

# FOR SALE \$2,575,000

## MAHARAJA: THE TASTE OF INDIA

8110 W Gage Blvd, Kennewick, WA 99336

## Single Tenant NNN Leased Restaurant

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| OFFERING MEMORANDUM

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## Contacts |

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# Investment Summary | EXECUTIVE SUMMARY



**MAHARAJA**  
TASTE OF INDIA

Price	\$2,575,000
Cap Rate	6.5%
Address	8110 W GAGE BLVD, KENNEWICK, WA 99336
Year Built	2008 RENOVATED 2020
Building Size	7,396 SF
Building Price Per SF	\$348.16
Land Size	64,033 SF
Parking	10.7 SPACES PER 1,000 SF
Zoning	RETAIL / COMMERCIAL
County	BENTON
Parcel	1-3099-4BP-3753-002
Restaurant Website	<a href="http://www.maharajatasteofindia.com">www.maharajatasteofindia.com</a>

# Investment Summary | EXECUTIVE SUMMARY



Offered for sale is a rare NNN leased restaurant investment located at 8110 W Gage Blvd in a prime retail corridor of Kennewick, Washington. The property is leased to Maharaja: Taste of India, a well-established and locally popular Indian restaurant with a strong regional customer base.

Situated in the heart of the Tri-Cities area, this standalone building benefits from excellent visibility along W Gage Blvd—a high-traffic arterial lined with national retailers, restaurants, and is shadowed by the Columbia Center Mall.

The tenant operates under a long-term lease with over 5 years remaining on an original 10 year term, providing stable in-place income and minimal landlord responsibilities. The building features quality construction and is well-maintained, with ample on-site parking and easy access from major roadways including, Columbia Center Blvd and Highway 240.



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**This offering presents a compelling opportunity for investors seeking durable cash flow in a growing Eastern Washington market with favorable economic and demographic trends.**

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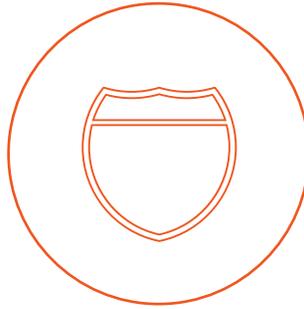
# Investment Overview | HIGHLIGHTS



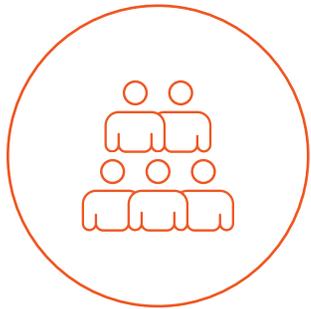
**HIGH TRAFFIC  
RETAIL LOCATION**



**LOW MANAGEMENT  
HASSLE**



**EASY ACCESS  
MAJOR ROUTES**



**IDEAL  
DEMOGRAPHICS**



**100% LONGTERM  
LEASED**



**HIGH END  
BUILD-OUT**

- Rare opportunity to own fee-simple real estate, 100% occupied by successful local restaurant owners
- Approximately 5.5 years remaining on the current lease term, with two (2) five-year options remaining, with one year prior notice
- Annual 2.5% base rent escalators.
- Newly renovated and has zero deferred maintenance
- Tenant pays 100% of all repairs and maintenance, perfect for passive investor
- The subject property is ideally located as a pad to Columbia Center Regional Mall with surrounding tenants that include JCPenny's, Macy's, Costco, Target, Dick's Sportsman Goods, and many others
- Located directly outside the entrances of Macy's and JCPenny's
- Columbia Center Regional Mall is the largest and most heavily trafficked mall in the Tri-Cities trade area
- Located just off the 240 Freeway and Columbia Center Boulevard off ramp, the main North/South retail corridor in Kennewick, and minutes from all major freeways for the trade area
- Ideal Demographics for a successful restaurant location: over 63,448 people within a 3-mile radius, with average household incomes of \$111,169. Over 163,535 people within a 5-mile radius, with average household incomes of \$108,170

# Investment Overview | EXTERIOR PHOTOS



# Investment Overview | INTERIOR PHOTOS





# Investment Overview | AERIALS



# Financial Summary | DETAILED OPERATING BUDGET

TENANT	MAHARAJA TASTE OF INDIA	PERSONALLY GUARANTEED BY OWNERS
NOI	\$167,253	As of 11/01/25
RSF	7,396	
NNN Rate	\$22.61	As of 11/01/25
Price	\$2,575,000	
Cap Rate	6.50%	
Operating Expenses	\$36,008	2025 Budget - passed through to Tenant
Operating Expenses/SF	\$4.87	2025 Budget - passed through to Tenant
Annual Rent Escalators	2.5%	As of 11/01 escalation date
Lease Expiration	1/31/2030	
Renewal Options	Two 5-yr, with one year prior notice, 2.5% annual escalations.	

YR (STARTING 11/01/25)	BASE RENT/MOS.	PER YR
1	\$13,937.78	\$167,253.36
2	\$14,286.22	\$171,434.69
3	\$14,643.38	\$175,720.56
4	\$15,009.46	\$180,113.58
5	\$15,384.70	\$184,616.41



# Market Overview | ABOUT KENNEWICK

Kennewick, the largest of the Tri-Cities, is the perfect starting point for your next adventure. Originally a rail stop in 1884, our city has grown into a vibrant hub with a diverse economy centered around healthcare, retail, and construction.

