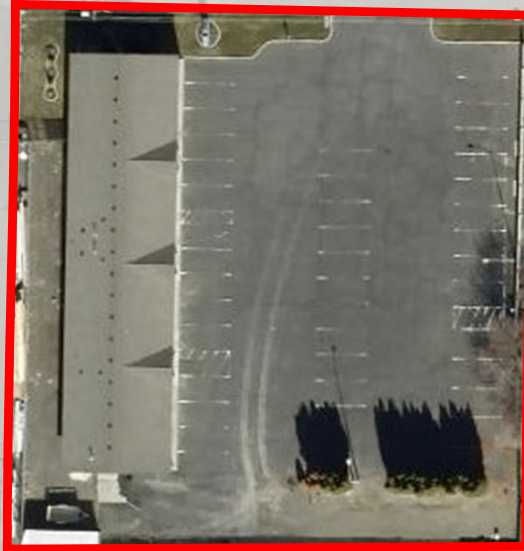
## LOCATION MAP



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.



## AERIAL VIEW



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## AREA BUSINESSES

**TIPPETT**  
COMPANY

**WinCo**  
FOODS

**MAVERIK**

**BERNIE'S**  
MAXIMUM SECURITY  
STORAGE

**H&R**  
**BLOCK**

**ASinc.**  
Advance Services

**All Points**  
LOCKSMITH  
Auto • Home • Business

**R**  
LAW



**Tires** **LES SCHWAB**



**DUTCH BROS**  
Coffee

**T Mobile**

**TRI-CITIES**  
**LICENSING**



**Hc-Land**  
GARAGE



**audioking**  
and styling

**PEAK**  
CONTRACTORS

**CLEARWATER**  
Collision & Towing LLC

**Builders**  
FirstSource



**WESCO**  
Paint & Equipment

**WALKER'S**  
FURNITURE  
& MATTRESS

**CASCADE**  
**NATURAL GAS**  
CORPORATION  
A subsidiary of BETH Resources Group, Inc.



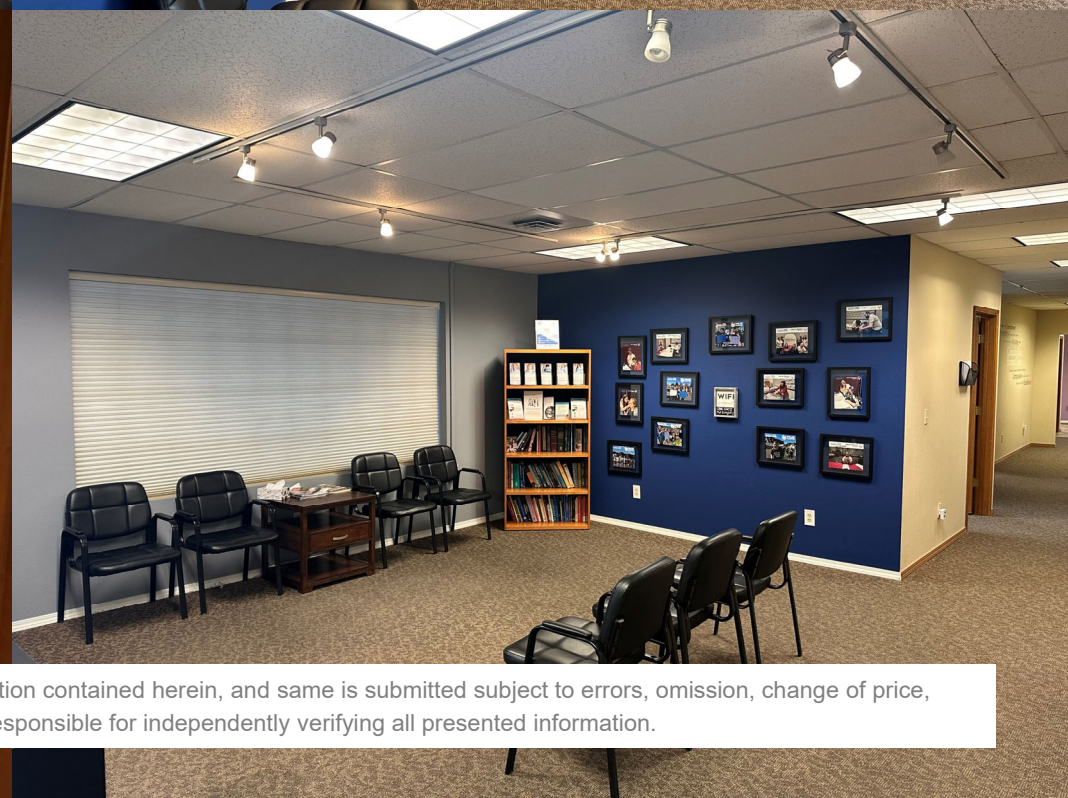
**HAPO**



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## PHOTOS



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