



OFFERING MEMORANDUM

Thayer Drive Retail Plaza

1217 THAYER DR
Richland, WA 99352

PRESENTED BY:

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SECTION 1
Property
Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$965,000
LOT SIZE:	0.91 Acres
BUILDING SIZE:	5,181 SF
NOI:	\$74,365.00
CAP RATE:	7.71%

PROPERTY DESCRIPTION

This fully occupied neighborhood retail center offers a strong and diverse tenant mix along with an established operating history. Current tenants include a coffee stand, a preschool, and a live fish wholesaler. The property features an expansive parking lot, providing ample convenience for customers and staff. This presents an excellent opportunity for a stable, passive investment.

PROPERTY HIGHLIGHTS

- Fully Occupied
- Strong Tenants
- Thayer Frontage
- 7.71% Cap Rate

PROPERTY DESCRIPTION



ZONING

The property is zoned Neighborhood Retail Business Use District (C-1), which is defined in the city of Richland Municipal Code, Chapter 23.22.010 as:

The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

LOCATION DESCRIPTION

This retail strip center is located in a densely populated area of Richland, offering frontage along Thayer Drive and adjacent to Rodney Block Park on the west side. The property benefits from steady daily traffic and provides convenient access to both the George Washington Way corridor and the Bypass Highway.

Richland, Washington is a vibrant riverfront community located along the Columbia River in southeastern Washington and is one of the three Tri-Cities. Known for its strong scientific legacy, beautiful parks, and high quality of life, Richland blends innovation, recreation, and small-town charm.

The city is home to the Pacific Northwest National Laboratory and has deep roots tied to the Hanford Site, giving it a long-standing reputation as a center for research, energy, and technology. Today, Richland continues to attract professionals in science, engineering, healthcare, and education.

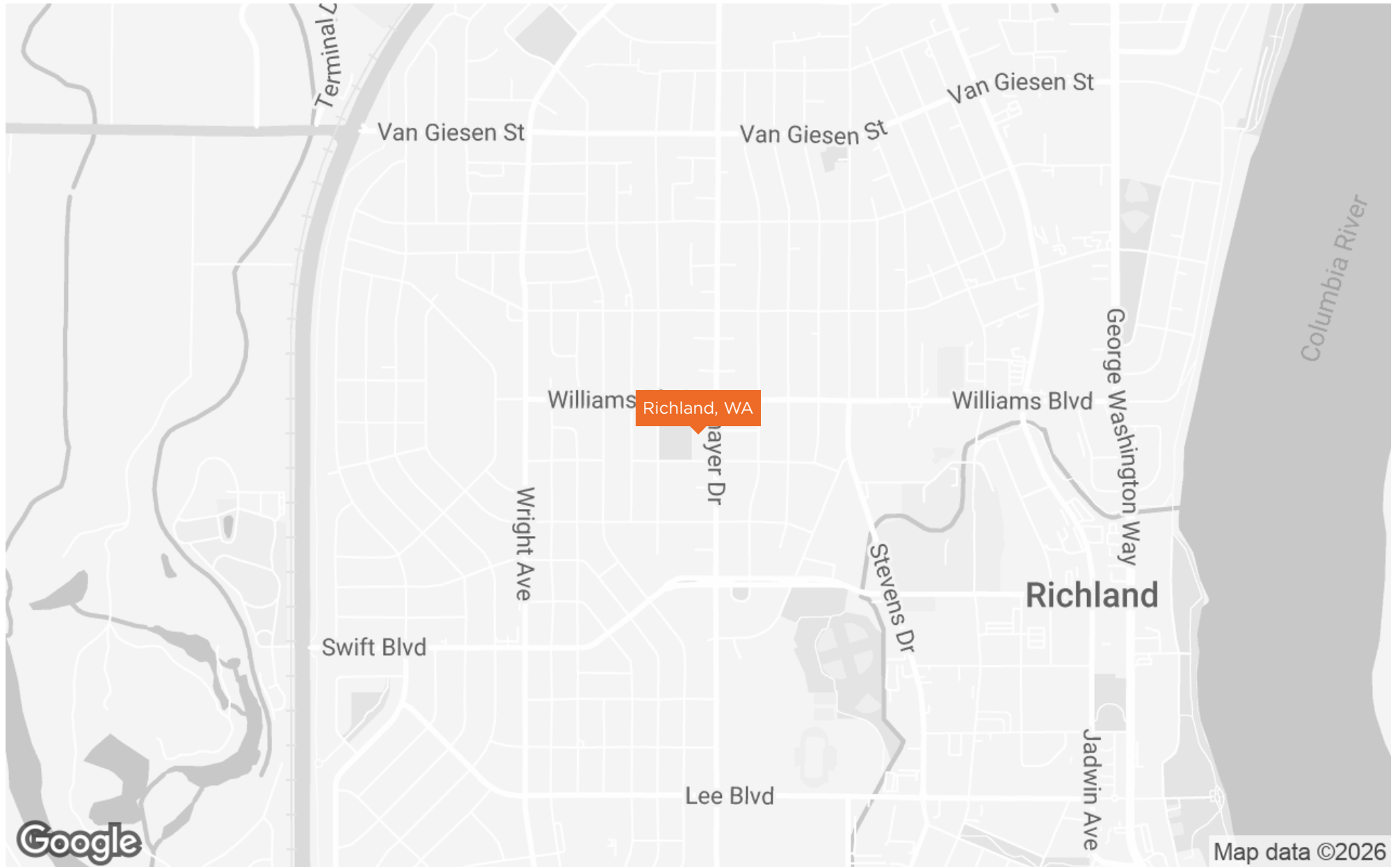
Howard Amon Park anchors the city's scenic waterfront, offering expansive green space, walking and biking trails, playgrounds, and community events with sweeping river views. The surrounding area features wineries, golf courses, and access to hiking and water recreation, all enhanced by the region's abundant sunshine.

