

OFFERING MEMORANDUM
**Uptown Shopping
Center**

**GEORGE WASHINGTON WAY & JADWIN
AVENUE**

Richland, WA 99352

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SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,250.00 - 9,500.00 per month (MG)
AVAILABLE SF:	2,040 - 10,340 SF
YEAR BUILT:	1950 - 1963
ZONING:	Central Business District

PROPERTY OVERVIEW

Multiple spaces available for lease in the highly sought after Uptown Shopping Center. Two of these spaces have been home to well known local establishments: the Towne Crier and Ray's Golden Lion. Many spaces include restaurant equipment and infrastructure.

PROPERTY HIGHLIGHTS

- Uptown Shopping Center
- Multiple Spaces For Lease
- George Washington Way and Jadwin Frontage Available
- Established Locations

LEASE SPACES



AVAILABLE SPACES SUITE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1319 G Way	4,080 SF	Modified Gross	\$4,250 per month
1325 George Washington Way	2,040 SF	Modified Gross	\$2,250 per month
1353 George Washington Way	10,340 SF	Modified Gross	\$9,500 per month
1380 Jadwin Ave	2,688 SF	Modified Gross	\$2,700 per month
1422 Jadwin Ave	4,500 SF	Modified Gross	\$5,700 per month

PROPERTY DESCRIPTION



ZONING

The property is zoned CENTRAL BUSINESS DISTRICT (CBD), which is defined in the city of Richland Municipal Code, Chapter 23.22.020 as:

The central business district (CBD) is a special mixed use zoning classification designed to encourage the transformation of the central business district from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The central business district is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements.

LOCATION DESCRIPTION

These spaces are all located within the Uptown Shopping Center, which is in the heart of Richland. The Uptown offers a mix of well established retailers and has frontage on both George Washington Way and Jadwin Ave. This is the location of many well known and long running retailers such as the Spudnut Donut Shop, Octopus Garden Gift Shop, Woo's Teriyaki, Lee's Tahitian, the Uptown Tavern and many others.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

ADDITIONAL PHOTOS





SECTION 2
Location
Information



REGIONAL MAP



LOCATION MAP



AERIAL MAP



SECTION 3
Demographics



DEMOGRAPHICS MAP & REPORT

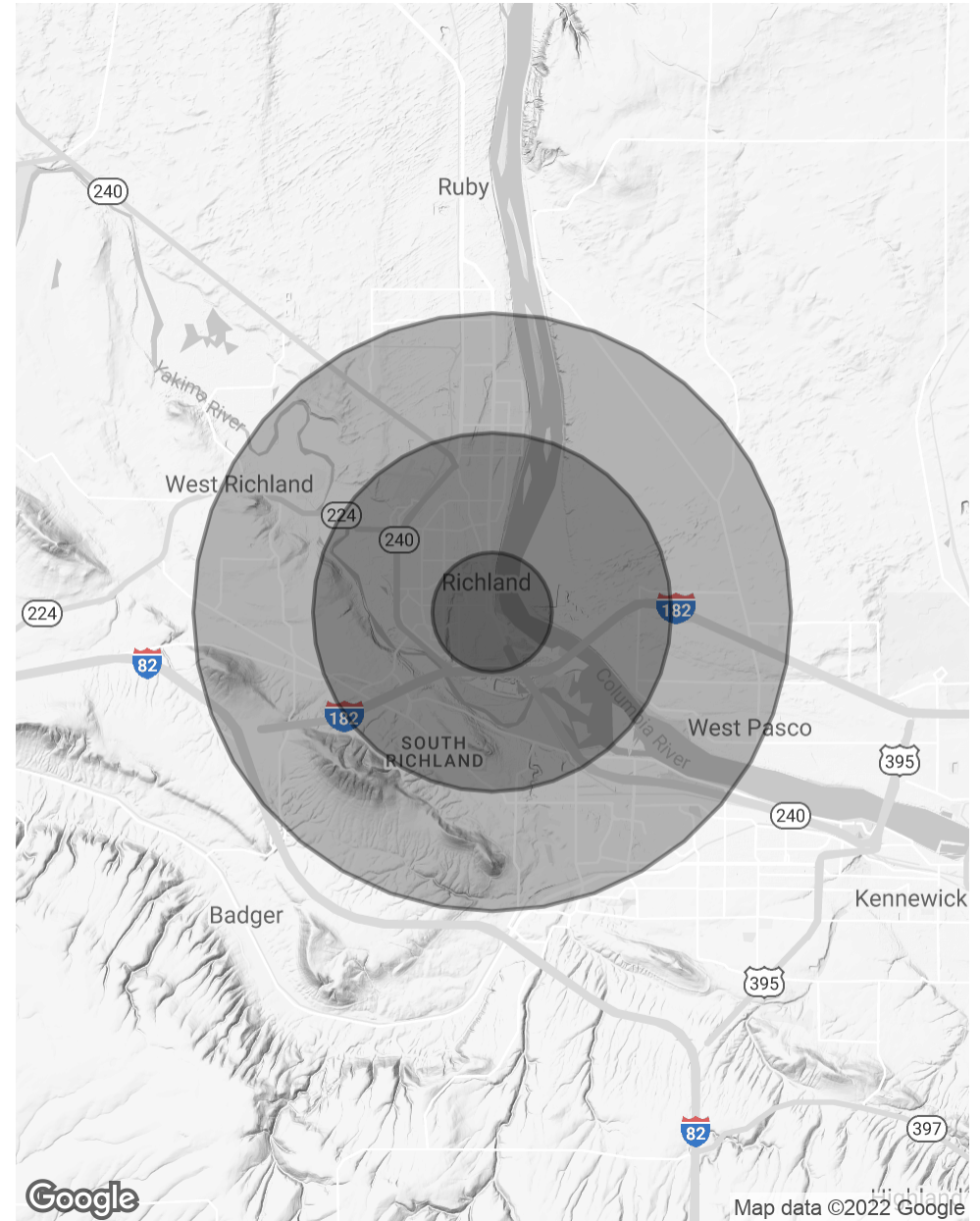
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,800	38,384	79,104
AVERAGE AGE	33.8	34.5	36.6
AVERAGE AGE (MALE)	33.0	34.1	36.5
AVERAGE AGE (FEMALE)	34.4	35.0	36.9

