



Offering Memorandum

Downtown Dayton Historic Building

211 E MAIN ST, DAYTON, WA 99328

PRESENTED BY:

ROB ELLSWORTH, CCIM

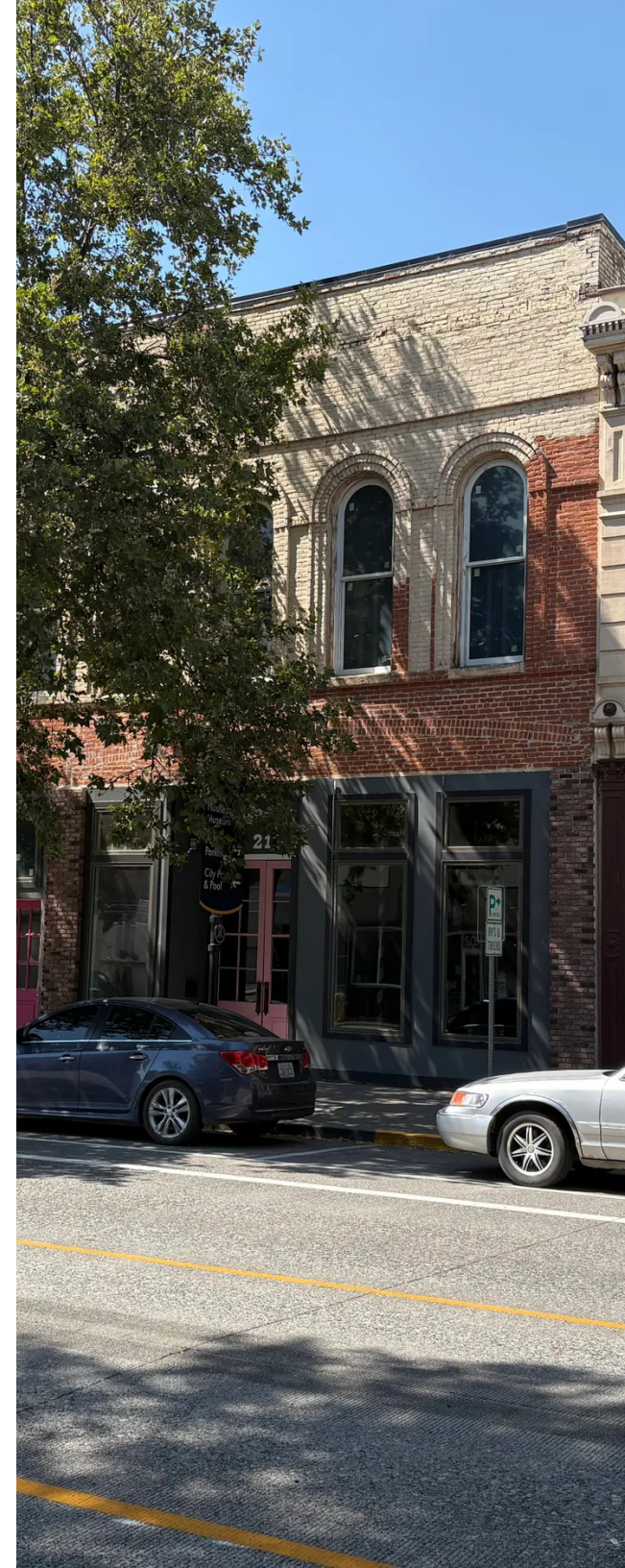
O: 509.430.2378

rob.ellsworth@svn.com

WA #17790

TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	4
Property Highlights	5
Property Photos	6
LOCATION INFORMATION	7
Location Description	8
Regional Map	9
Aerial Map	10
DEMOGRAPHICS	11
Demographics Map & Report	12
1 Mile InfoGraphics	13
3 Mile InfoGraphics	14
5 Mile InfoGraphics	15
Disclaimer	16





Property Information

PROPERTY SUMMARY

DOWNTOWN DAYTON HISTORIC BUILDING

211 E MAIN ST
DAYTON, WA 99328

OFFERING SUMMARY

SALE PRICE:	\$300,000
BUILDING SIZE:	14,800 SF
LOT SIZE:	4,148 SF
PRICE / SF:	\$20.27

PROPERTY SUMMARY

This historic building offers a versatile combination of retail, office, residential, and storage space. The 7,400-square-foot main floor is fully finished and move-in ready, featuring an open retail area at the front and additional space in the rear that is well suited for a residence, private offices, or support space. The rear of the building provides convenient alley access along with an overhead door for deliveries and loading. A 4,440-square-foot basement is fully paved and provides ample room for inventory, storage, and stocking. The 2,960-square-foot upper level has its own separate entrance and offers significant value-add potential, with the flexibility to be renovated into residential units, offices, or other compatible uses.



PROPERTY HIGHLIGHTS



VIDEO

PROPERTY HIGHLIGHTS

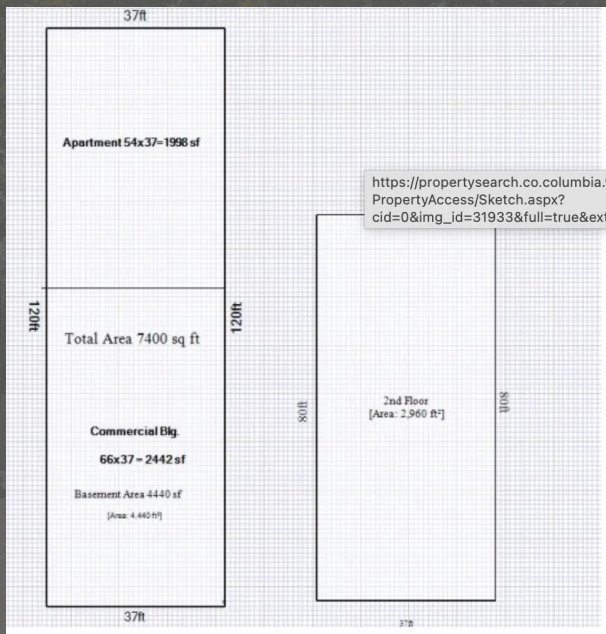
- 14,800 SF
- 7,400 SF Main Floor
- Main Street Frontage
- Zoned Commercial

OFFERING SUMMARY

SALE PRICE:	\$300,000
LOT SIZE:	4,148 SF
BUILDING SIZE:	14,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	20	83	279
TOTAL POPULATION	41	162	548
AVERAGE HH INCOME	\$95,593	\$88,199	\$87,920

PROPERTY PHOTOS





Location Information

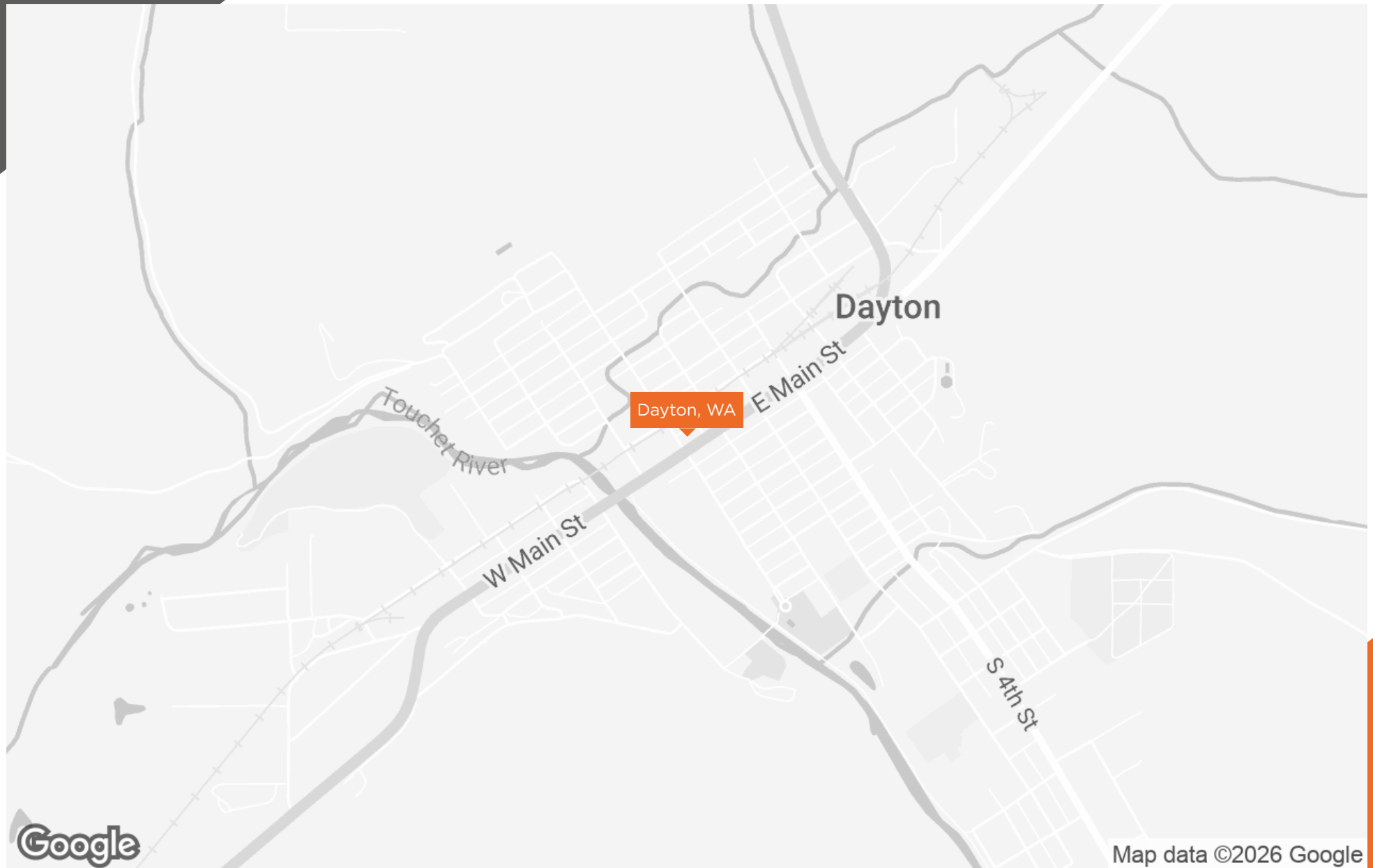
LOCATION DESCRIPTION

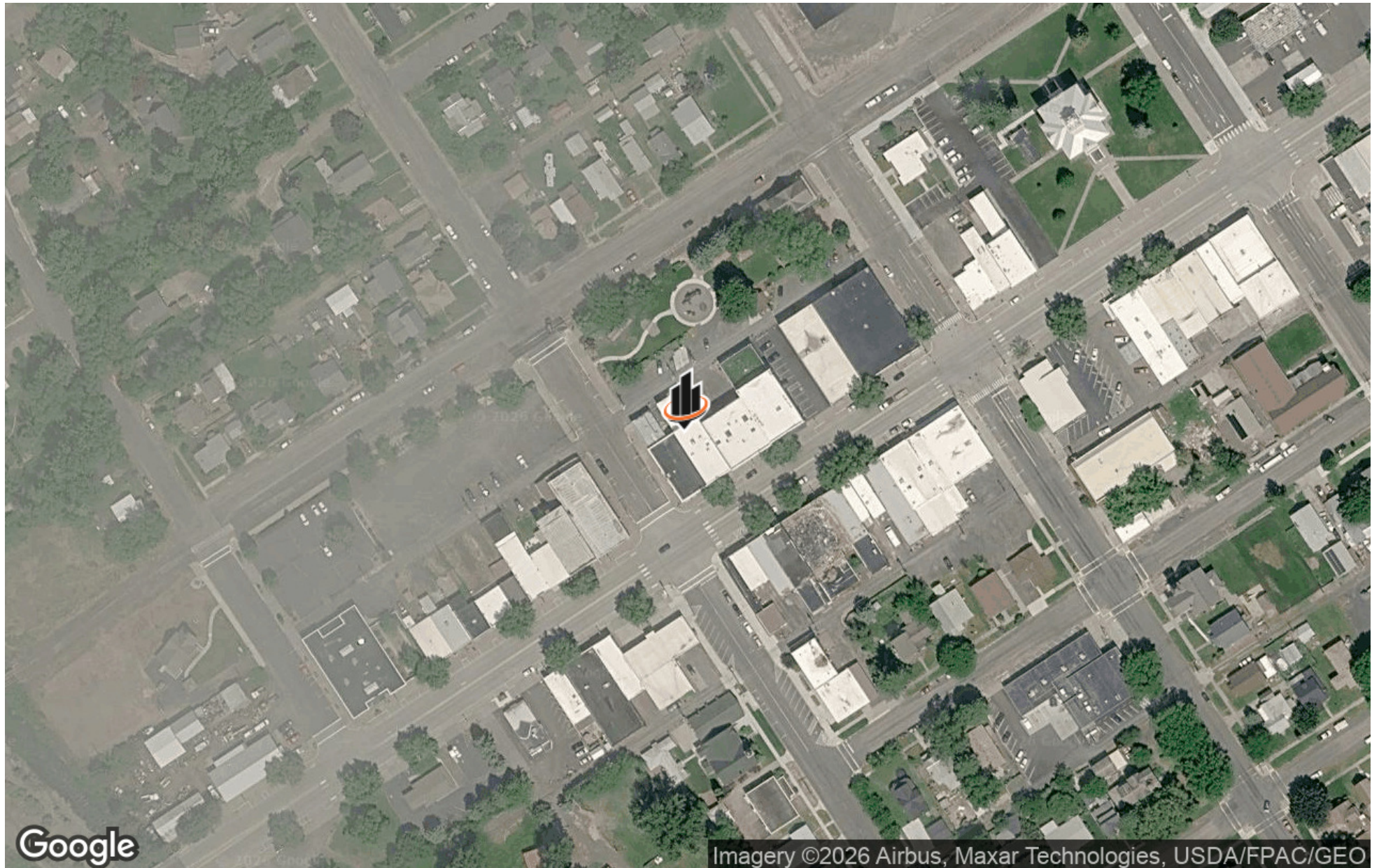
This building is ideally situated in the heart of downtown Dayton, just one block from City Hall and the County Courthouse. Located along Main Street, which also serves as Highway 12, the property benefits from excellent visibility and exposure along a key corridor for both local residents and regional travelers.

Dayton, Washington, is a historic and welcoming community located in the heart of the Touchet Valley in southeastern Washington. As the county seat of Columbia County, Dayton serves as an important hub for the surrounding agricultural region and is conveniently positioned along U.S. Highway 12 between the Tri-Cities and Walla Walla to the west and Lewiston and Clarkston to the east. The city features a well-preserved and active downtown, historic architecture, local shops and restaurants, and a strong sense of community. Surrounded by productive farmland and within easy reach of the Blue Mountains, Dayton combines small-town character with regional accessibility, making it an attractive location for residents, businesses, and visitors.



