



ICONIC BREWING & WINE BAR

2470 Henderson Loop, Richland, WA

INVESTMENT OVERVIEW | 2470 HENDERSON LOOP, RICHLAND, WA 99354

Iconic Brewing and Southern Cross Winery present a rare opportunity to acquire a purpose-built hospitality and beverage production facility together with fee-simple real estate in one of the Tri-Cities' fastest-growing commercial corridors. Located at 2470 Henderson Loop in Richland, Washington, the offering includes a 5,754-square-foot facility on 2.08 acres, combining a modern operating platform with long-term real estate ownership. Completed in 2021, the property was specifically designed for integrated brewing, winemaking, hospitality, and event operations, significantly reducing the time, capital, and entitlement risk associated with developing a comparable facility.

The property includes a fully equipped 10-barrel brewhouse, estate winery, tasting room, taproom, outdoor event venue, and supporting production infrastructure. Original construction also incorporated rough-ins for a commercial kitchen and expanded second-floor seating, providing a cost-effective opportunity to increase operational capacity without major structural improvements.

Positioned along State Route 240 between central Richland and the expanding Horn Rapids corridor, the property benefits from strong regional accessibility within a market supported by scientific research, healthcare, advanced manufacturing, energy, and wine production. Richland's highly educated workforce, above-average household incomes, and continued population growth provide favorable long-term fundamentals for hospitality and destination-oriented businesses.

This offering combines immediate operational capability with long-term flexibility. A purchaser may continue the existing brewery and winery operations, reposition the business, expand food service and events, or adapt the facility for other compatible uses, subject to applicable approvals. The combination of modern construction, specialized infrastructure, expansion capacity, and underlying land ownership creates a difficult-to-replicate owner/user opportunity positioned to benefit from continued growth throughout the Tri-Cities region.

INVESTMENT HIGHLIGHTS



Purpose-Built Production & Hospitality Asset

A facility designed from the ground up for integrated beverage production, tasting room operations, and event programming, reducing execution risk and replacement complexity.



Replacement Cost Advantage

Acquiring a recently constructed (2021) facility with specialized production equipment and infrastructure would likely cost substantially more and require significant time to replicate than acquiring the existing operation. (Avoid quantifying the replacement premium unless you have supporting estimates.)



Embedded Expansion Capacity

Existing rough-ins for a commercial kitchen and additional seating provide opportunities to expand operations with less capital than a ground-up build.



Owner/User Flexibility

The acquisition combines fee-simple real estate with an established operating platform, allowing a buyer to continue the existing concept, reposition the brand, or adapt the facility to another compatible hospitality use, subject to applicable



Long-Term Land Value

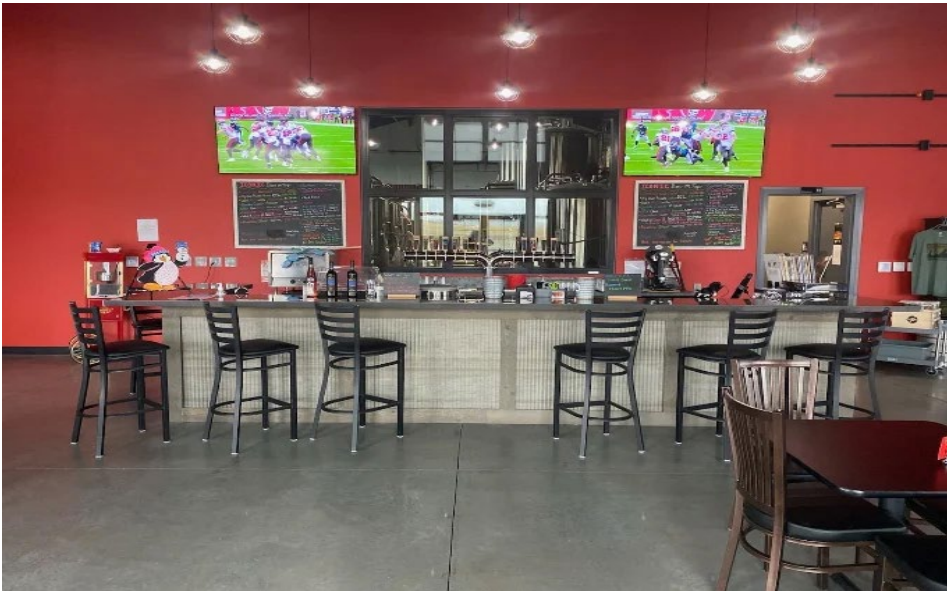
Ownership of approximately 2.08 acres in the expanding Horn Rapids corridor offers value beyond the current business operations, supported by regional population and employment growth.

