



Paradise Bottled Water
6202 W. Deschutes Ave.

Kennewick, WA 99336

Contact

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SUMMARY

This offering is a part of a package sale including both the real estate featured in this material in addition to the current business, Paradise Bottled Water, occupying this property.

The real estate includes two buildings situated on ± one acre and located in a vibrant area of Kennewick, WA

The retail/office/warehouse building includes a reception area with multiple offices and a break room at the front of the building with a warehouse production area in the back of the building.

This building also has mezzanine space above the office area.

The secondary warehouse building is a pre-engineered metal building designed for storage.

PRICE

\$2,825,000

Price Breakdown:

Real Estate \$1,850,000

Business \$ 975,000

Retail/Office 3,968

Warehouse 4,000

Storage Building 1,500

TOTAL 9,468 SF

CONTACTS

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1722 E Sprague Ave, Ste 219

Spokane, WA 99202

ZONING

Industrial Light (IL)

UTILITIES

Power: Benton PUD
 Water: City of Kennewick
 Sewer: City of Kennewick
 Gas: Cascade Natural Gas
 Internet: Multiple Providers

TRAFFIC COUNTS (CBA)

14,701 ADT

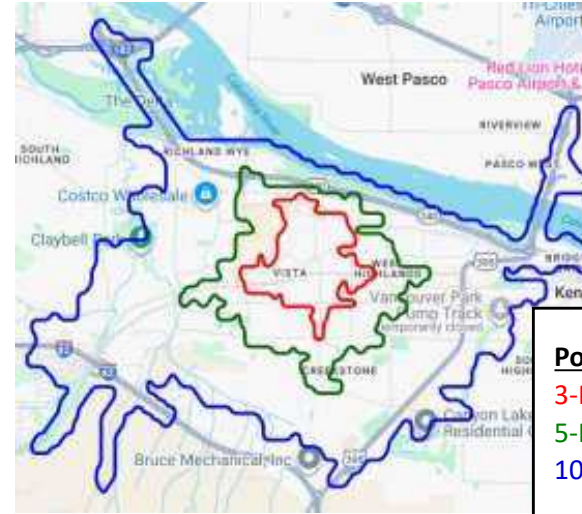
ADDRESS

6202 W. Deschutes Ave.
 Kennewick, WA 99336

TAX PARCEL

132994000001023

DEMOGRAPHICS (CBA)