With well-planned neighborhoods, highly regarded schools, and a growing commercial base, Richland offers a balanced lifestyle—combining economic opportunity, outdoor living, and a welcoming community atmosphere.

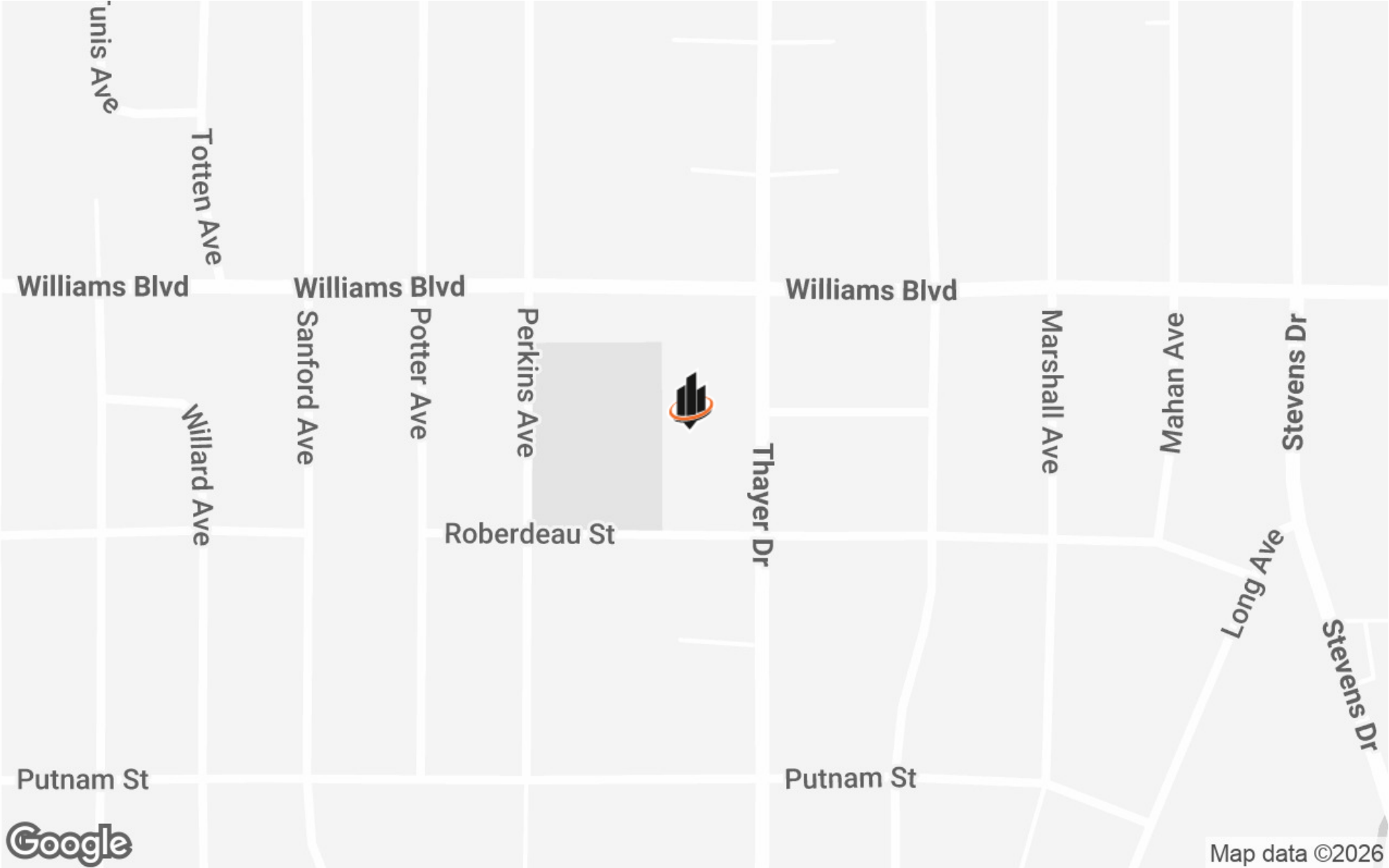
An aerial photograph of a property featuring a long, single-story blue building with a grey roof. The building has several windows and doors, some with decorative white panels. In front of the building is a large asphalt parking lot with white parking lines. A silver SUV is parked in the bottom left corner of the lot. To the right of the main building is a small, green, two-story structure with a red roof and orange accents, which appears to be a food stand or kiosk. The background shows a residential neighborhood with houses and trees, and distant hills under a cloudy sky.

