

OFFERING MEMORANDUM

Gage Blvd Restaurant Space

133 GAGE BOULEVARD

Richland, WA 99352

PRESENTED BY:

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SECTION 1
Property
Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$11,700 per month (NNN)
AVAILABLE SF:	5,200 SF
LOT SIZE:	2.1 Acres
BUILDING SIZE:	14,817 SF



PROPERTY DESCRIPTION

This restaurant suite has long been occupied by Bonefish Grill and is fully built out to support a high-volume dining experience. The space features an expansive dining room, a sizable lounge area, and all the necessary infrastructure to serve both efficiently. A distinctive revolving entry door adds a unique and inviting touch to the property.

The kitchen is well-equipped with dedicated prep areas, two hoods, service and pick-up stations, a large walk-in cooler, walk-in freezer, ample dry storage, and extensive plumbing with multiple sinks. In addition, the suite offers an oversized outdoor dining area that is easily accessible from the interior, enhancing the overall guest experience.

PROPERTY DESCRIPTION



ZONING

The property is zoned Retail Business Use District (C-2), which is defined in the city of Richland Municipal Code, Chapter 23.22.010 as:

The retail business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. 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 center is ideally positioned in the heart of the Gage Blvd commercial corridor, surrounded by a strong mix of established retail, office, medical users, and nearby residential neighborhoods. The property offers full frontage along Gage Blvd, with the available space being a highly visible end-cap unit on the west side of the plaza. The site provides convenient access from all areas of the market.