SITE SUMMARY | 2470 HENDERSON LOOP, RICHLAND, WA 99354

PROPERTY INFORMATION			
Property Type	Brewery / Winery / Hospitality Facility	Investment Type	Owner/User Business + Real Estate
Building Size	5,754 SF	Site Area	2,08 Acres (90,650 SF)
Year Built	2021	Construction Type	Steel with Insulated Metal Siding
Roof Type	Metal	Stories	Partial 2 Story
Power Service	3-Phase	Ceiling Heights	24
Loading/Service Access	2 Grade Level Doors	HVAC	Yes
Fire Sprinkler	Not required	ADA Compliance	Yes
Internet/Fiber Availability	Yes	Parking	17 striped & paved stalls + approximately 35 unstriped & paved
Zoning	MI - Medium Industrial	Parcel Numbers	128084BP5168003, 127083BP5168002
Sale Type	Fee Simple	Occupancy	Owner Occupied

INFRASTRUCTURE INFORMATION			
Maximum Occupancy	195 Persons	Outdoor Seating	75 Seats
Land Coverage (FAR)	0.06	Utilities	City Water, Sewer, Natural Gas, Power
Kitchen Infrastructure	Commercial kitchen rough-ins installed	Expansion Potential	Future Second-floor seating
Furniture, Fixtures & Equipment	Included (subject to inventory)	Brewhouse	10-Barrel Elevated Brewing System
Fermentation Capacity	Six Fermenters	Brite Tanks	Two
Hot Liquor Tank	30-Barrel	Wine Room	Dedicated Tasting Room
Outdoor Amenities	Stamped Concrete Patio, Irrigated Lawn, Food Truck Utility Hookups	Event Infrastructure	Indoor/Outdoor Event Venue
Traffic Counts	11,639 VPD	Highway Frontage	State Route 240

PHOTOS | INTERIOR



PHOTOS | EXTERIOR



PROPERTY AERIAL



LOCATION OVERVIEW



LOCATION OVERVIEW | TRI-CITIES, WA

Tri-Cities, Washington, is a combination of the cities of Kennewick, Pasco, and Richland, but commonly also include West Richland and Burbank, WA. This population center is nestled in Southeastern Washington State near the Oregon border where the Yakima and Snake Rivers join the Columbia River. Tri-Cities is conveniently positioned within a 225-mile radius of the bustling cities of Seattle and Portland, and easily accessible via Interstate 82.

This metropolitan hub, which includes both Benton and Franklin counties, is characterized by a thriving economy, with a median household income that exceeds the national average. The region is also experiencing continuous population growth with an additional 31,400 persons expected in the next five years, a factor that supports a positive trajectory for the local commercial real estate market.

The Tri-Cities area is blessed with a temperate climate and is flanked by the Columbia, Yakima, and Snake rivers, offering a wide range of outdoor activities that contribute to a high quality of life for its inhabitants. It is also known for its exceptional wine terroir due to the Napa Valley-like climate.