SECTION 2
Location
Information

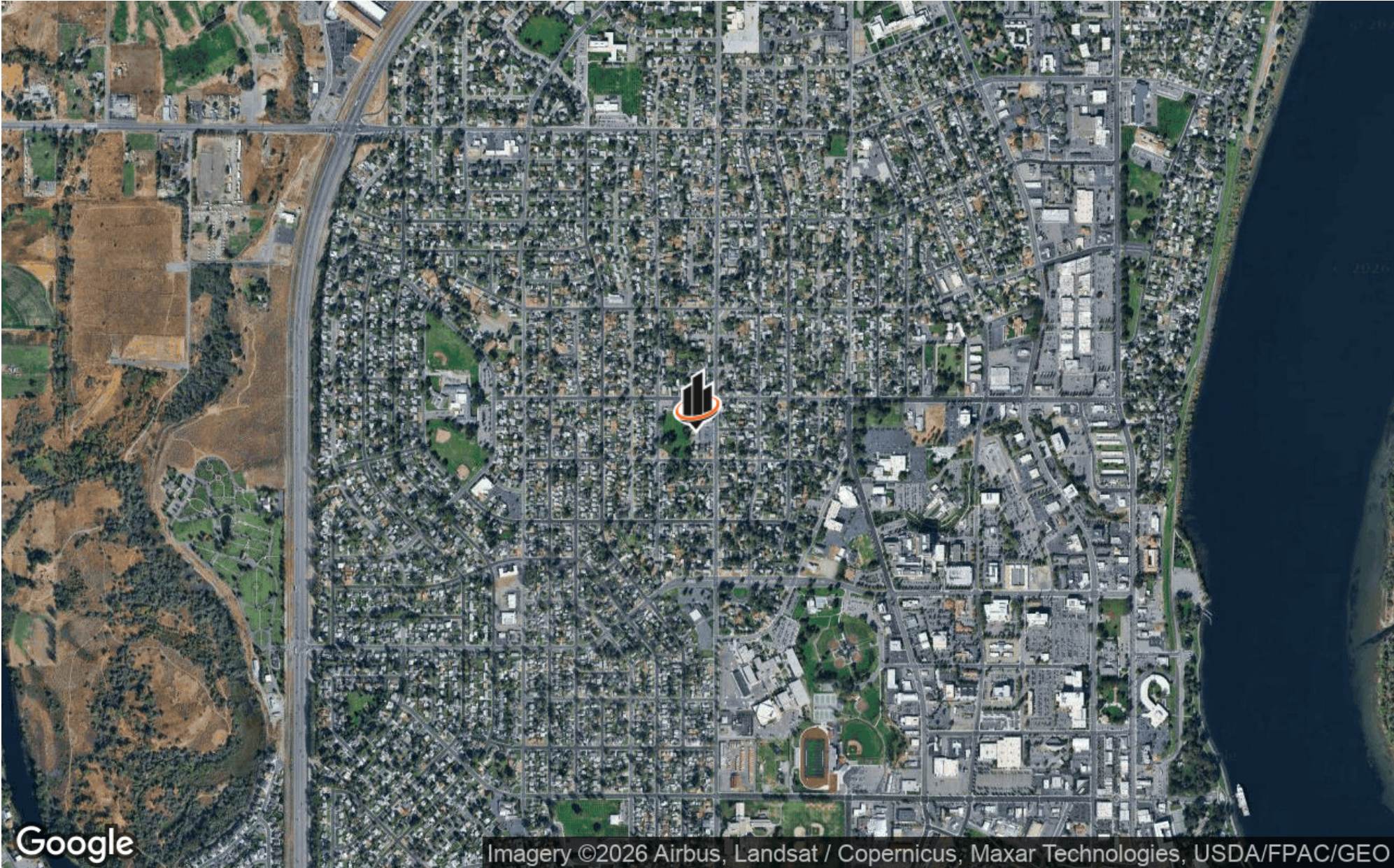
REGIONAL MAP



LOCATION MAP



AERIAL MAP



SECTION 3
Financial
Analysis



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$965,000
PRICE PER SF	\$186
GRM	12.15
CAP RATE	7.71%
CASH-ON-CASH RETURN (YR 1)	7.71%
TOTAL RETURN (YR 1)	\$74,365

OPERATING DATA

GROSS SCHEDULED INCOME	\$79,392
OPERATING EXPENSES	\$5,027
NET OPERATING INCOME	\$74,365

INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST	\$0
GROSS INCOME	\$79,392

EXPENSES SUMMARY

PROPERTY TAX	\$3,627
PROPERTY INSURANCE	\$1,400
OPERATING EXPENSES	\$5,027
NET OPERATING INCOME	\$74,365

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1215	Kyco LLC	4,091 SF	78.96%	\$14.42	\$58,992.58	4.1.22	4.30.27
1217	Fish Wholesale	1,089 SF	21.02%	\$12.12	\$13,200.00	-	-
Coffee Stand	-	1 SF	0.02%	\$7,200.00	\$7,200.00	-	-
TOTALS		5,181 SF	100%	\$7,226.54	\$79,392.58		