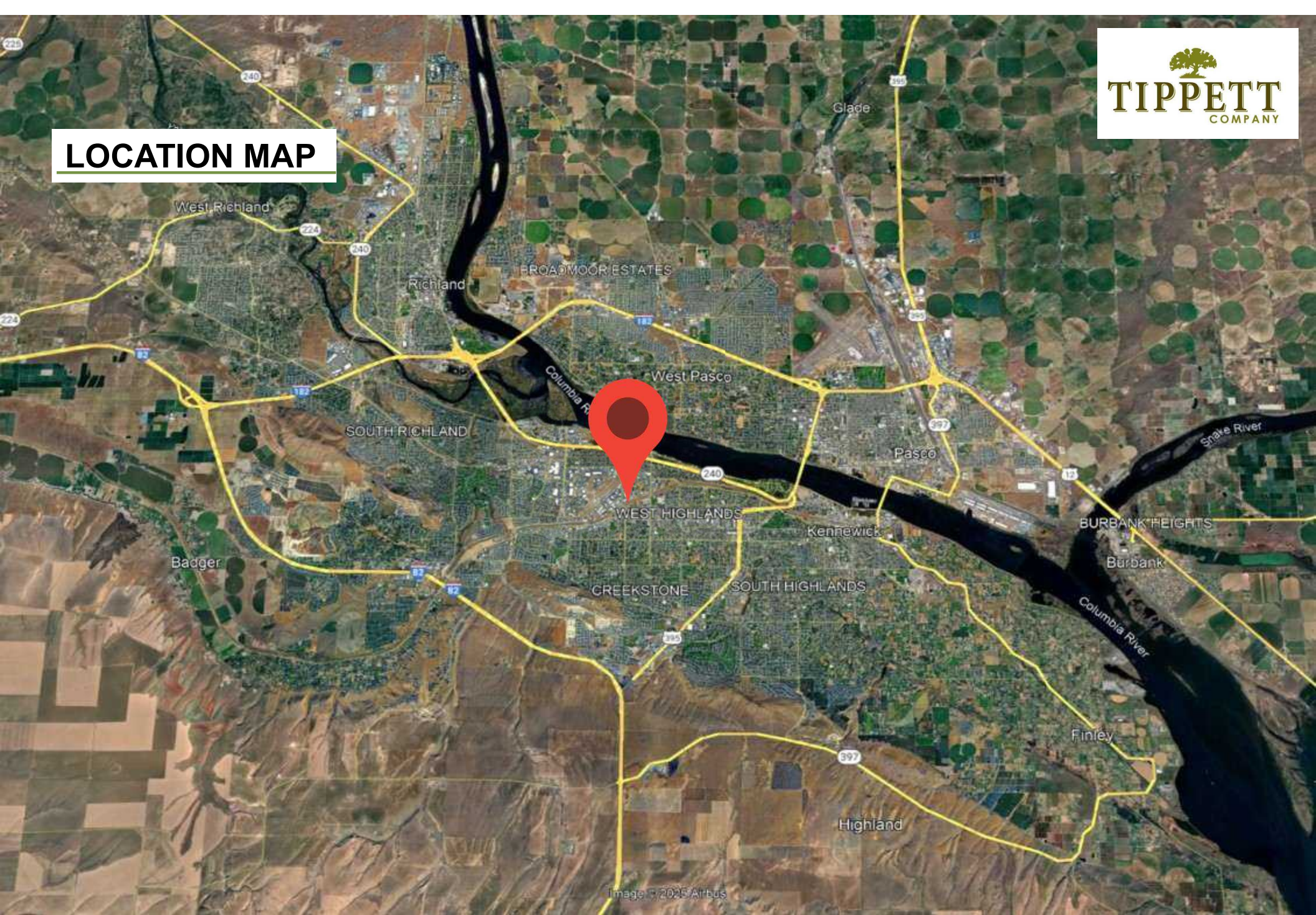
Population	
3-Minutes	4,461
5-Minutes	19,700
10-Minutes	59,590
Avg. Household Income	
3-Minutes	\$61,498
5-Minutes	\$65,241
10-Minutes	\$65,294

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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DEMOGRAPHICS (list source here)

CITY, STATE
Kennewick, WA

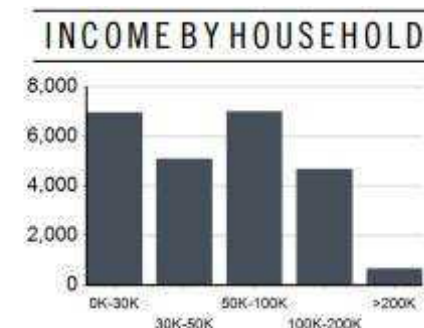
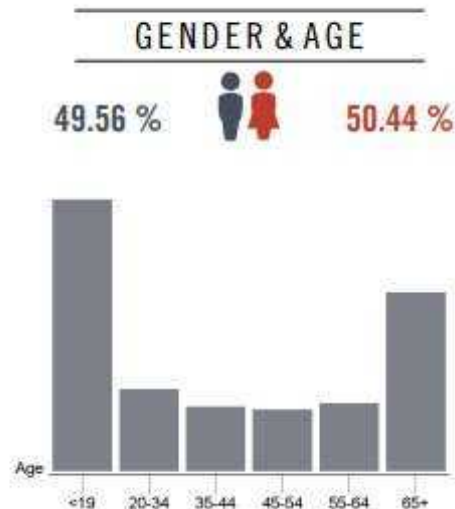
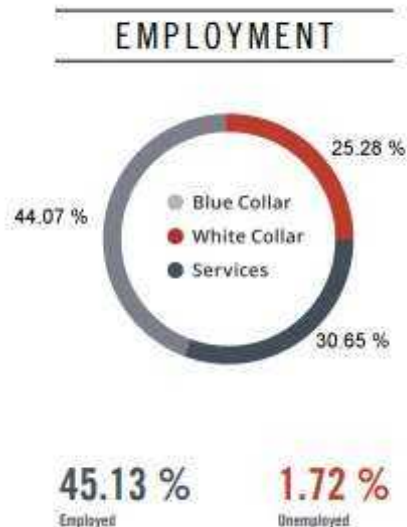
POPULATION
59,590