Key Features of Tri-Cities, WA

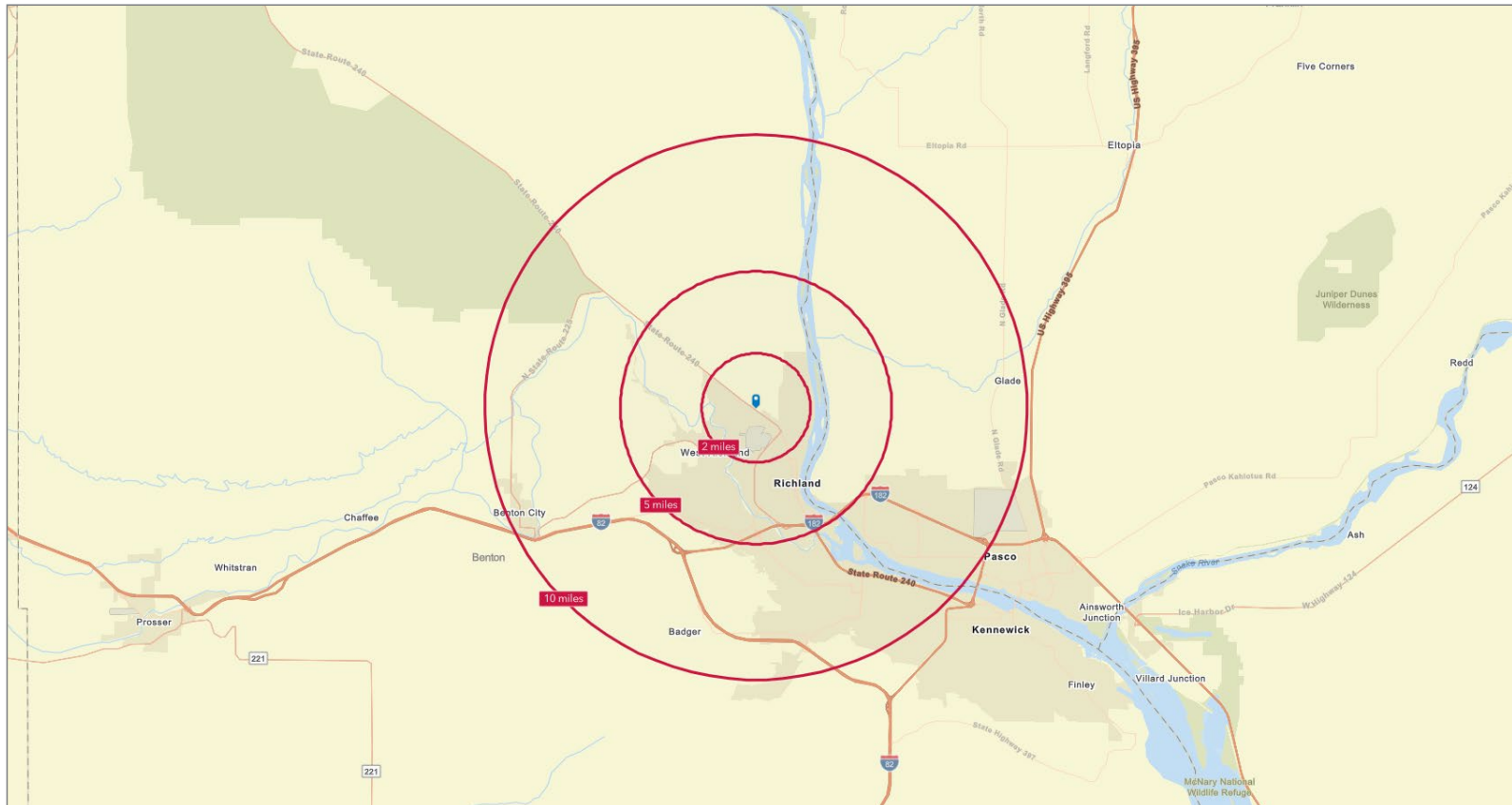
The Department of Energy plays a pivotal role in the local economy, primarily due to the extensive Hanford Site, the Pacific Northwest National Laboratory, and a host of affiliated programs. These institutions draw a diverse pool of highly qualified engineers, scientists, and researchers.

Due to the work at the Hanford site, the area is home to one of the most highly educated workforces in the state. Additionally, the Tri-Cities is home to a number of reputable higher education institutions. These include Washington State University Tri-Cities, Columbia Basin College, Tri-Tech Skills Center, and Charter College, which collectively contribute to the development of an educated workforce.

The region also supports a vibrant agricultural sector, with a variety of crops such as wheat, potatoes, apples, cherries, and grapes flourishing in the conducive climate. Key players in this sector include Lam Weston, Tyson Foods, and Broetje Orchards.