REGIONAL MAP





Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO



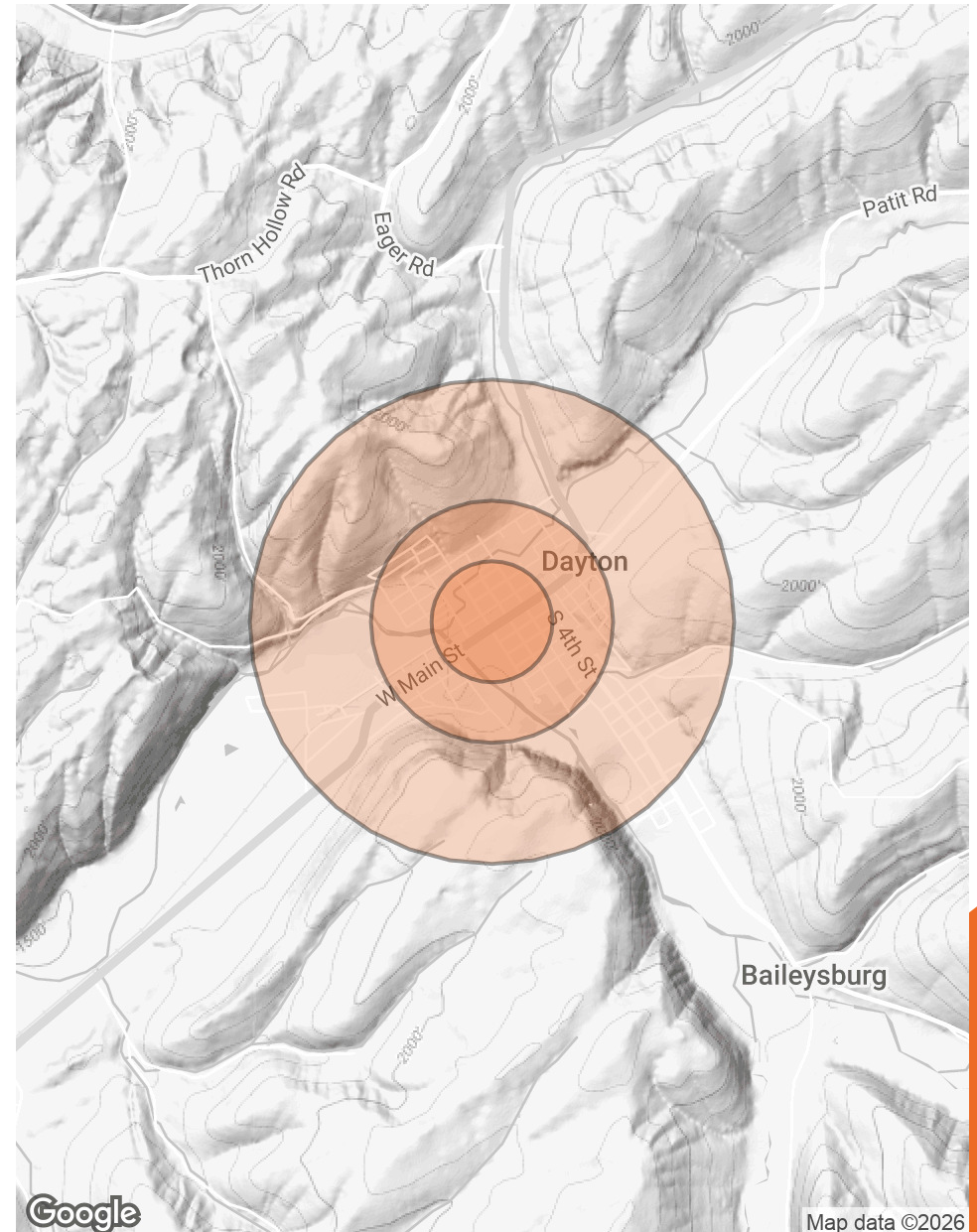
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	41	162	548
AVERAGE AGE	56	54.3	53.6
AVERAGE AGE (MALE)	55.3	53.4	52.4
AVERAGE AGE (FEMALE)	56.3	54.6	54