With all four seasons, Kennewick offers a pleasant climate for outdoor activities most of the year. The sun is often shining, making it an ideal place to enjoy all the region has to offer.

## UNFORGETTABLE EXPERIENCES AWAIT



### Wine Country

Explore local wines, from charming in-city tasting rooms to renowned wineries in the nearby American Viticultural Areas (AVAs).



### Sports & Activities

Catch a Tri-City Americans hockey game at the Toyota Center, or attend an event at the Three Rivers Convention Center or the Southridge Sports and Events Complex.



### Iconic Attractions

Take a spin on the beautifully restored, 102-year-old Gesa Carousel of Dreams. Pay your respects at the 9/11 Memorial, proudly featuring a steel beam from the Twin Towers.



### Outdoor Fun

Enjoy the sun at one of our 27 parks, including the sprawling Columbia Park, which hosts popular events like the River of Fire Festival and the Water Follies hydroplane race. Golf enthusiasts can choose from three excellent courses.

## ABOUT THE TRI-CITIES



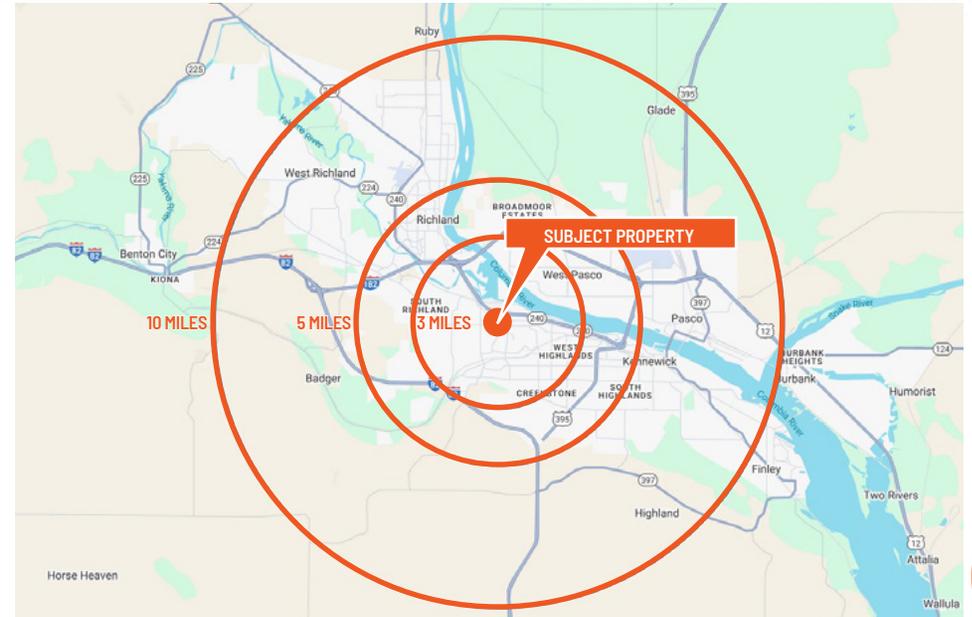
Located where the Yakima, Snake, and Columbia rivers meet, the Tri-Cities of Kennewick, Pasco, and Richland are at the heart of Washington Wine Country.

The Tri-Cities metropolitan area in has been one of the fastest-growing regions in the state for the past two decades. This growth is driven by several factors, including net migration (more people moving into the area than moving out) and a higher-than-average natural population increase (births minus deaths). The region's economy, which is supported by a mix of agriculture, technology, and health care, has also attracted new residents.

This sun-soaked region blends urban charm with outdoor recreation and rich history, all powered by a welcoming and vibrant community.

# Market Overview | DEMOGRAPHICS

RADIUS	3 MILES	5 MILES	10 MILES
<b>POPULATION:</b>			
2024 Population	63,448	163,535	279,920
2029 Population Projection	68,399	176,524	301,964
Annual Growth 2020-2024	1.6%	1.6%	1.5%
Annual Growth 2024-2029	1.6%	1.6%	1.6%
Median Age	37.2	35.6	35.4
<b>HOUSEHOLDS</b>			
2024 Households	24,252	59,359	98,462
2029 Household Projection	26,149	64,068	106,206
Annual Growth 2020-2024	1.8%	1.9%	1.8%
Annual Growth 2024-2029	1.6%	1.6%	1.6%
Owner Occupied Households	16,831	42,445	71,698
Renter Occupied Households	9,319	21,623	34,508
Total Specified Consumer Spending (\$)	\$880.5M	\$2.2B	\$3.6B
Total Spending on Food & Alcohol (\$)	\$234,018,592	\$577,002,127	\$962,803,692
<b>INCOME</b>			
<b>AVG HOUSEHOLD INCOME</b>	<b>\$111,169</b>	<b>\$108,170</b>	<b>\$106,740</b>
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>\$82,921</b>	<b>\$82,775</b>	<b>\$82,126</b>
\$25,000 - 50,000	3,876	10,474	17,114
\$50,000 - 75,000	3,783	9,391	16,252
\$75,000 - 100,000	3,328	8,210	13,758
\$100,000 - 125,000	2,280	6,263	10,449
\$125,000 - 150,000	2,146	4,988	8,302
\$150,000 - 200,000	1,913	5,420	9,218
\$200,000+	3,513	7,352	11,426



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ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

## UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

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