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

ADDITIONAL PHOTOS



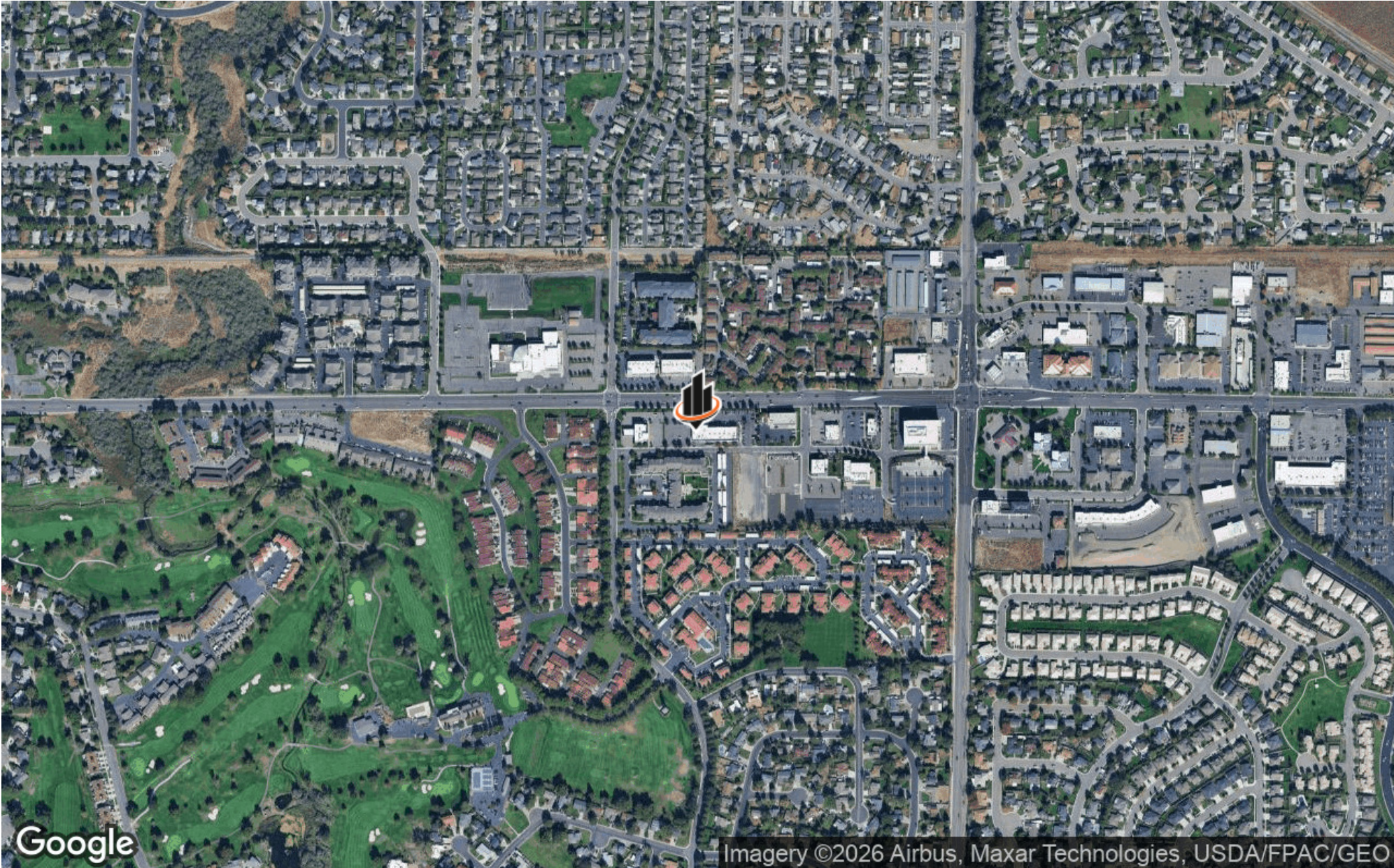


SECTION 2
Location
Information

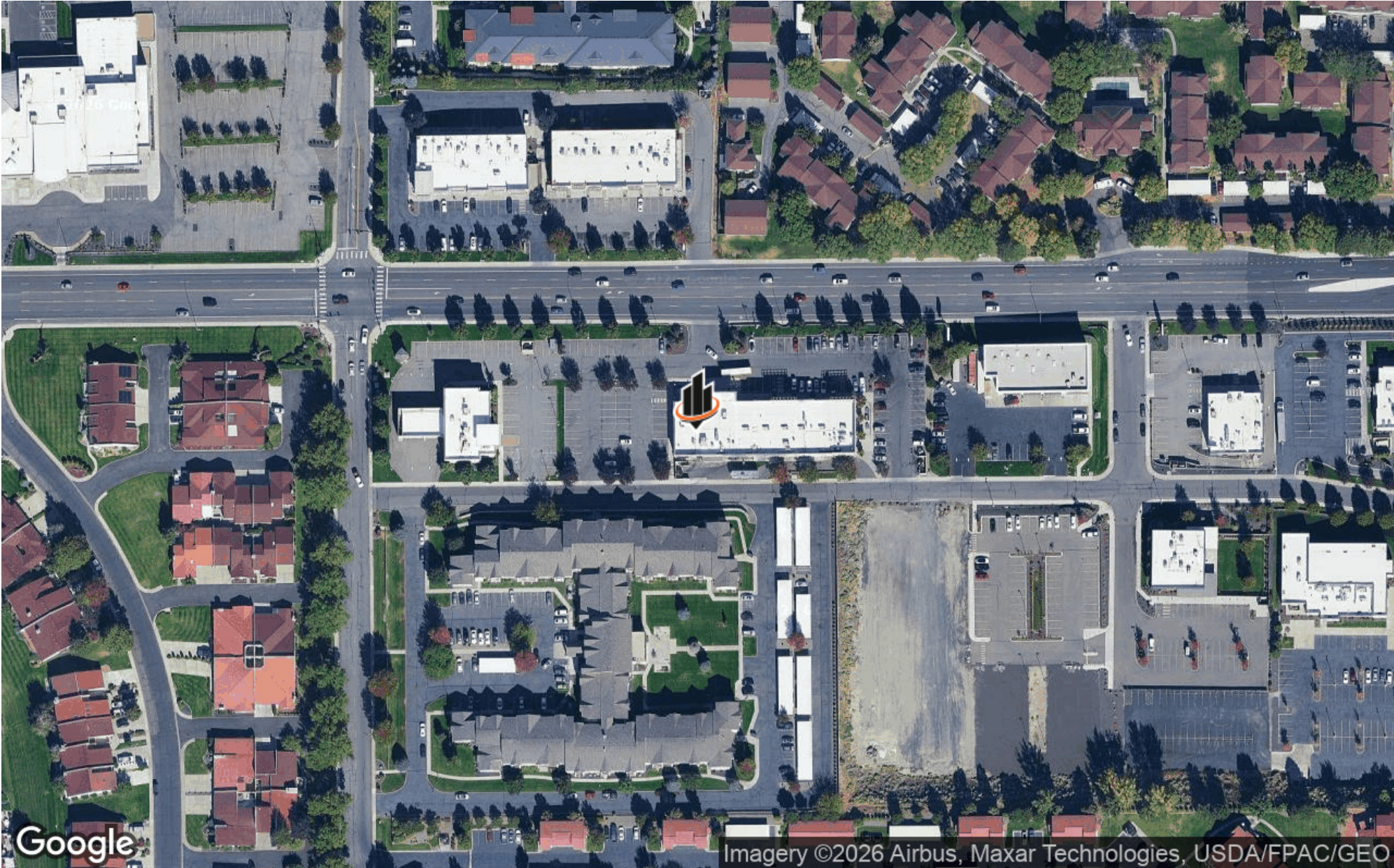
REGIONAL MAP



LOCATION MAP



AERIAL MAP



MARKET MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 3 MILES

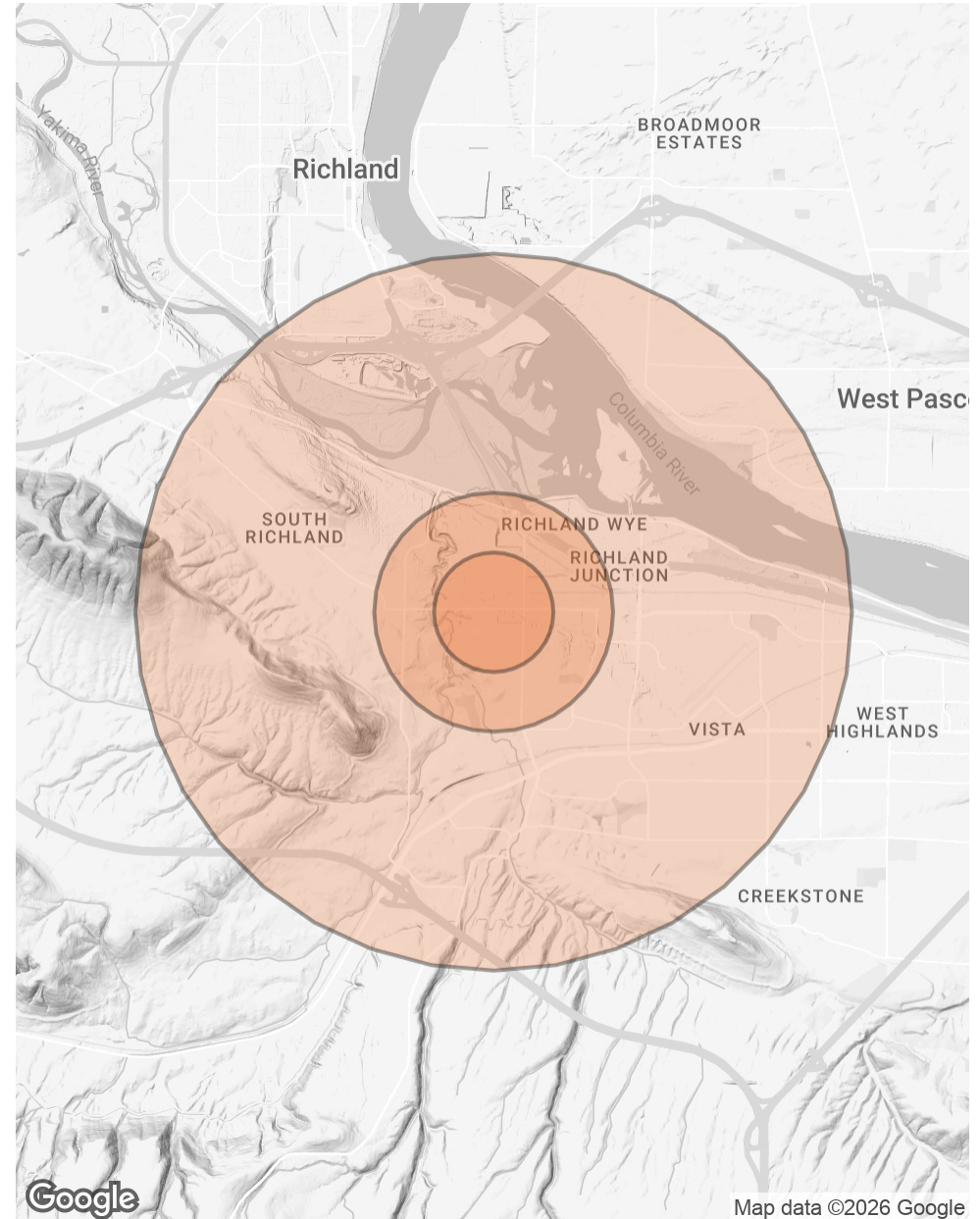
	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	2,864	10,539	47,668
AVERAGE AGE	49.4	44.5	40.7
AVERAGE AGE (MALE)	42.3	43.5	39.8
AVERAGE AGE (FEMALE)	53.5	46.0	41.4

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	1,499	4,877	19,012
# OF PERSONS PER HH	1.9	2.2	2.5
AVERAGE HH INCOME	\$98,084	\$114,884	\$129,033
AVERAGE HOUSE VALUE	\$353,445	\$386,217	\$455,329

2023 American Community Survey (ACS)



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.