



LEASE

1567 Bombing Range Road

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West Richland, WA 99353

PRESENTED BY:

JAMES WADE

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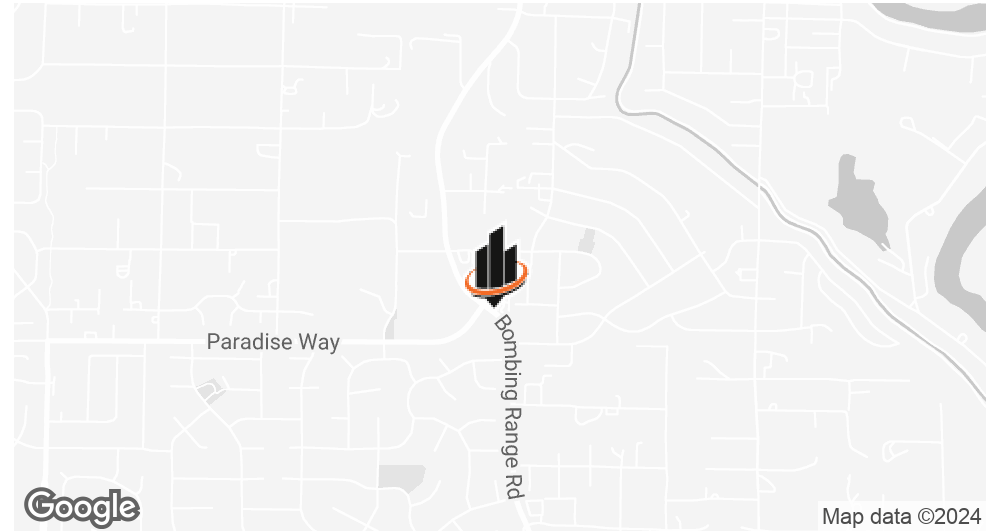
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (NNN)
BUILDING SIZE:	6,000 SF
AVAILABLE SF:	1,786 SF
LOT SIZE:	
YEAR BUILT:	2023
ZONING:	Commercial Office

PROPERTY OVERVIEW

New buildings at high traffic corner of Paradise and Bombing Range. Office or retail and TI's negotiable. Last available suite in two buildings. 1,786 sqft still available. Ample parking, tall ceilings, two ADA restrooms. Space is currently in Vanilla Shell Condition. Call LA for floor plans and details.

PROPERTY HIGHLIGHTS

- Last Suite in Vanilla Shell
- High traffic corner
- Attractive design and layout
- TI's to be negotiated
- 1,786 sqft last suite available
- NNN's \$5 psqft

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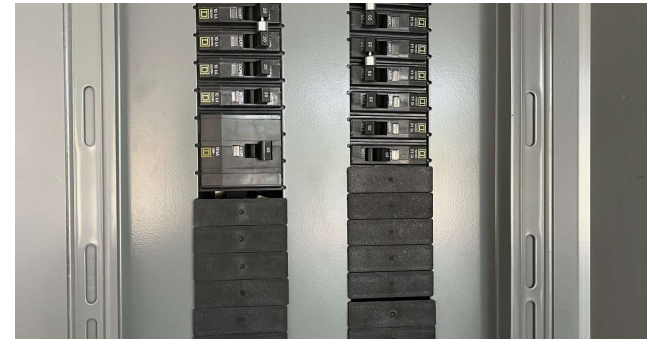
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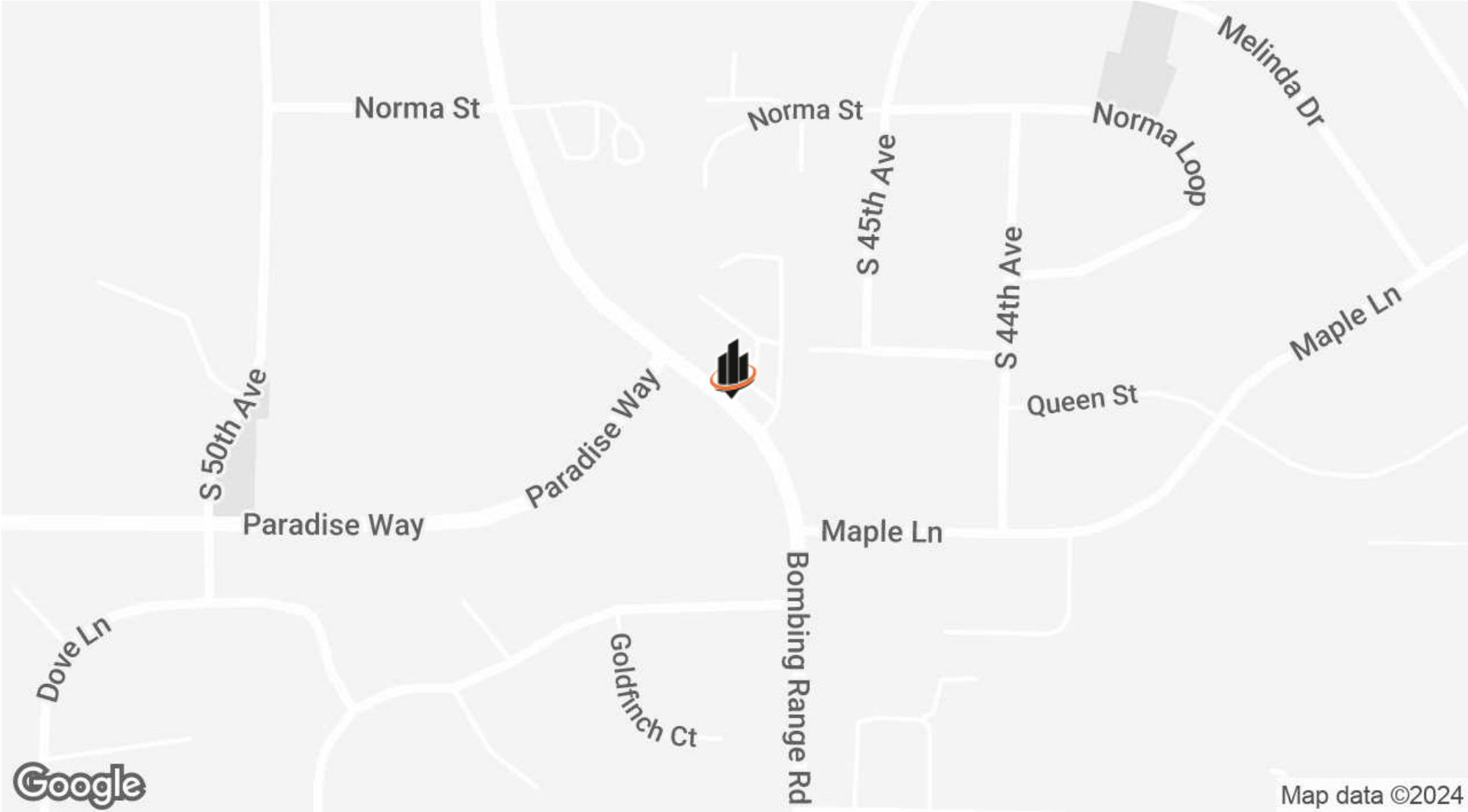
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