AVG. HHSIZE
2.55

MEDIAN HH INCOME
\$62,759

HOME OWNERSHIP

Renters:	9,385
Owners:	13,668



EDUCATION

High School Grad:	22.72 %
Some College:	26.13 %
Associates:	9.32 %
Bachelors:	30.09 %

RACE & ETHNICITY

White:	61.68 %
Asian:	0.73 %
Native American:	0.19 %
Pacific Islanders:	0.00 %
African-American:	1.19 %
Hispanic:	21.62 %
Two or More Races:	14.59 %



AREA BUSINESSES



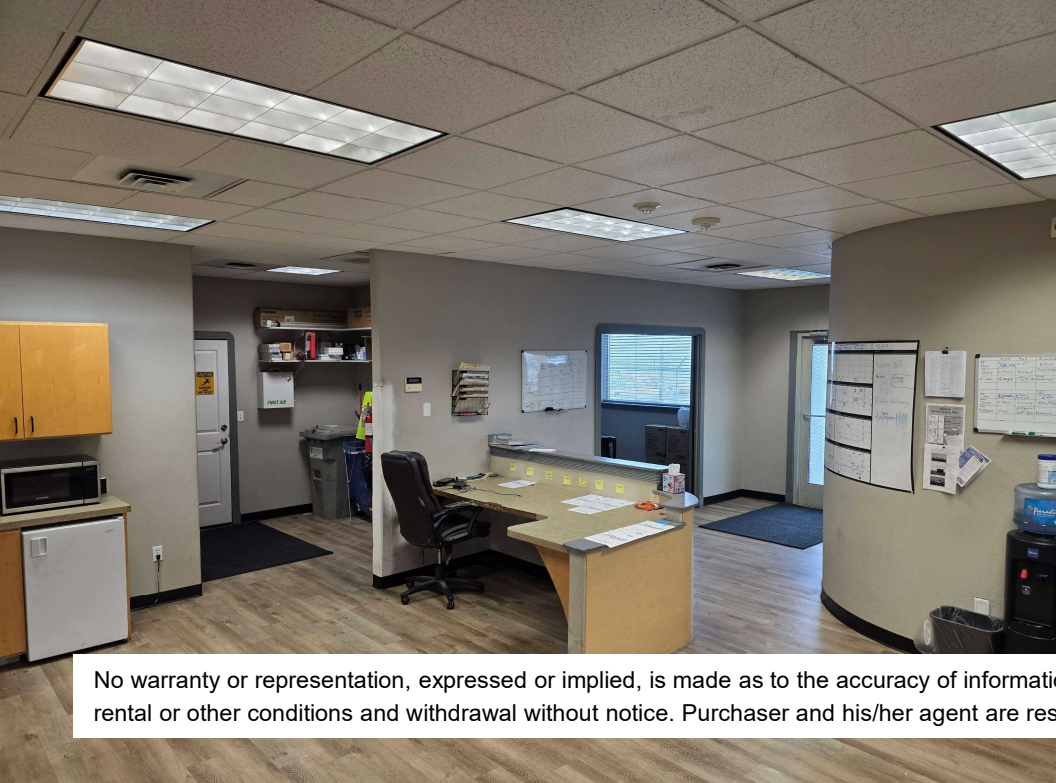
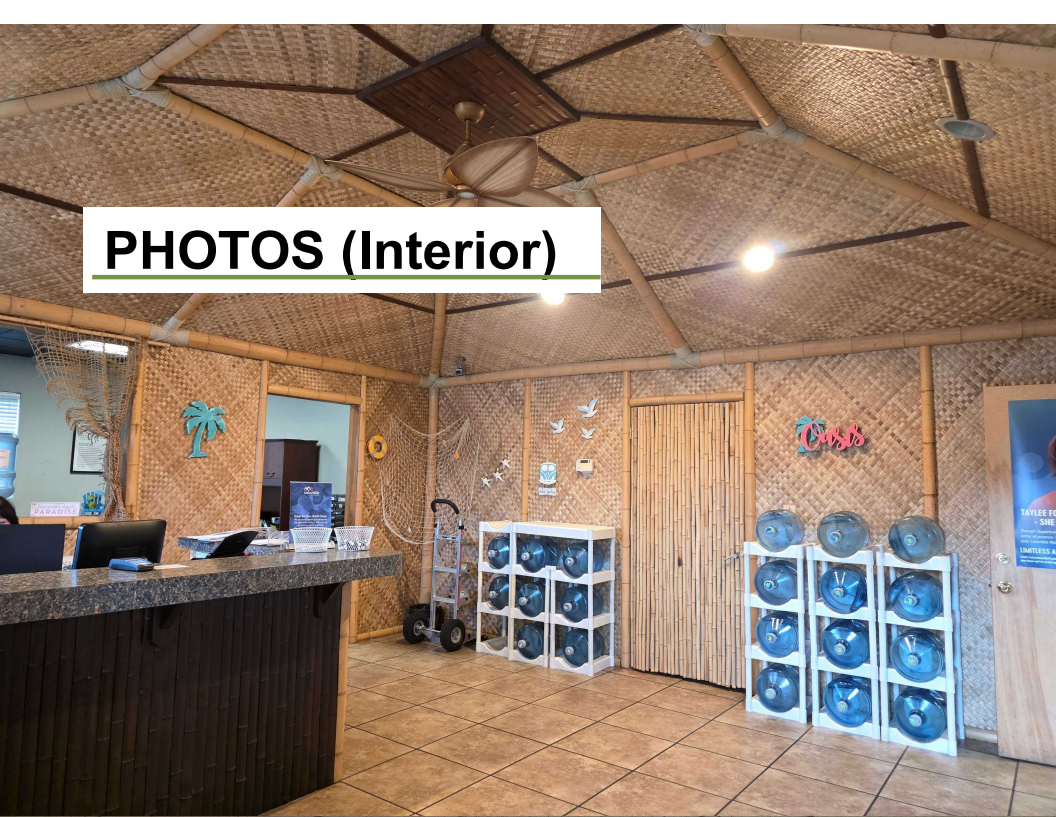
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PHOTOS (Exterior)



