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Nestled in the heart of a high-end 13,499+ residential community, actively expanding to 4,749 homes and providing access to over 35,000 vehicles daily within 1 mile through I-82 and N Dallas Road, we welcome you to the first retail PLAZA at Badger Mountain South, BADGER HEIGHTS PLAZA.

BADGER HEIGHTS PLAZA is situated next to the busy Country Mercantile; this project leads as the first of three Class A buildings in Badger Mountain South, creating a busy and sustainable neighborhood-tenant mix. This is an ideal spot for businesses to establish an exclusive prominent presence in a location that offers minimal competition within a 5-mile radius. Offering exclusive rights for certain amenities. Tenant Improvement allowance negotiable.



# AVAILABLE FOR LEASE

5069 AVA WAY, RICHLAND WA. | MLS#281684

**NAI** Tri-Cities  
THE CRE GROUP LLC

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\*3D rendered interpretation. Model may have inaccuracies.



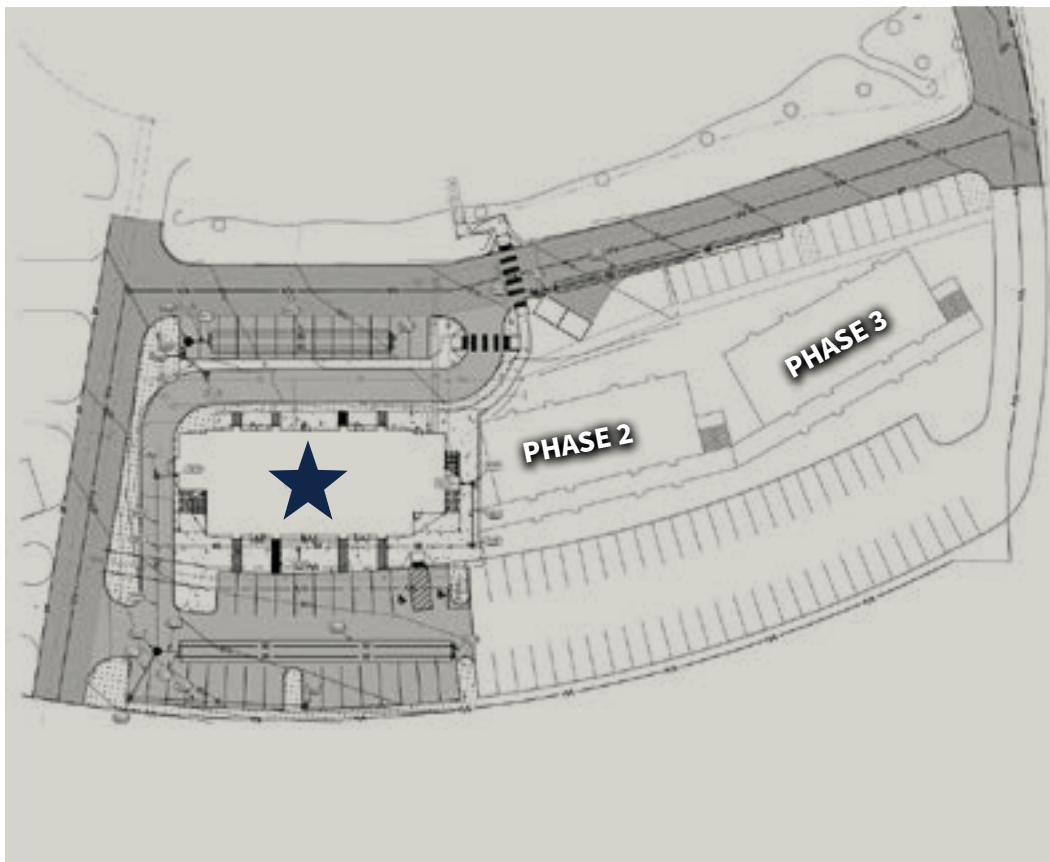
The property features up to 6-suites, ranging from 1,209 to 10,636 sqft. The two-story layout allows for balconies and views of the expanding area undergoing rapid growth and development.

