Kidder Mathews

BRIDGE STREET PLAZA

303 BRIDGE STREET
CLARKSTON, WA 99403

Offering Memorandum

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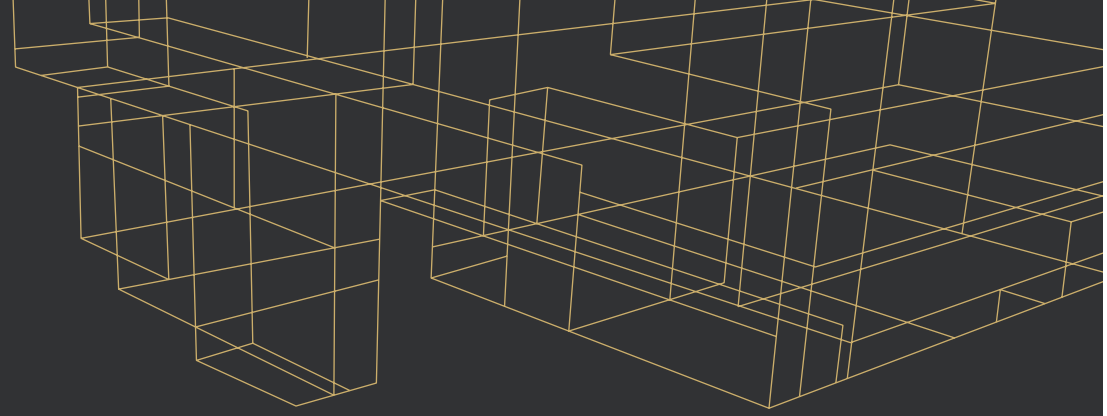

Exclusively Listed by
The Gellner Team

PARKER KSIDAKIS
First Vice President
206.708.9420
parker.ksidakis@kidder.com

DAVID GELLNER
Executive Vice President
206.747.4338
david.gellner@kidder.com

MICHELLE PLAFCAN
Client Service Coordinator
503.221.2264
michelle.plafcan@kidder.com

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Kidder Mathews

INVESTMENT SUMMARY

INVESTMENT SUMMARY

Kidder Mathews is pleased to present the opportunity to acquire Bridge Street Plaza, a Starbucks drive-thru anchored shopping center located on the main thoroughfare in Clarkston, Washington. Originally constructed in 2007 and offered at an attractive $344 per square foot, well below replacement cost, this is an excellent opportunity to purchase a high-quality shopping center featuring a rare drive-thru component.

$1,750,000 PRICE	$344 PPSF
6.05% PROFORMA CAP RATE	$105,893 PROFORMA NOI
NNN LEASE TYPE	5,085 RENTABLE SF
78% OCCUPANCY	2007 YEAR BUILT