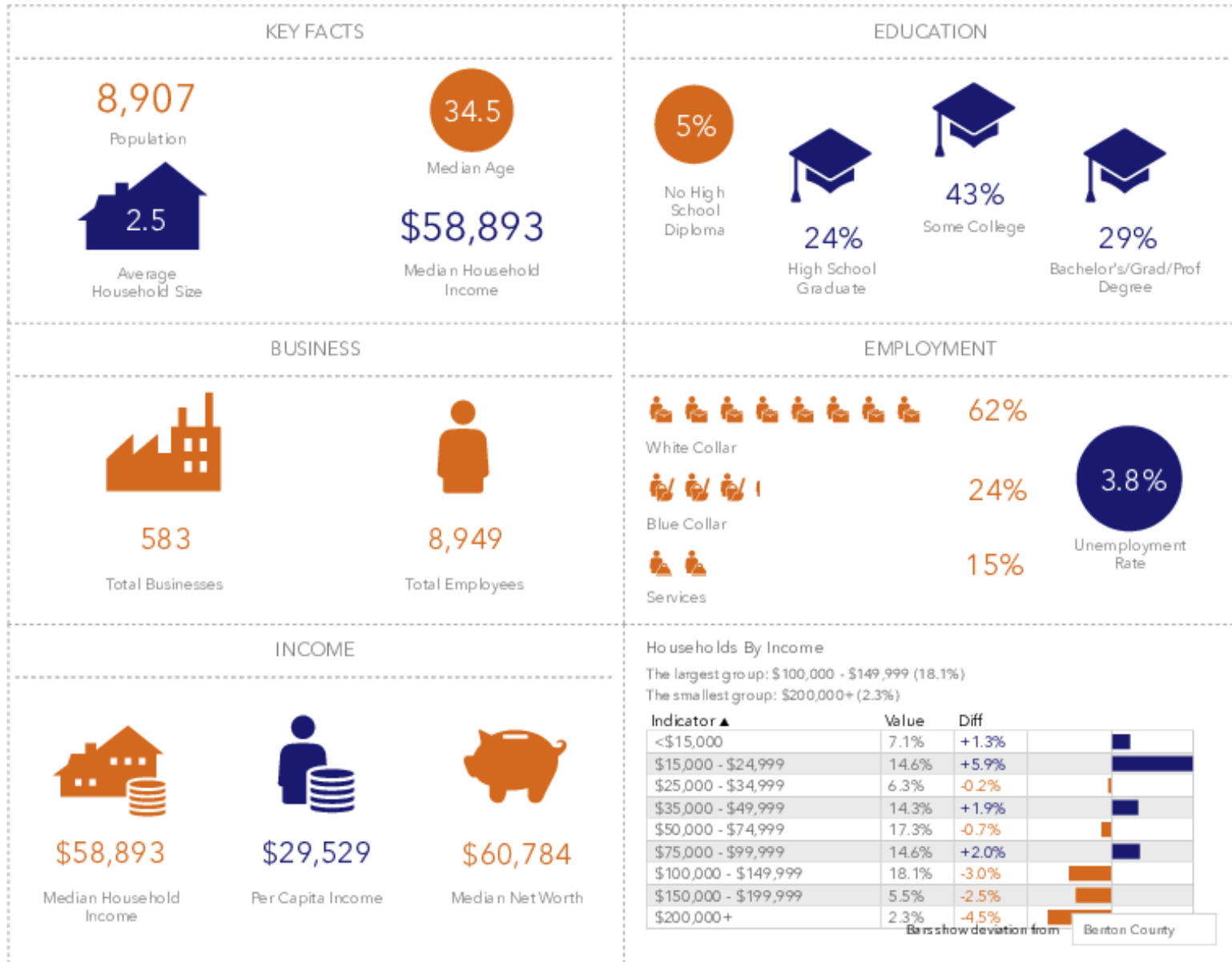
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,207	15,162	30,485
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$69,042	\$68,578	\$80,259
AVERAGE HOUSE VALUE	\$239,169	\$186,204	\$218,061