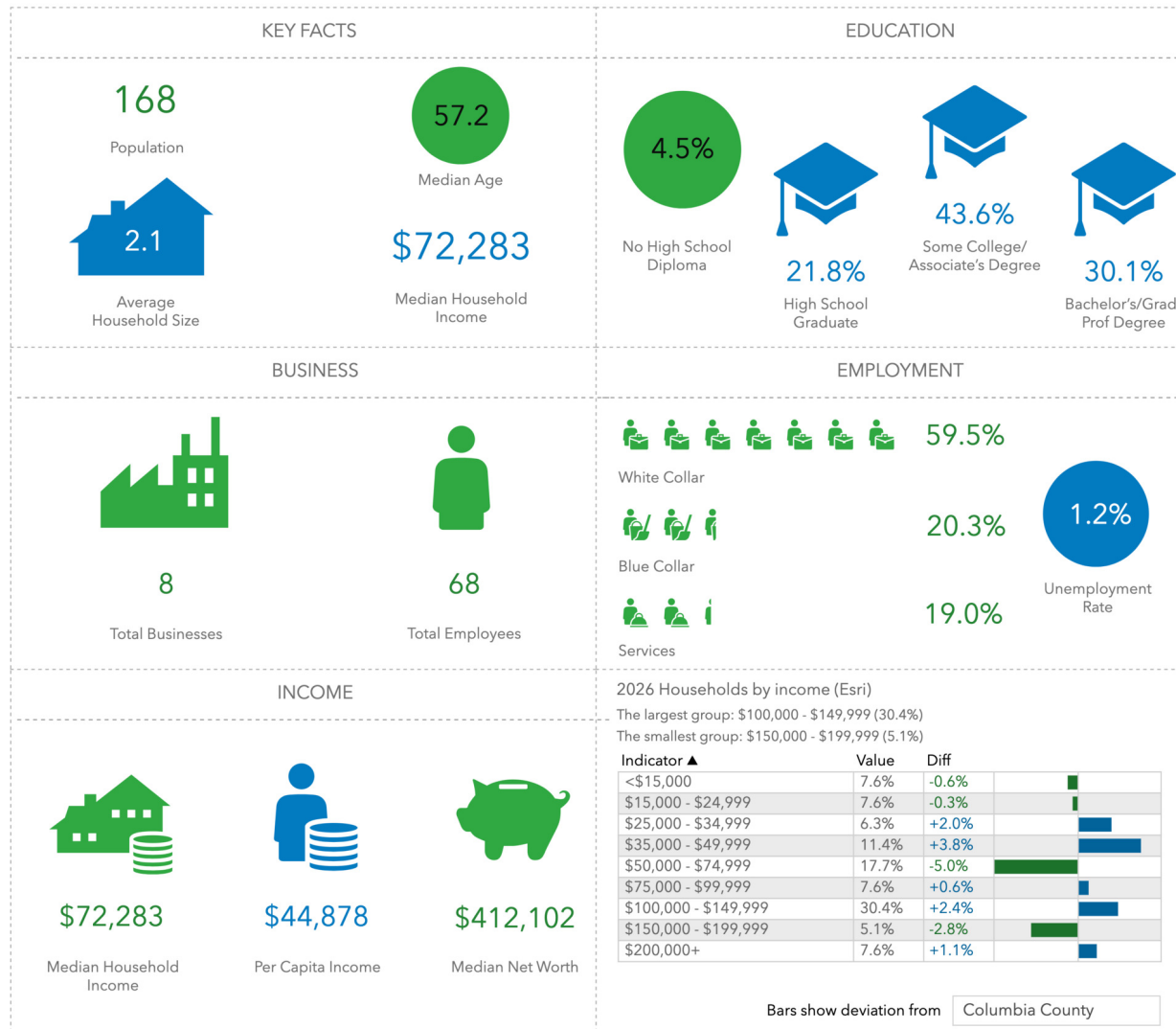
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	20	83	279
# OF PERSONS PER HH	2.1	2	2
AVERAGE HH INCOME	\$95,593	\$88,199	\$87,920
AVERAGE HOUSE VALUE	\$209,187	\$202,040	\$204,681

