



LEASE

1450 Bombing Range Rd Bldg C Suite 1

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West Richland, WA 99353

PRESENTED BY:

JAMES WADE

O: 509.737.9429

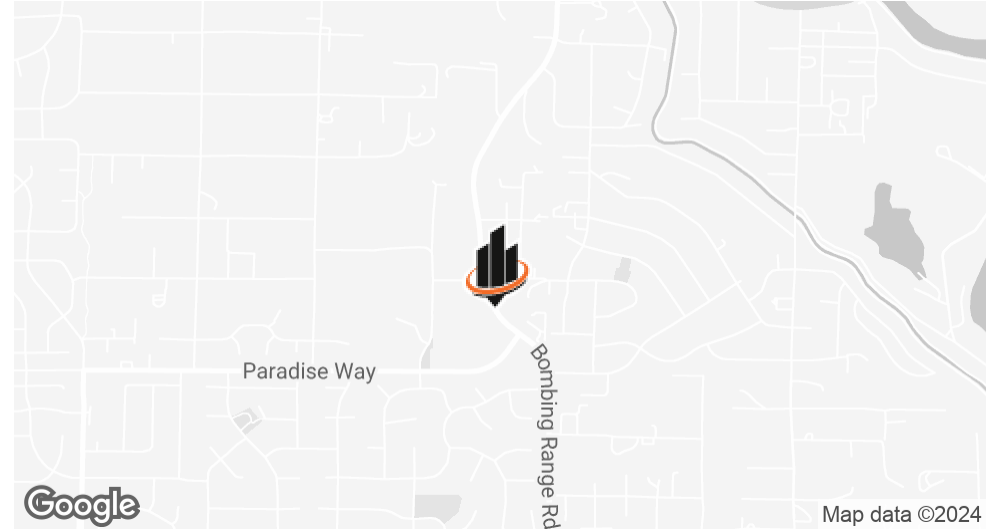
james.wade@svn.com

SCOTT HOWELL

O: 509.379.3111

scott.howell@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,795 SF
LOT SIZE:	1.99 Acres
BUILDING SIZE:	6,690 SF

PROPERTY DESCRIPTION

New buildings with Class A office/retail available for lease. Building has a built in Drive Thru. High traffic intersection of Paradise and Bombing Range. Able to expand the space up to 2,795 sqft if needed. TI's negotiable. 1,795 sqft suite with drive in already built in. Building is currently in gray shell. This Suite has several possibilities from a restaurant, to office space, to a prime retail space at a busy corner intersection. Please call LA for showing instructions.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Class A Office/Retail
- Hub of West Richland

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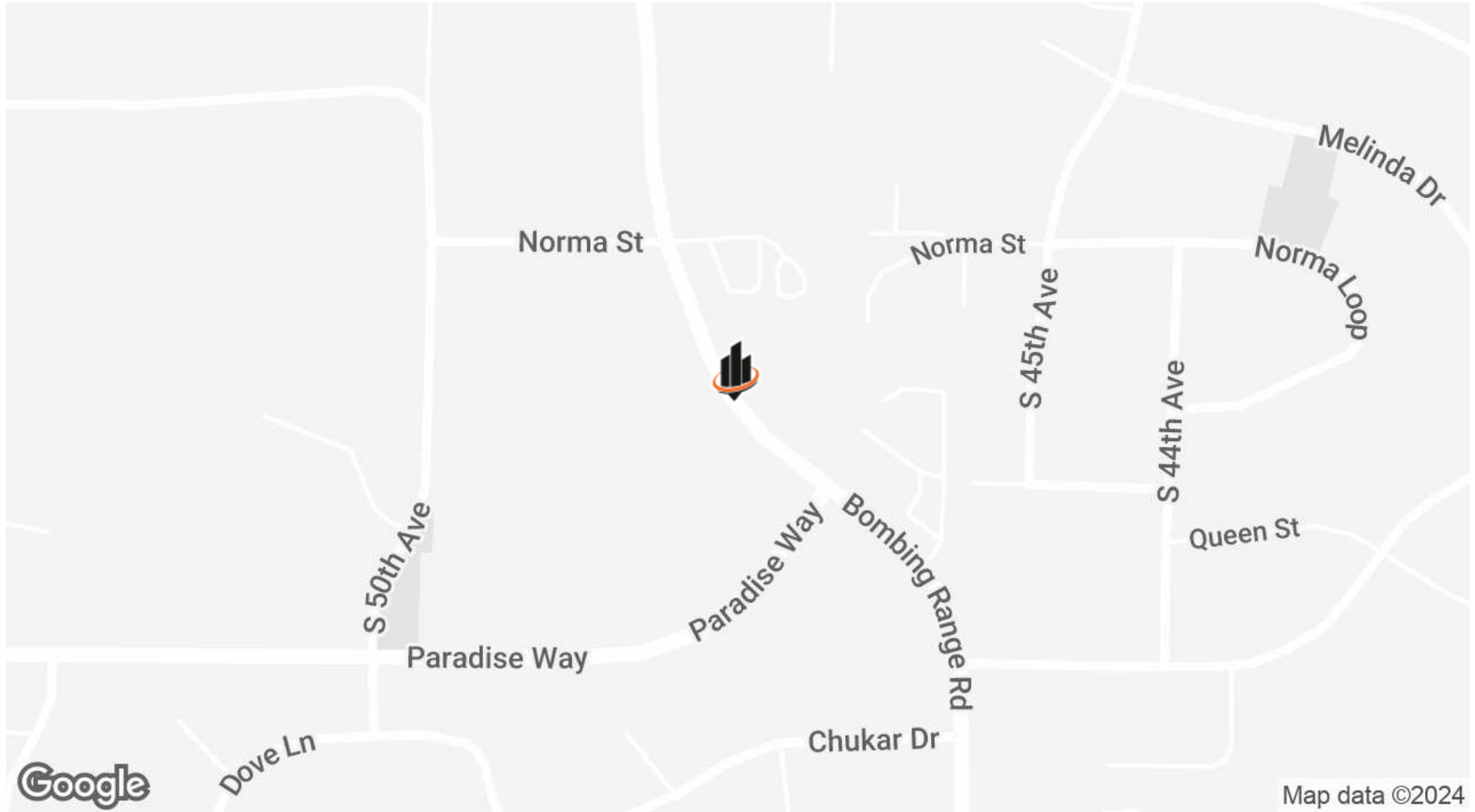
ADDITIONAL PHOTOS