AVERAGES		1,727 SF	33.33%	\$2,408.85	\$26,464.19		



SECTION 4
Sale
Comparables

An aerial photograph of a commercial property featuring a long, single-story blue building with a grey roof and a large asphalt parking lot. A small green and orange kiosk is situated in the lower right of the parking lot. A white SUV is parked on the left. In the background, there are trees and distant hills under a cloudy sky. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 5
Demographics

DEMOGRAPHICS MAP & REPORT

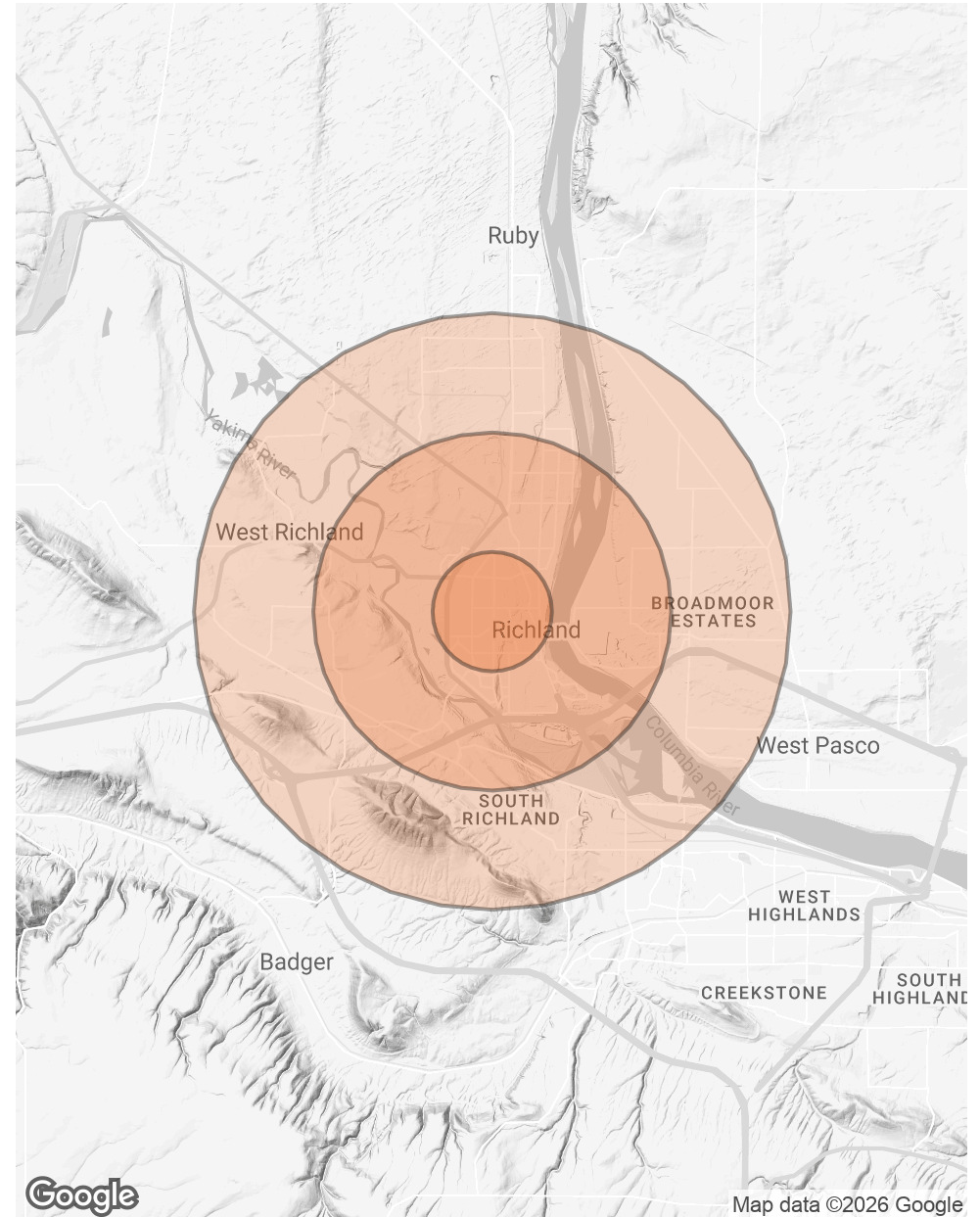
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,047	46,031	101,840
AVERAGE AGE	37	39	38
AVERAGE AGE (MALE)	36	38	37
AVERAGE AGE (FEMALE)	39	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,625	18,096	38,060
# OF PERSONS PER HH	2.6	2.5	2.7
AVERAGE HH INCOME	\$92,877	\$118,555	\$134,190
AVERAGE HOUSE VALUE	\$328,436	\$413,328	\$447,216