Actively under construction, is a 33-acre city Park neighboring the brand new fire station, as well as a 170-unit complex hosting a 55 and over community; Both with expected completion dates of 2025 and within walking distance of the BADGER HEIGHTS PLAZA. The area is expected to be the future home of 2 elementary schools, 1 middle school, and further amenities including an additional gas station, future dental clinics, medical offices, and destination retail.



**\$27-29/SF/yr +NNN**

## Tenant Improvements (TI's) Available



**LEASEABLE SF** 10,636 sf

**LAND AREA** 2.02 AC

**DELIVERY** February 2025

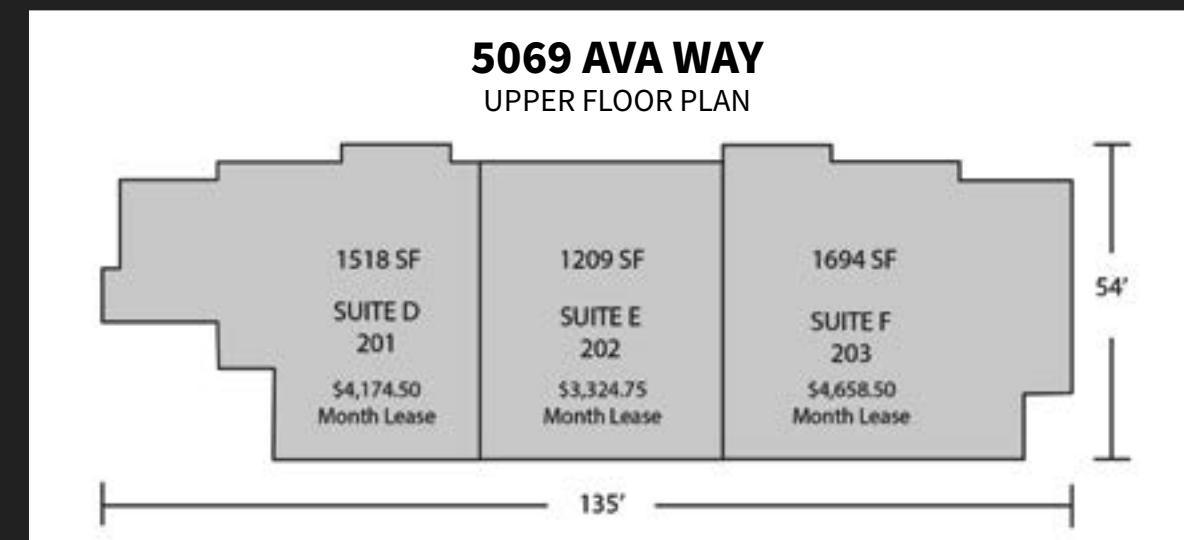
## **SUITES**

**YEAR BUILT**

**PARKING** +80 Spaces

**ADDRESS** 5069 Ava Way, Richland WA, 99352.





*Join early to ensure a built-to-fit retail suite!*

