

# VINTNER SQUARE SHOPPING CENTER

NWC of Queensgate Drive & Duportail Street  
Richland, WA



## Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT  
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)



# VINTNER SQUARE



**SPACE AVAILABLE FOR LEASE**

A 340,000 square foot shopping center development at completion, anchored by a 125,000 square foot Target store, and located on the northwest corner of Duportail Street and Queensgate Drive with direct access via I-182. Vintner Square is in a high residential growth and affluent income area, conveniently located to serve Richland, West Richland, and Northern Kennewick.

## DEMOGRAPHICS



2-Mile	3-Mile	5-Mile
<b>20,452</b>	<b>46,186</b>	<b>99,691</b>
POPULATION		



2-Mile	3-Mile	5-Mile
<b>\$144,840</b>	<b>\$140,397</b>	<b>\$135,429</b>
AVG. HH INCOME		



**62,749**  
CITY OF RICHLAND POPULATION



**314,624**  
TRI-CITIES MSA POPULATION

**SITE**

## TRAFFIC COUNTS



**60,419 ADT**  
I-182 at QUEENSGATE DRIVE  
**35,263 ADT**  
SR 240 at I-182 RAMP

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# VINTNER SQUARE



CITY AERIAL



# VINTNER SQUARE



## SITE PLAN



# VINTNER SQUARE

## FINAL SHOPPING CENTER PAD OPPORTUNITY

HARD CORNER PAD TO 350,000 SF POWER CENTER AVAILABLE FOR GROUND LEASE



PAD 1

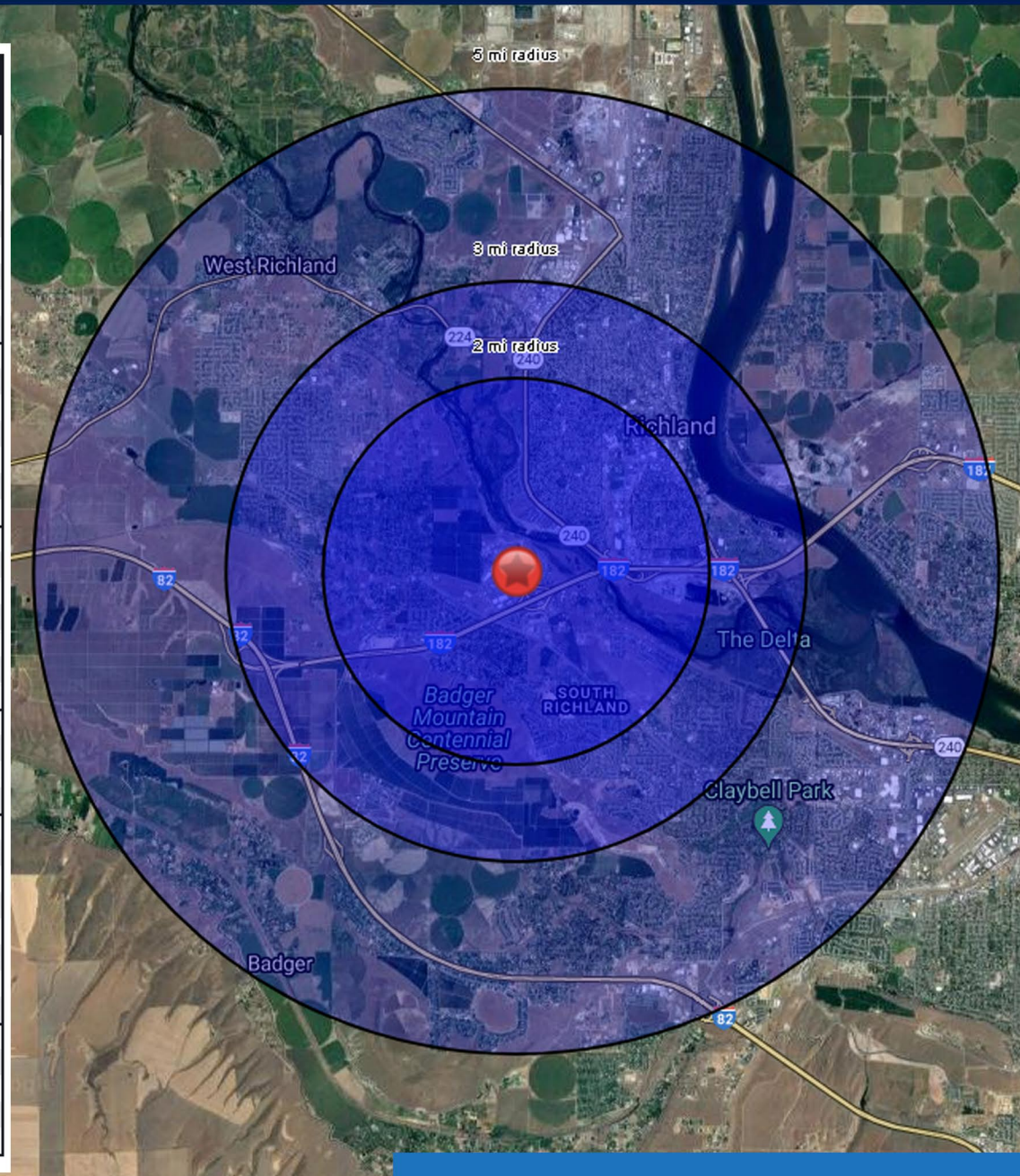


# VINTNER SQUARE

## SUMMARY PROFILE

Richland, WA 99352

	2 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	20,452	46,186	99,691
2028 Projected Population	22,431	50,544	107,899
2020 Census Population	19,821	44,565	96,491
2010 Census Population	15,658	36,635	76,095
Projected Annual Growth 2023 to 2028	1.9%	1.9%	1.6%
Historical Annual Growth 2010 to 2023	2.4%	2.0%	2.4%
2023 Median Age	36.2	36.3	37.3
<b>Households</b>			
2023 Estimated Households	7,891	17,400	38,559
2028 Projected Households	8,834	19,457	42,715
2020 Census Households	7,517	16,521	36,879
2010 Census Households	6,056	13,799	29,706
Projected Annual Growth 2023 to 2028	2.4%	2.4%	2.2%
Historical Annual Growth 2010 to 2023	2.3%	2.0%	2.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	78.7%	80.0%	77.7%
2023 Estimated Black or African American	1.7%	1.7%	1.8%
2023 Estimated Asian or Pacific Islander	4.9%	4.4%	4.5%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2023 Estimated Other Races	13.9%	13.3%	15.3%
2023 Estimated Hispanic	15.7%	15.1%	17.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$144,840	\$140,397	\$135,429
2023 Estimated Median Household Income	\$119,090	\$114,116	\$110,174
2023 Estimated Per Capita Income	\$55,935	\$52,965	\$52,434
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.1%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.1%	2.5%
2023 Estimated High School Graduate	19.1%	18.6%	18.5%
2023 Estimated Some College	23.8%	23.6%	23.1%
2023 Estimated Associates Degree Only	9.6%	10.3%	10.6%
2023 Estimated Bachelors Degree Only	25.5%	25.0%	25.1%
2023 Estimated Graduate Degree	17.9%	18.4%	18.0%
<b>Business</b>			
2023 Estimated Total Businesses	639	1,674	3,404
2023 Estimated Total Employees	4,820	15,601	32,278
2023 Estimated Employee Population per Business	7.5	9.3	9.5
2023 Estimated Residential Population per Business	32.0	27.6	29.3



## DEMOGRAPHICS