2023 American Community Survey (ACS)



Key Facts

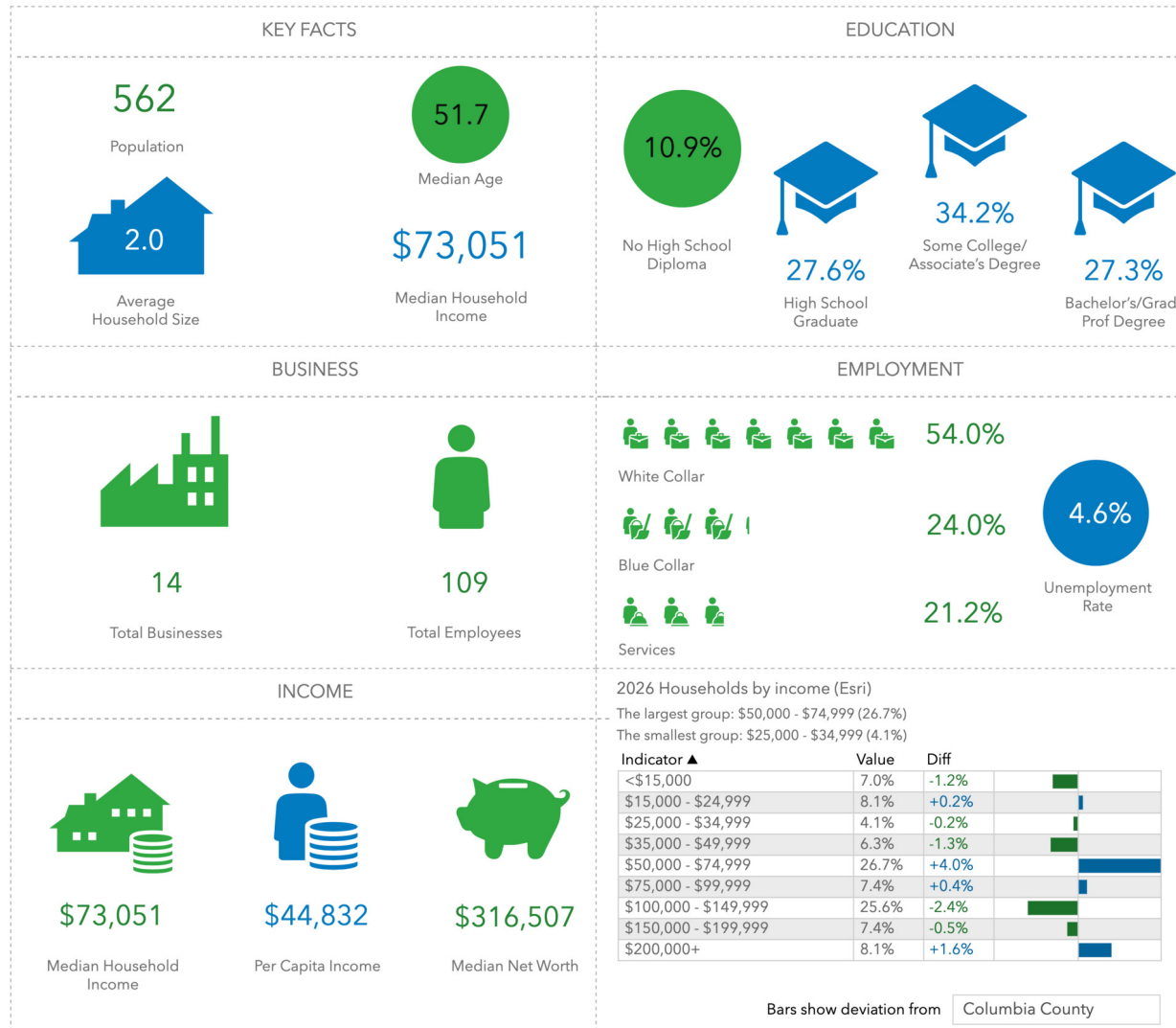
211 E Main St, Dayton, Washington, 99328
Ring band of 3 - 5 miles