Demographics data derived from AlphaMap



AREA ANALYTICS

POPULATION

5 MINUTES 10 MINUTES 15 MINUTES

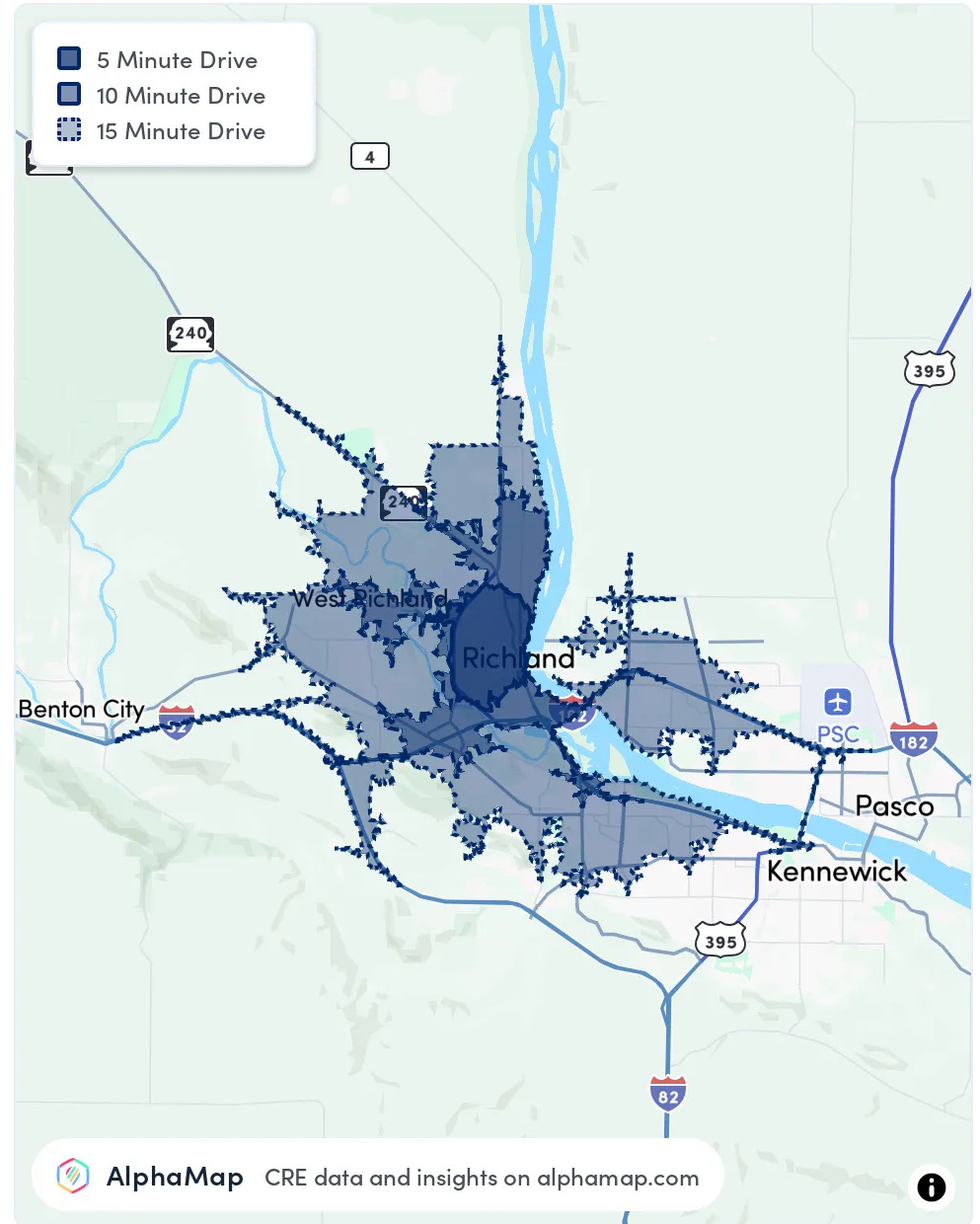
TOTAL POPULATION	14,854	38,974	110,434
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	36	38	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLD & INCOME