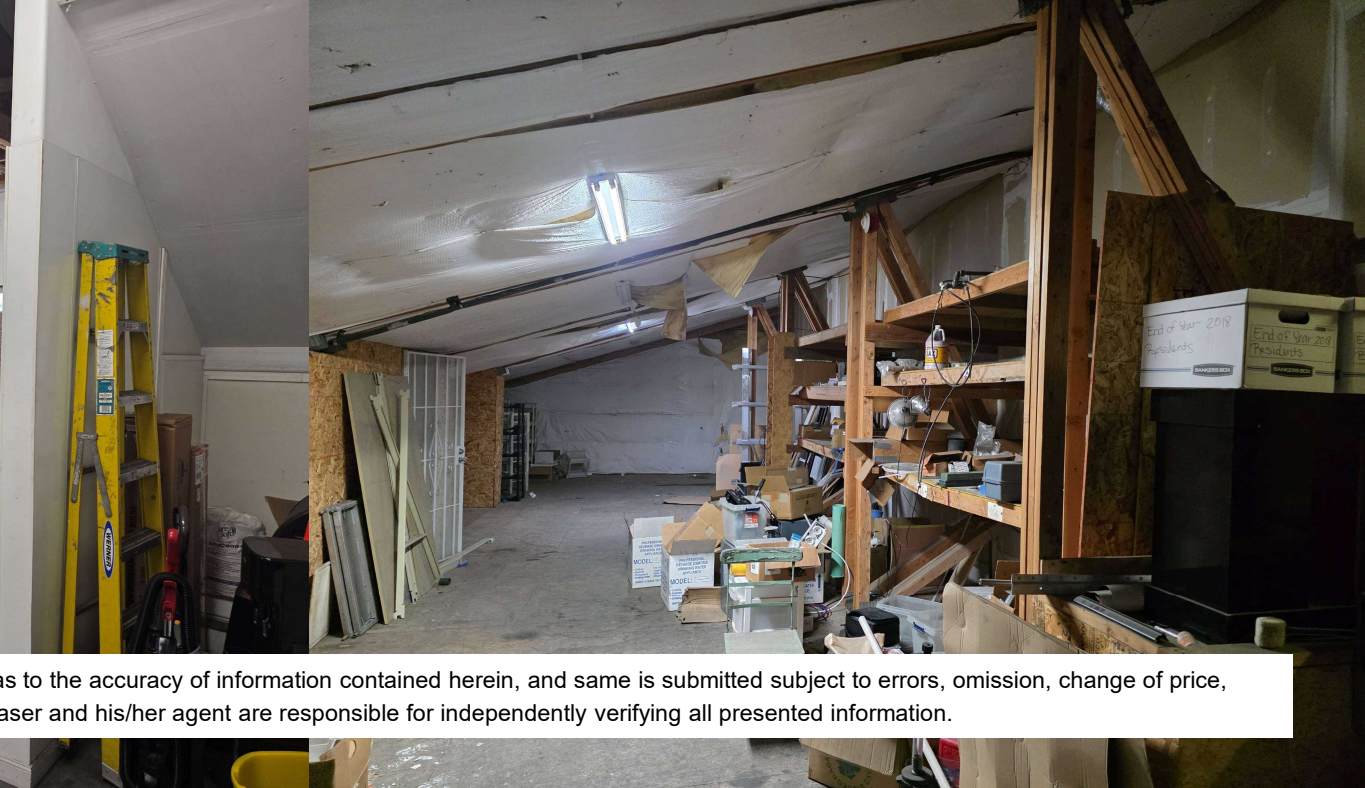
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PHOTOS (Interior)