JAMES WADE
O: 509.737.9429
james.wade@svn.com

SCOTT HOWELL
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

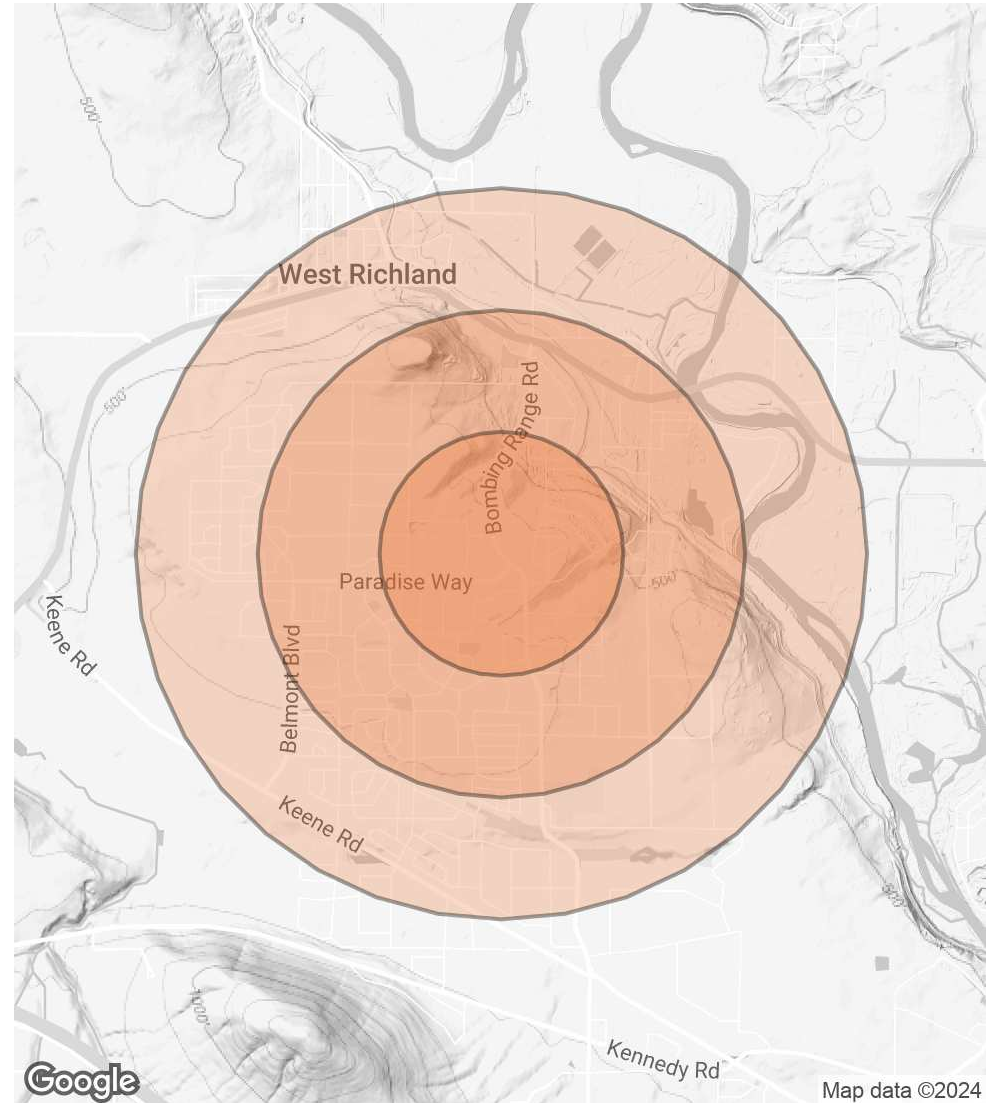
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,755	5,925	10,912
AVERAGE AGE	40.0	38.2	36.6
AVERAGE AGE (MALE)	36.7	36.3	35.9
AVERAGE AGE (FEMALE)	41.5	38.4	35.5

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	587	2,025	3,712
# OF PERSONS PER HH	3.0	2.9	2.9
AVERAGE HH INCOME	\$115,513	\$110,655	\$112,469
AVERAGE HOUSE VALUE	\$306,399	\$300,094	\$297,973

2020 American Community Survey (ACS)



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