

COLUMBIA SUMMIT CENTER

OFFERING MEMORANDUM

The Offering

PROPERTY OVERVIEW

Columbia Summit Center offers investors a rare opportunity to acquire a 100% leased neighborhood shopping center in the primary retail corridor of the Tri Cities. The center is anchored by Planet Fitness and boasts a mixture of national and strong local long term tenant, approximately 76% of which have occupied space in the property for ten years or more. The offering features a stable and diversified tenant roster in a property that has seen capital improvements including new roof, parking lot seal coating, exterior paint and new LED exterior lighting.

National tenants include: Planet Fitness, Once Upon a Child, Honeybaked Ham, Mattress Depot and Dutch Bros Coffee.

Traffic count of 28,676 on Columbia Center Blvd.



Property Details



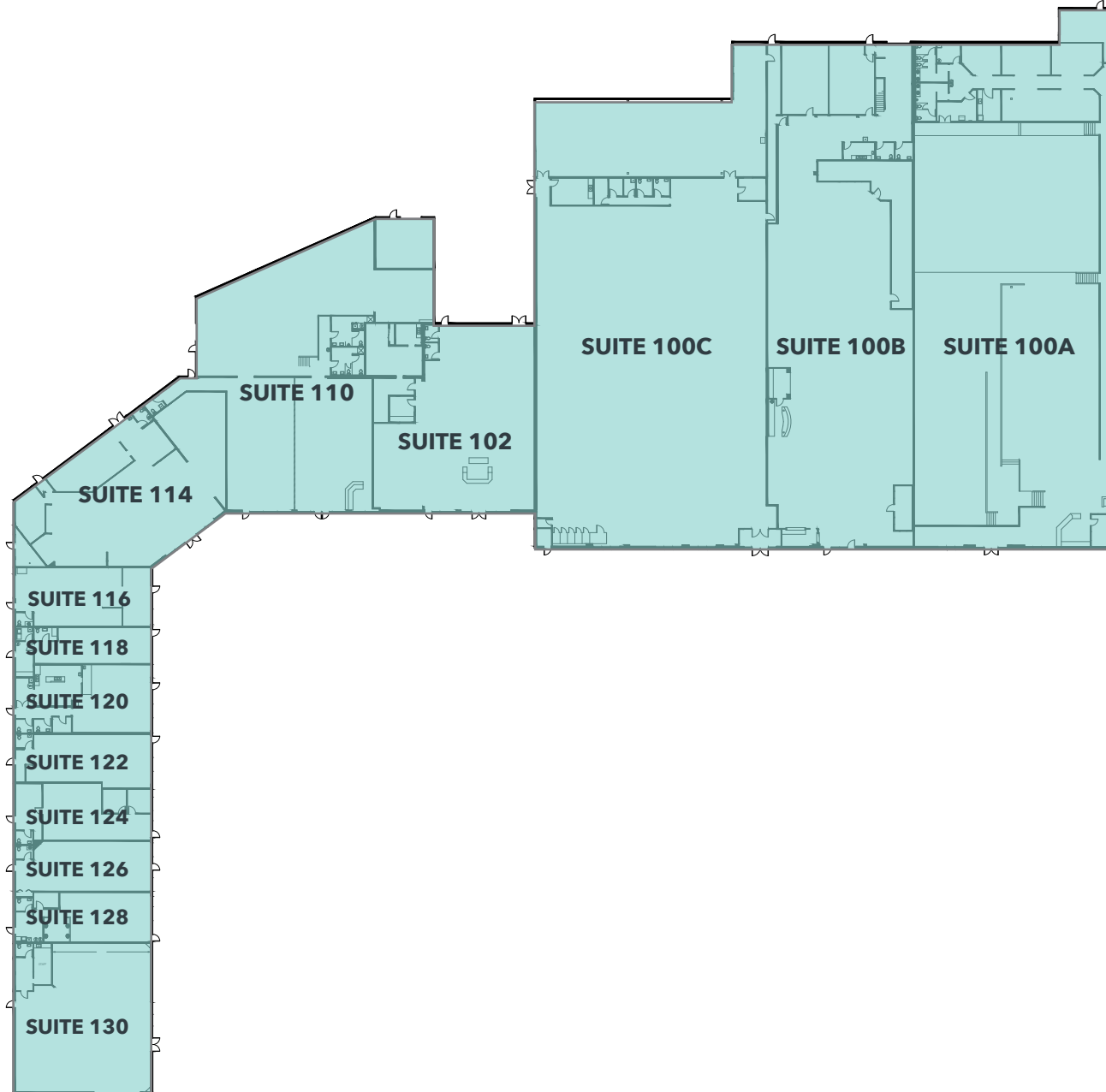
PROPERTY DETAIL

Address	731 N Columbia Center Blvd Kennewick, WA 99336
Sale Price	\$15,750,000
NOI Year 1	\$1,002,045
Price / SF	\$177.53
Cap Rate	6.36%
Site Area	209,088
Building Size	88,724 SF
Occupancy	100%
Year Built	1990
Roof	2018
Zoning	CR

CAPITAL IMPROVEMENTS

Exterior LED Lighting	2025
Curb Cut & Entry Renovation	2024
Roof	2018
Exterior Painting	2018
Parking Lot Seal Coat	2018

Site Plan



ACTIVE TENANTS	
100A	Max Air Trampoline Park: 19,990 SF
100B	Mid Columbia Wine & Spirits: 13,596 SF
100C	Planet Fitness: 20,445 SF
102	Once Upon A Child: 5,903 SF
110	Existing Tenant Expansion: 8,631 SF
114	Let's Glow Mini Golf: 4,983 SF
116	Superior Granite: 1,550 SF
118	C & K Nails: 1,000 SF
120	Sushi Ya Restaurant: 1,782 SF
122/124	Honey Baked Ham: 2,847 SF
126	Kumon Math & reading Center: 1,356 SF
128	Summit Up To Hair: 1,307 SF
130	Mattress Depot: 4,000 SF

Amenity Map



Demographics

\$2B



TOTAL CONSUMER
SPENDING

6,375



TOTAL BUSINESSES

53,154



TOTAL EMPLOYEES

\$107K



AVERAGE HOUSEHOLD
INCOME

35.7



MEDIAN AGE



		2-MILES	5- MILE	10-MILES
2024	Population	33,827	153,048	280,149
2029	Population Projection	36,285	165,184	302,202
2024	Households	13,517	55,662	98,522
2029	Households Projection	14,506	60,077	106,268



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