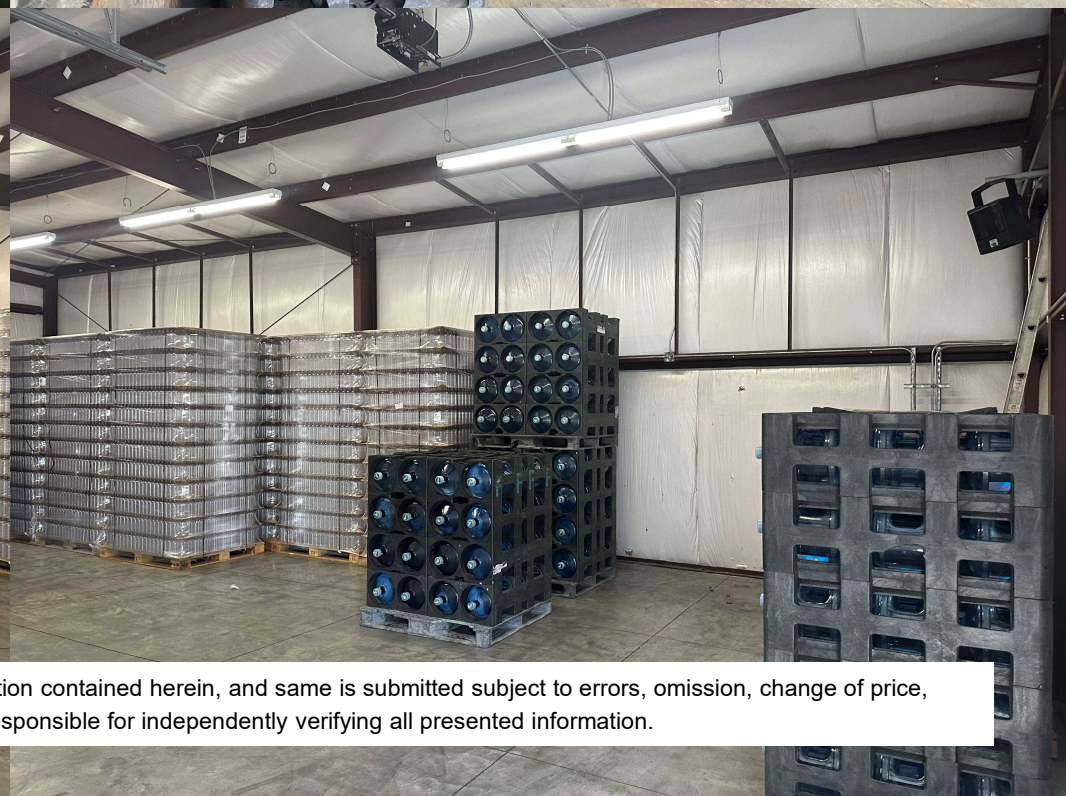
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PHOTOS (Interior cont.)



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PHOTOS (Interior cont.)



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PHOTOS (Operations Equipment)



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PHOTOS (Operations Equipment cont.)



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