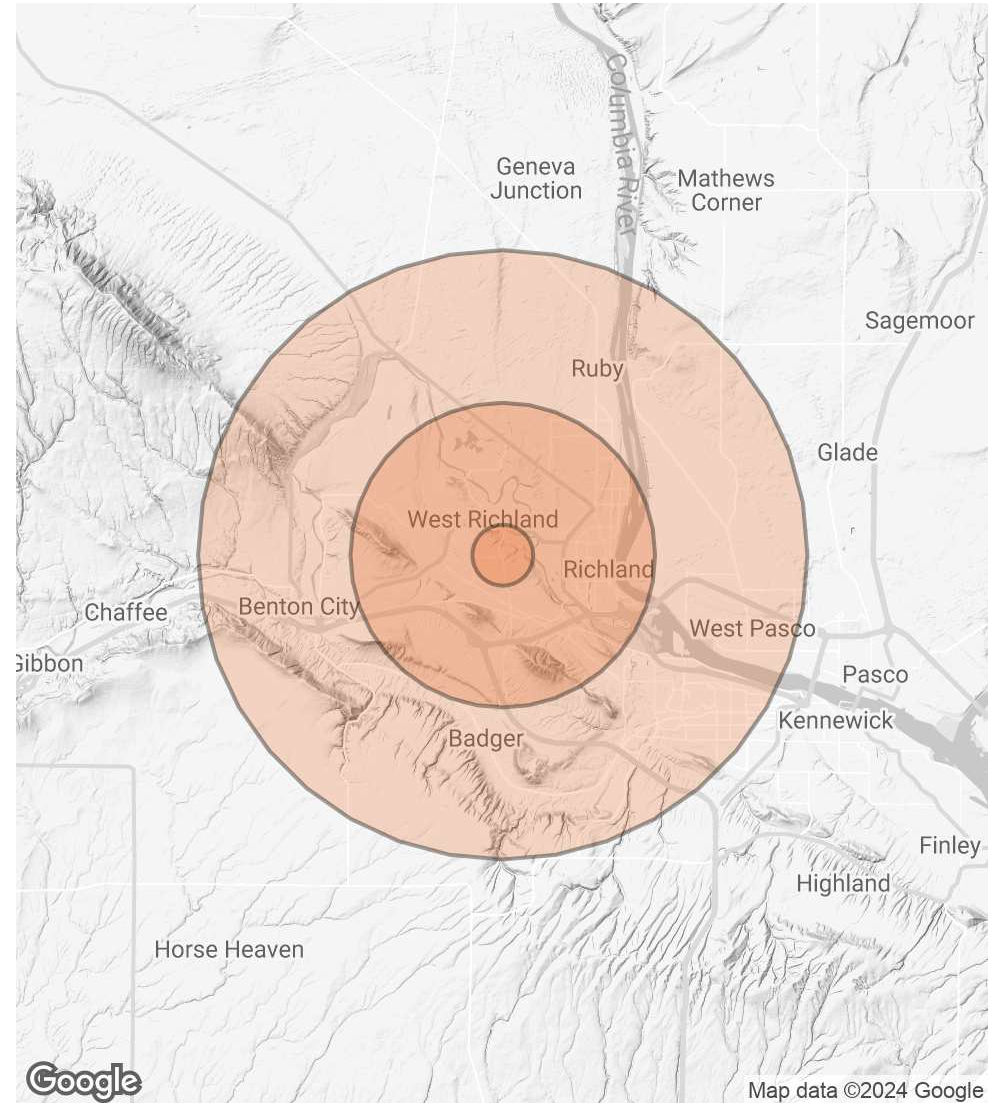
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,200	69,966	147,243
AVERAGE AGE	38	39	38
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	39	40	39

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,872	26,384	54,302
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$146,292	\$136,385	\$134,610
AVERAGE HOUSE VALUE	\$477,865	\$460,403	\$462,771

Demographics data derived from AlphaMap



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