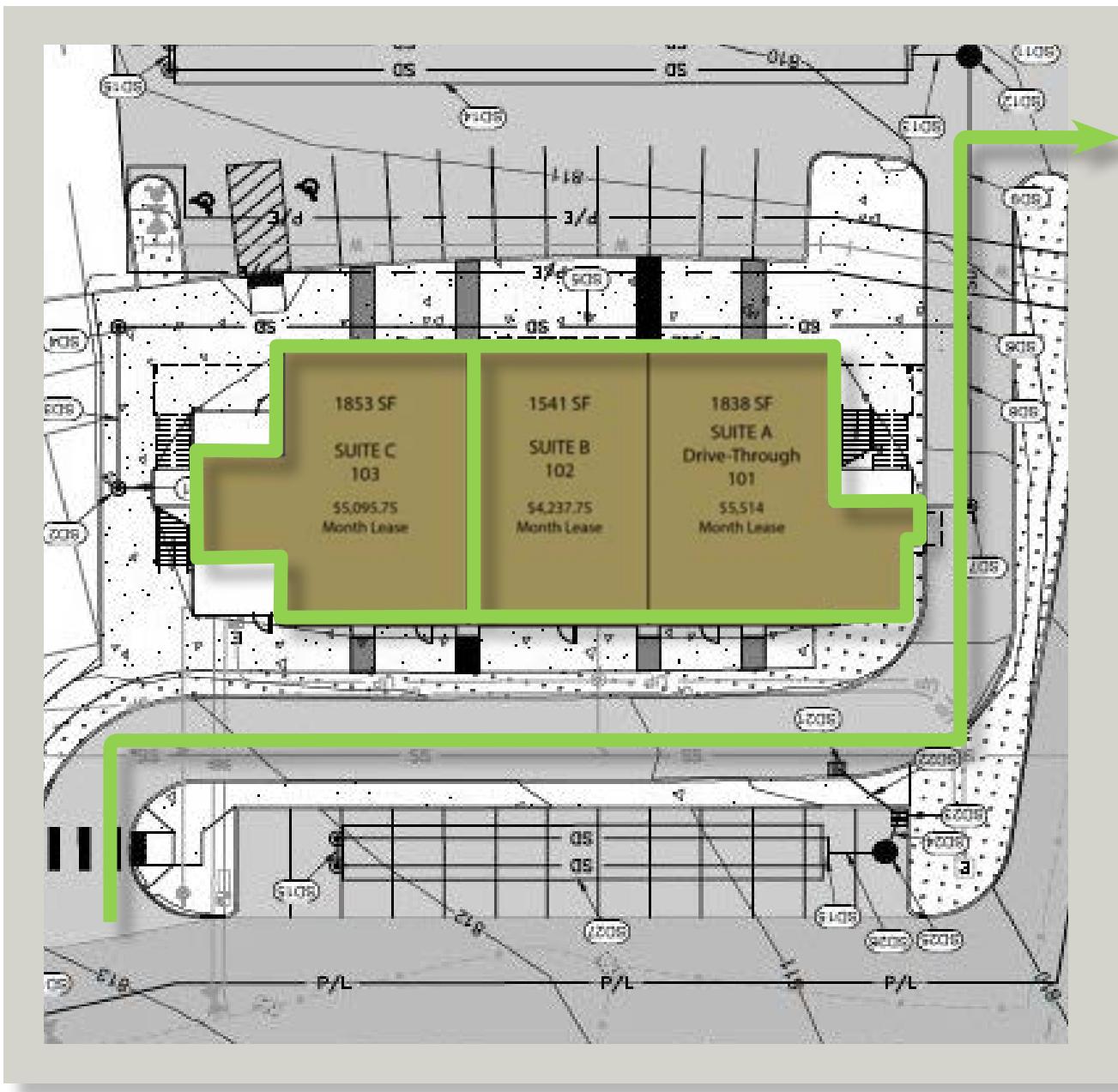
**Yearly Leasing Price Starting from  
\$27 / sq. ft. + NNN \$6 / sq. ft.**

**Monthly Lease Starting from \$3,324.75  
\*including NNN**

- Up to 6 suite offerings
- Suites ranging from 1,209 sf and up to 10,636 sf
- Upper or lower level options
- Second floor suites offer scenic views
- One drive-through available
- Unique offering of retail/office mix
- Market leader opportunity
- Opportunity for corporate partners

Each Suite includes:

- 24-hour exterior security cameras
- Utilities Stubbed
- Electrical Panel (Installed)
- Rooftop HVAC Unit
- Demising Wall
- Concrete Slab (Will be poured after 1st tenant designs utility layout)