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Key Facts

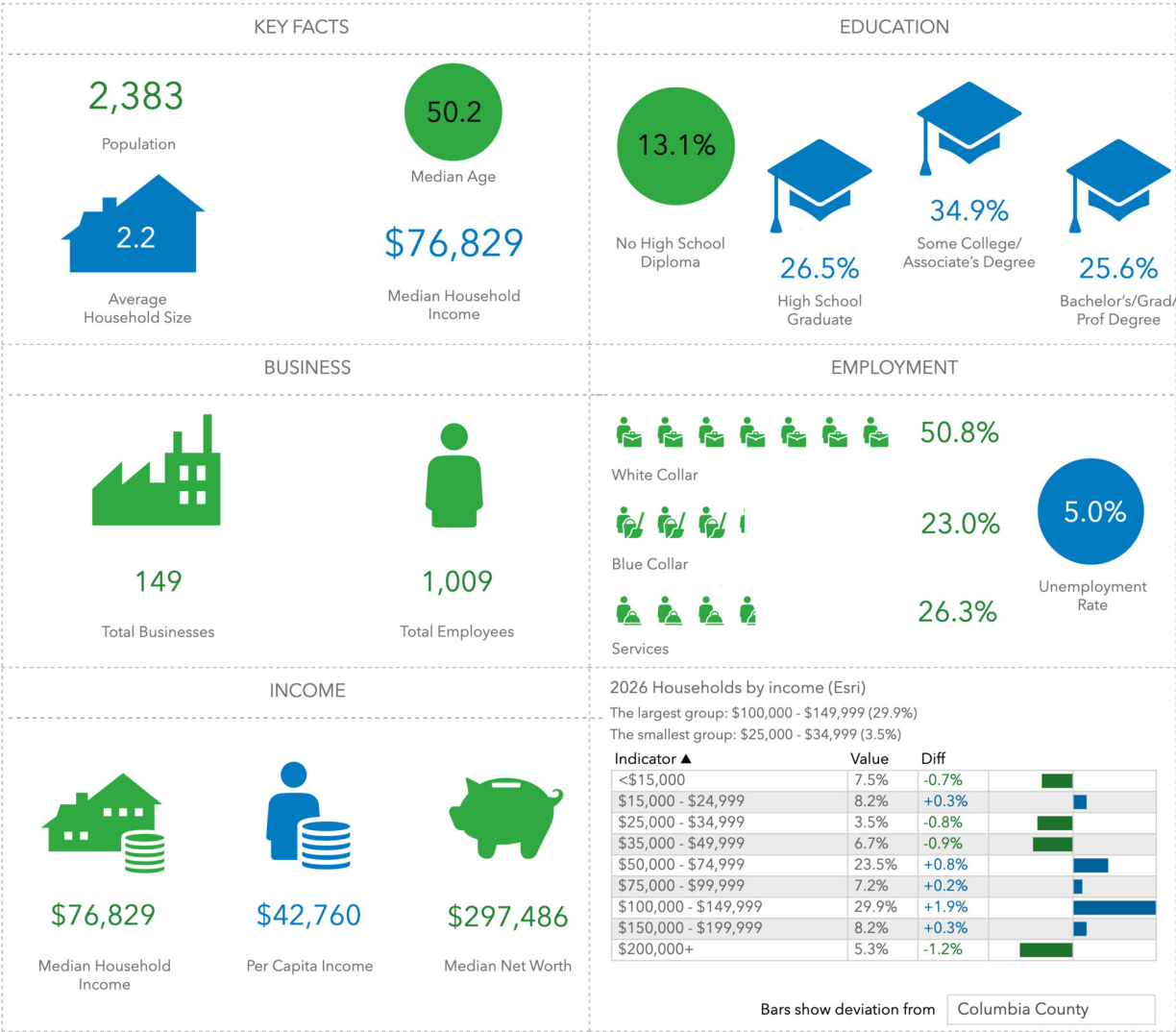
211 E Main St, Dayton, Washington, 99328
Ring band of 1 - 3 miles



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Key Facts

211 E Main St, Dayton, Washington, 99328
Ring band of 0 - 1 miles



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

329 N. KELLOGG
KENNEWICK, WA 99336



SVNRETTETRANDCOMPANY.COM