INVESTMENT HIGHLIGHTS

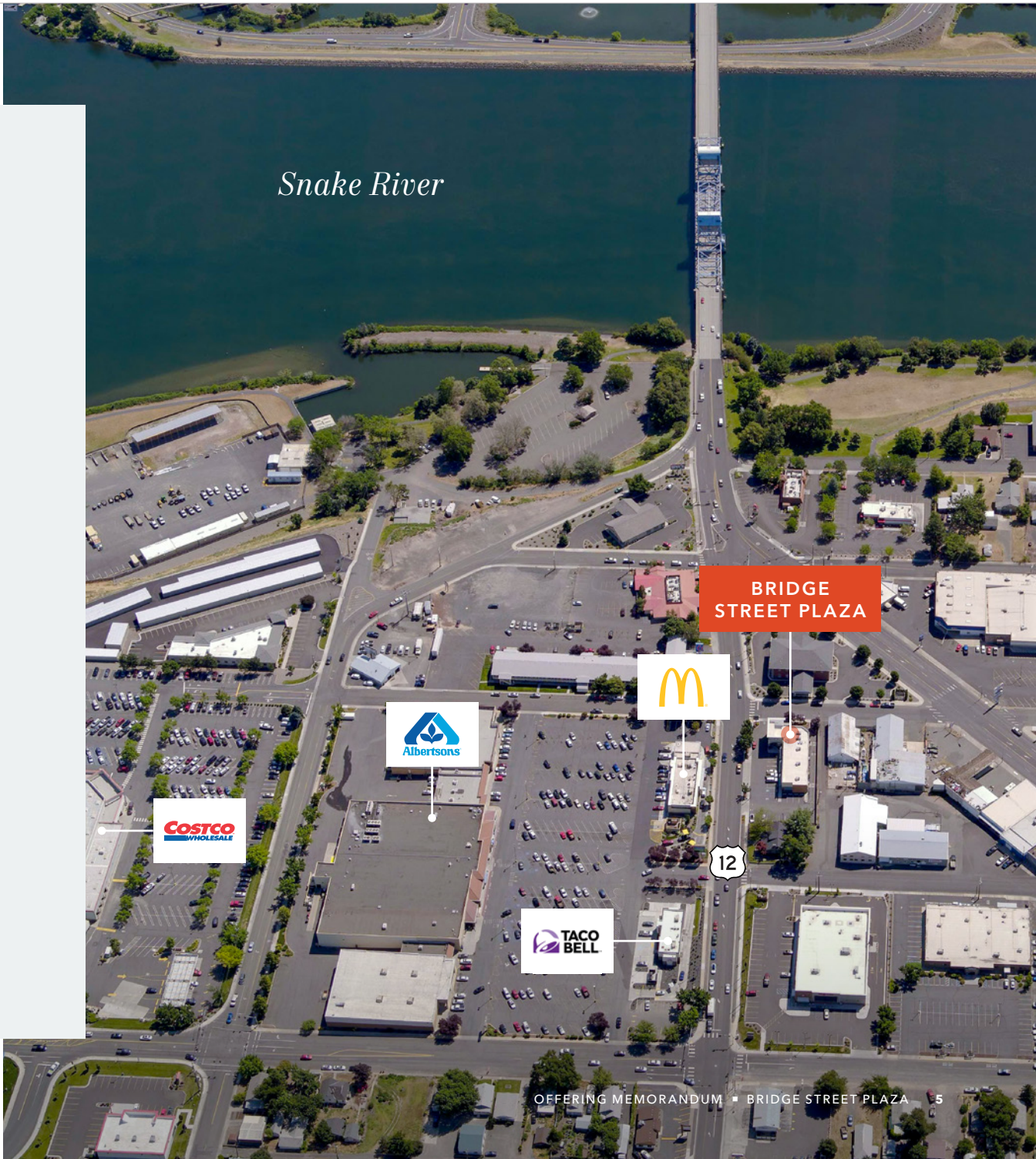
Prominent Starbucks anchor tenant with drive-thru

Offered well below replacement cost at $344 per square foot

High Quality 2007 Construction

Located on the main thoroughfare in Clarkston, WA and directly across from popular Albertsons Grocer

Value-Add or Owner-User opportunity by leasing or occupying current 1,116 sf vacant space



PARCEL

FINANCIALS

Section 02

CASH FLOW SUMMARY

SCHEDULED REVENUE

	Annual	Per SF
Scheduled Base Rent	$106,656	$20.97
Rent Increases During Analysis Period	$0	$0.00
Operating Expense Reimbursement	$31,652	$6.22
Scheduled Gross Revenue	$138,308	$27.20
Effective Gross Revenue (EGR)	**$138,308**	**$27.20**

OPERATING EXPENSES

	Annual	Per SF
Property Taxes	$13,639	$2.68
Insurance	$3,529	$0.69
CAM	$9,164	$1.80
Management Fee (4% of EGR)	$5,320	$1.05
Reserves	$763	$0.15
Total Operating Expenses	$32,414	$6.37
Proforma Net Operating Income	**$105,893**	