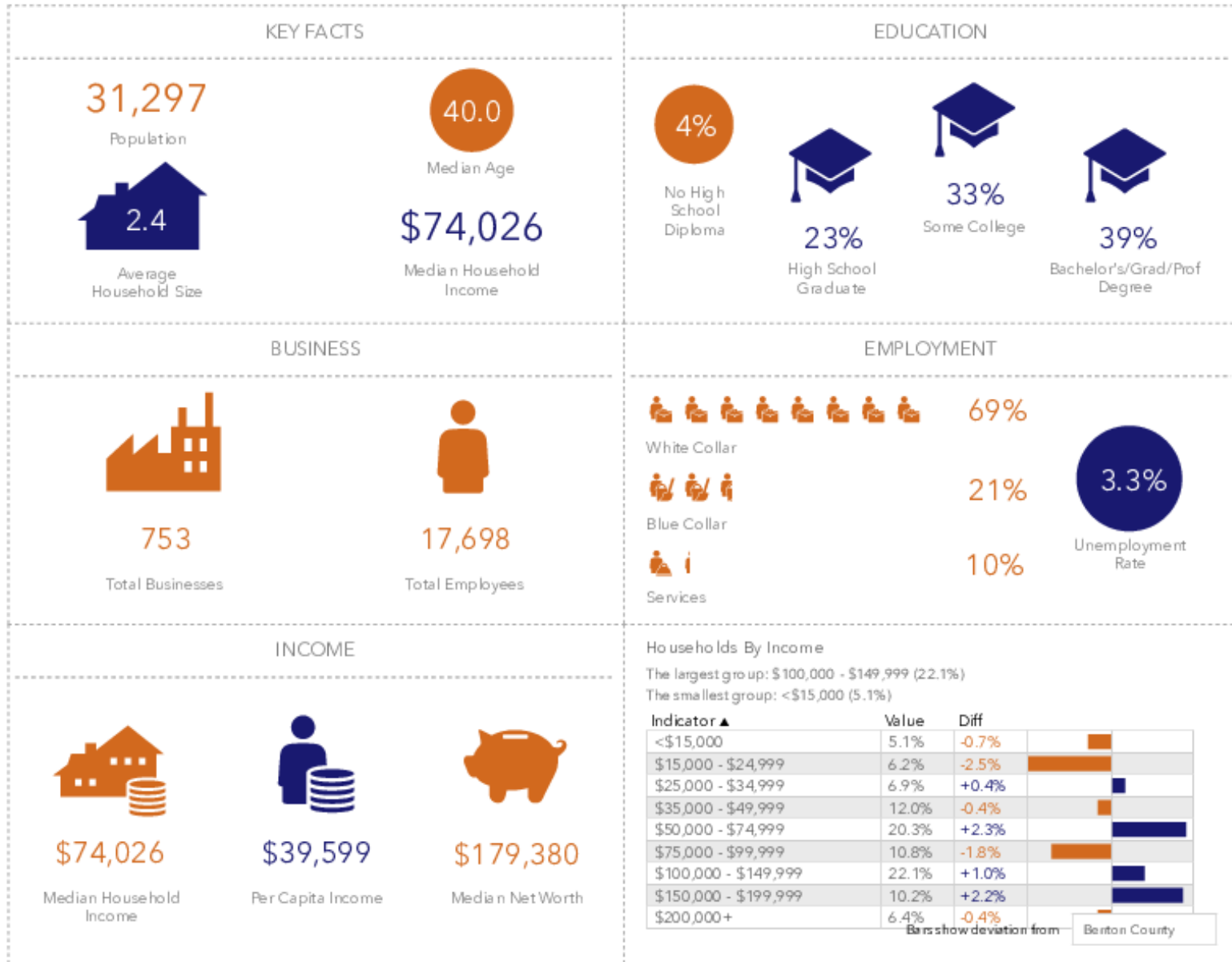
* Demographic data derived from 2010 US Census



1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS