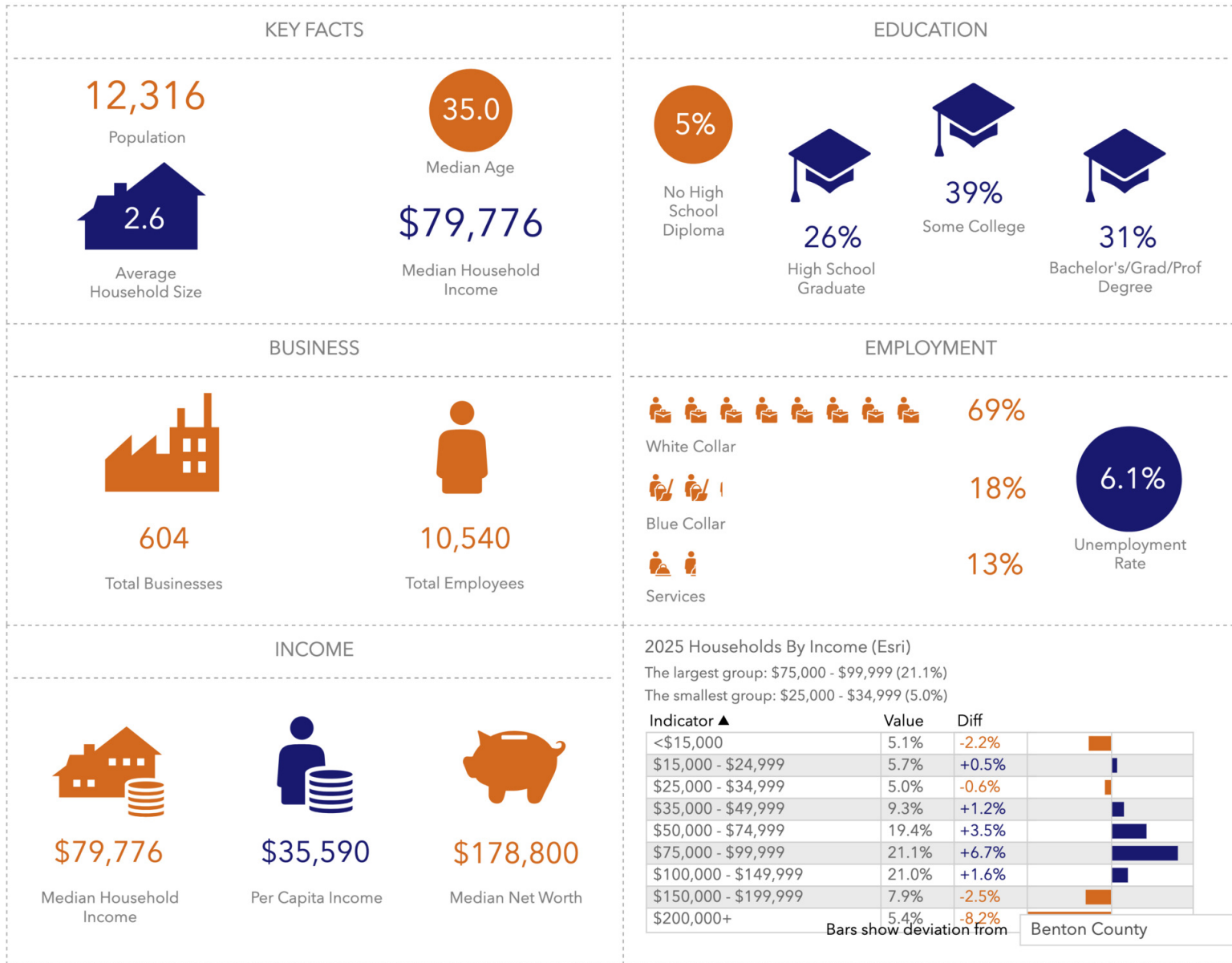
5 MINUTES 10 MINUTES 15 MINUTES

TOTAL HOUSEHOLDS	5,784	15,696	41,960
PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$92,580	\$105,303	\$124,797