DEMOGRAPHICS | SNOHOMISH, WA

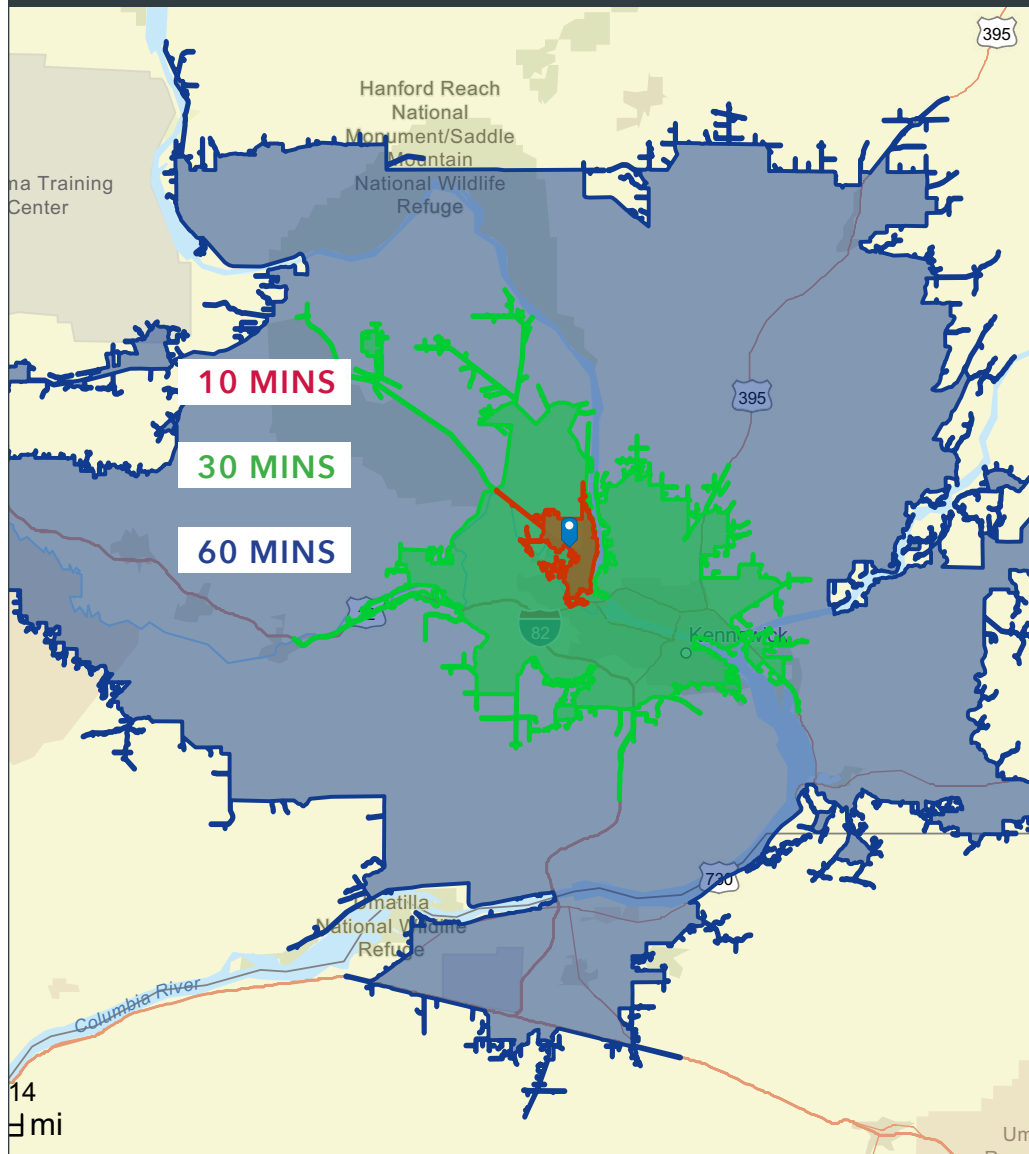


POPULATION	2 MILES	5 MILES	10 MILES
2020 Population	13,637	58,239	175,574
2026 Population	15,445	65,425	193,732
2031 Pop. Projection	16,348	69,158	205,106
2026 Median Age	40.9	37.7	37.7

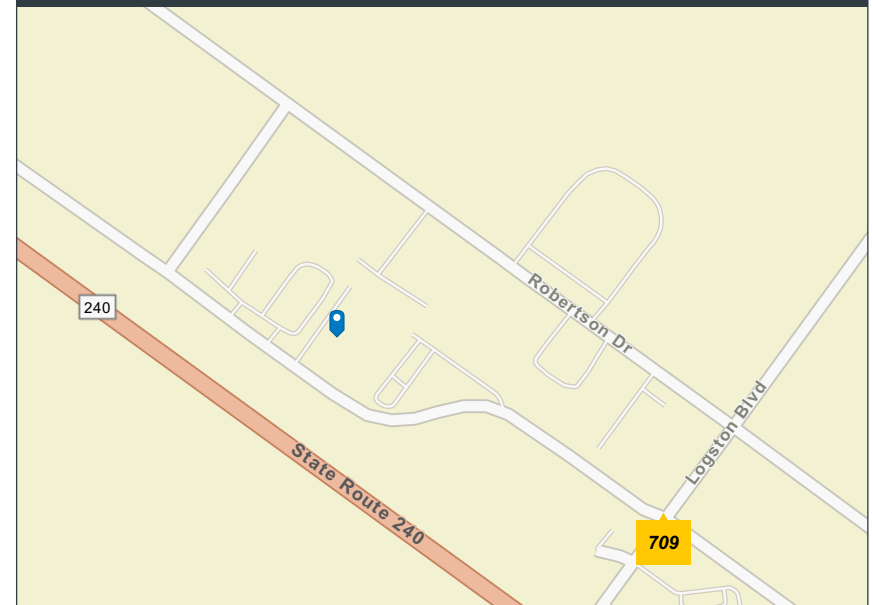
HOUSEHOLDS	2 MILES	5 MILES	10 MILES
Total Households	6,572	25,372	71,739
Average HH Size	2.35	2.57	2.7
Average HH Income	\$122,624	\$103,595	\$102,579
Daytime Population	17,400	77,300	191,000

DRIVE TIME & TRAFFIC COUNTS | 701 2ND STREET, SNOHOMISH, WA

DRIVE TIME



TRAFFIC COUNTS



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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ASSOCIATES

2470 HENDERSON LOOP, RICHLAND, WA | OFFERING MEMORANDUM