



\$2,575,000

MAHARAJA: THE TASTE OF INDIA RESTAURANT

<https://www.orioncp.com>

- Retail, Specialty
- Dan Foster, David Butler, Scott Clements
- For Sale



Scott Clements



David Butler



Dan Foster



Property Information

Status: For Sale

Broker(s): Dan Foster, David Butler, Scott Clements

Type: Retail, Specialty

County: Benton

Land Size (SF): 64,033

Building Size (SF): 7,396

Year Built: 2008

Year Renovated: 2020

Zoning: Retail & Commercial

Cap Rate: 6.5

Date added: Added 10 months ago

Property Highlights

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

Documents

Marketing Materials - URL: [Offering Memorandum](#)