AVERAGE HOUSE VALUE	\$329,927	\$376,882	\$420,304
PER CAPITA INCOME	\$35,607	\$42,121	\$47,998

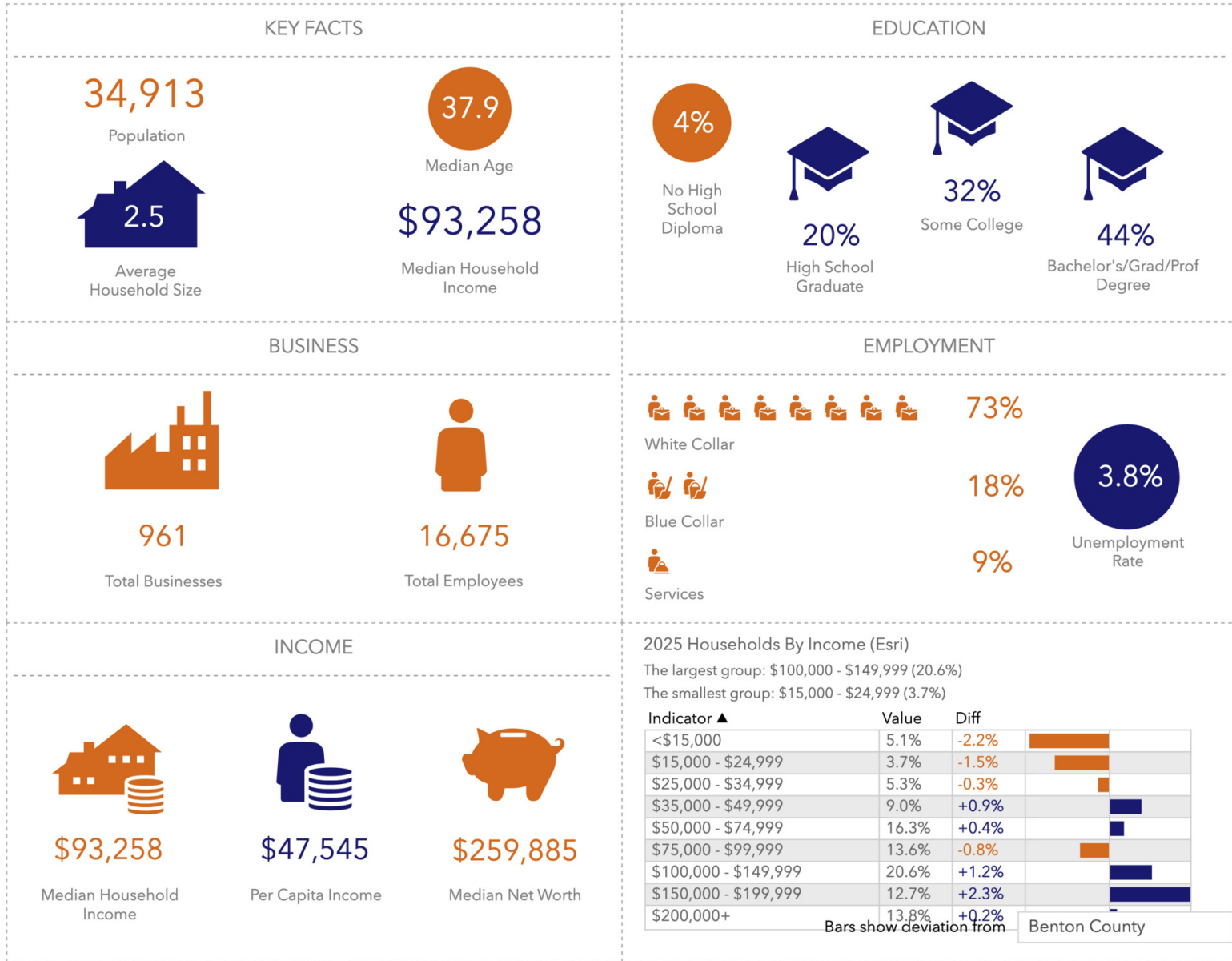
Map and demographics data derived from AlphaMap