$1,750,000
PRICE

6.05%
PROFORMA CAP RATE

$344
PRICE/SF

KIDDER MATHEWS

RENT ROLL

RENT ROLL								RENT DETAILS				
Tenant Name	Notation	Suite	Leased SF	% of NRA	Lease Start	Lease Expiration	Recovery Type	Current Monthly Base Rent	Current Annual PSF Base Rent	Rent Increase Date	Rent Increase Monthly Amount	Renewal Options
Starbucks	1	A	1,750	34.41%	3/1/2007	2/28/2027	NNN	$4,100	$28.11	3/1/2027	$4,387	2x5
										Rent increases at the start of the next		option period
Building Block	2	B	1,045	20.55%	4/1/2024	3/31/2027	NNN	$1,400	$16.08	NA	NA	NA
VACANT (Proforma)		C	1,116	21.95%	TBD	TBD	NNN	$1,488	$16.00	TBD	TBD	TBD
Seller to provide a rent guarantee at closing equal to one year of base rent and CAM expenses												
Great Clips Salon		D	1,174	23.09%	4/1/2010	10/31/2030	NNN	$1,900	$19.42	NA	NA	NA
Totals			**5,085**	**100%**				**$8,888**	**$20.97**		**$4,387**	

NOTATIONS

1. Tenant has the right to terminate the lease after the last day of the fifth full lease year. Tenant must give Landlord 120 day written notice, and pay a $45,000 termination fee

2. Two HVAC services per year are included in current CAM expenses. Max additional HVAC repairs or replacement costs limited to $5,000 max out of pocket to Tenant

OPERATING EXPENSES

	OPERATING EXPENSES (FORECASTED)			REIMBURSEMENTS
	Total	PSF	Notation	Annualized In-Place
Property Taxes	$13,639	$2.68	1	$13,639
Insurance	$3,529	$0.69	2	$3,529
CAM	$9,164	$1.80	2	$9,164
Management Fee	$5,320	$1.05	3	$5,320
Reserves	$763	$0.15	4	$0
Total Expenses	**$32,414**	**$6.37**		**$31,652**

NOTATIONS

1) Per the 2025 Asotin County Tax Assessor

2) Per the 2025 Profit & Loss Report

3) Calculated at 4% of the EGR

4) Calculated at $0.15/SF

REIMBURSEMENTS

Tenant Name	Pro-Rata %	Property Taxes	Insurance	CAM	Management Fee	Notations	Tenant Totals
Starbucks	34.41%	$4,694	$1,215	$3,154	$1,831	1	$10,893
Building Block	20.55%	$2,803	$725	$1,883	$1,093	1	$6,505
VACANT (Rent Guarantee)	21.95%	$2,993	$775	$2,011	$1,167	1	$6,947
Great Clips Salon	23.09%	$3,149	$815	$2,116	$1,228	1	$7,308
Total	**100%**	**$13,639**	**$3,529**	**$9,164**	**$5,320**		**$31,652**

NOTATIONS

1) Tenant operates on a NNN lease structure

LOCATION OVERVIEW

Section 03

CLARKSTON, WA

Clarkston, Washington is a stable and well-positioned regional market located in southeastern Washington, directly across the Snake River from Lewiston, Idaho, together forming the Lewis-Clark Valley.

The area serves as an important commercial, medical, and retail hub for a broad trade area extending across Asotin County, Nez Perce County, and surrounding rural communities.

Clarkston benefits from its strategic location at the confluence of the Snake and Clearwater Rivers, providing access to barge transportation via the Port of Clarkston, one of the furthest inland seaports on the West Coast. The region is supported by a diversified economic base that includes healthcare, education, government services, agriculture, food processing, manufacturing, and transportation, contributing to long-term market stability.

The local retail corridor is anchored by national and regional tenants along Bridge Street, 5th Street, and 13th Street, with strong daily-needs demand driven by both Clarkston residents and cross-river traffic from Lewiston. Major employers in the immediate area include Tri-State Memorial Hospital, St. Joseph Regional Medical Center, Lewis-Clark State College, and the Port of Clarkston, providing a consistent employment base.

Snake River
BRIDGE STREET PLAZA
12
Walmart
COSTCO WHOLESALE
Albertsons
DOLLAR TREE
SUBWAY
TacoTime
Tires LES SCHWAB
BASKIN ROBBINS
DUTCH BROS
TACO BELL
Arby's
PAPA MURPHY'S
Clarkston
WASHINGTON
Snake River
IDAHO
ST. JOSEPH
LEWIS CLARK

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