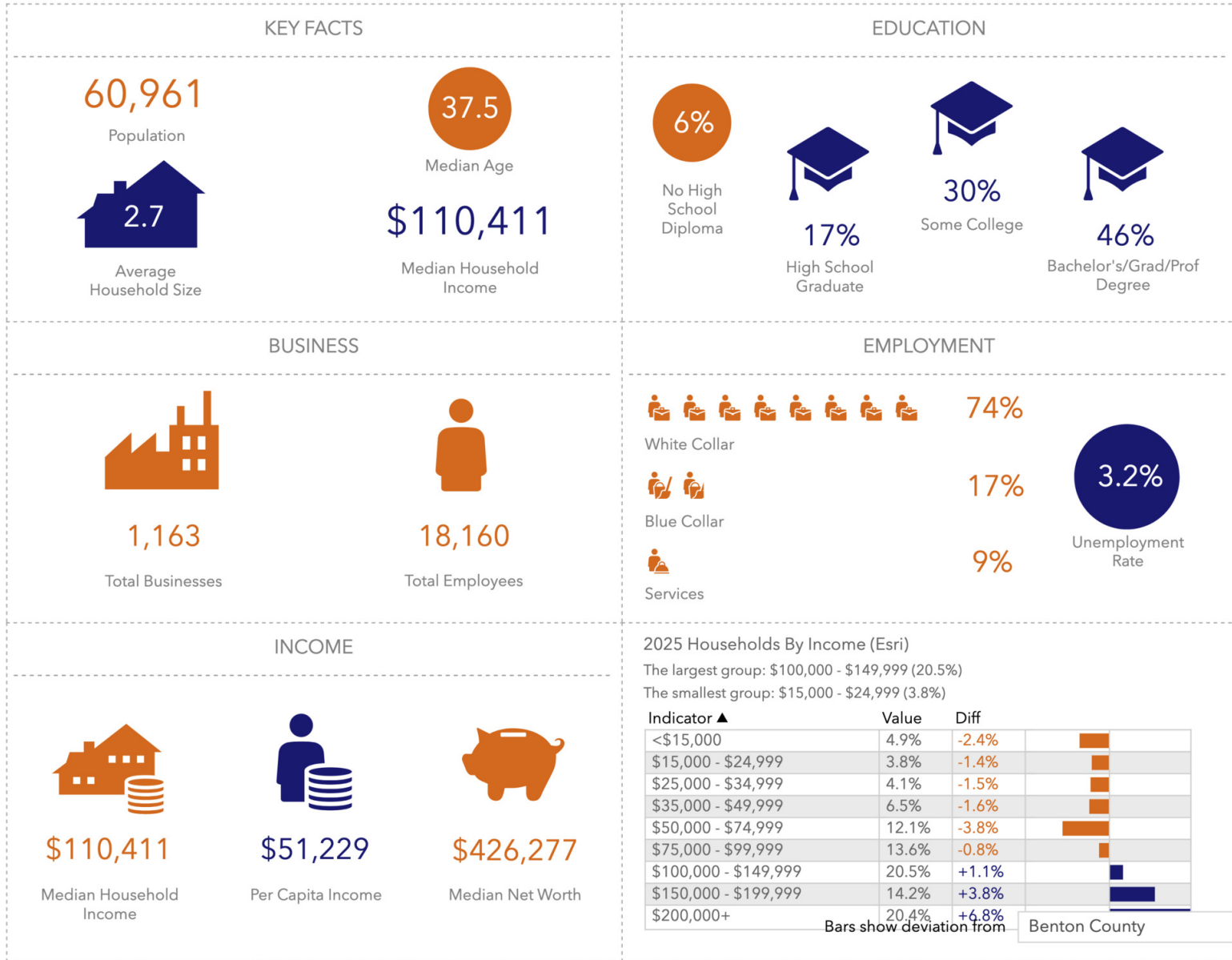
1 MILE INFOGRAPICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS



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