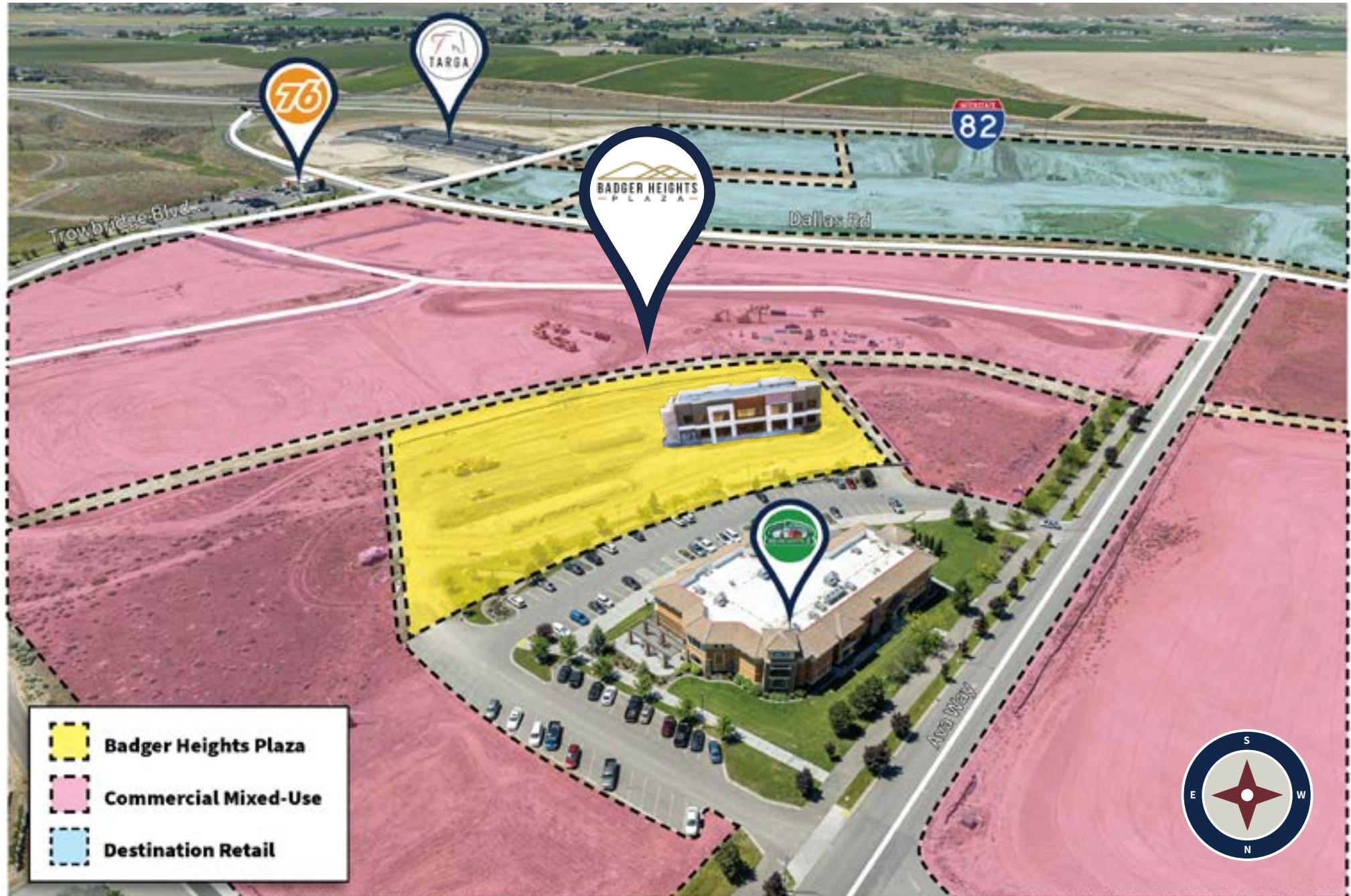


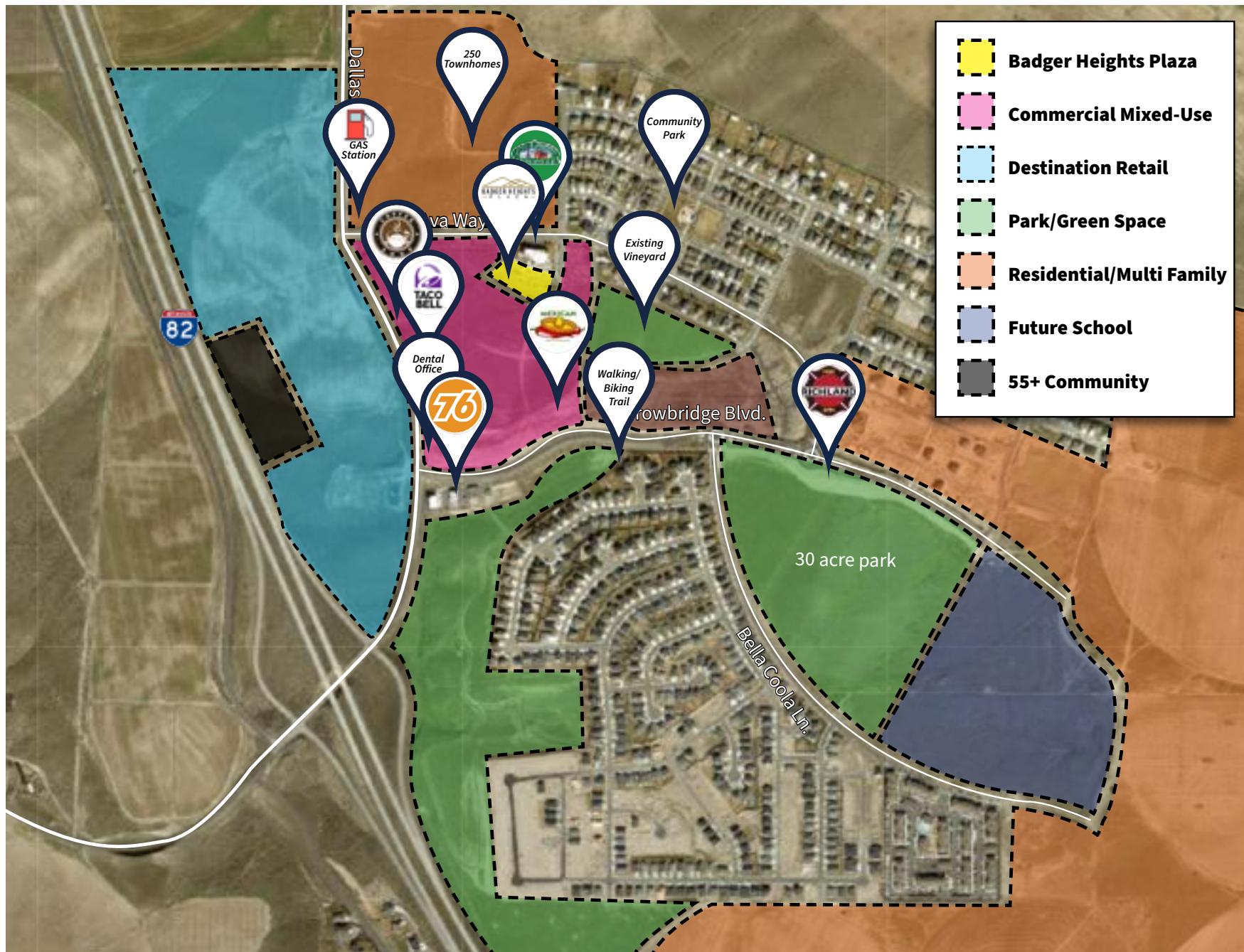
## Drive-Through Suite

- +/- 3,379 SF
- \$30/SF
- Tenant improvement allowance negotiable
- 5 year term minimum

## Suite C

- +/- 1,853 SF
- \$27/SF
- Tenant improvement allowance negotiable
- 3+ year term minimum







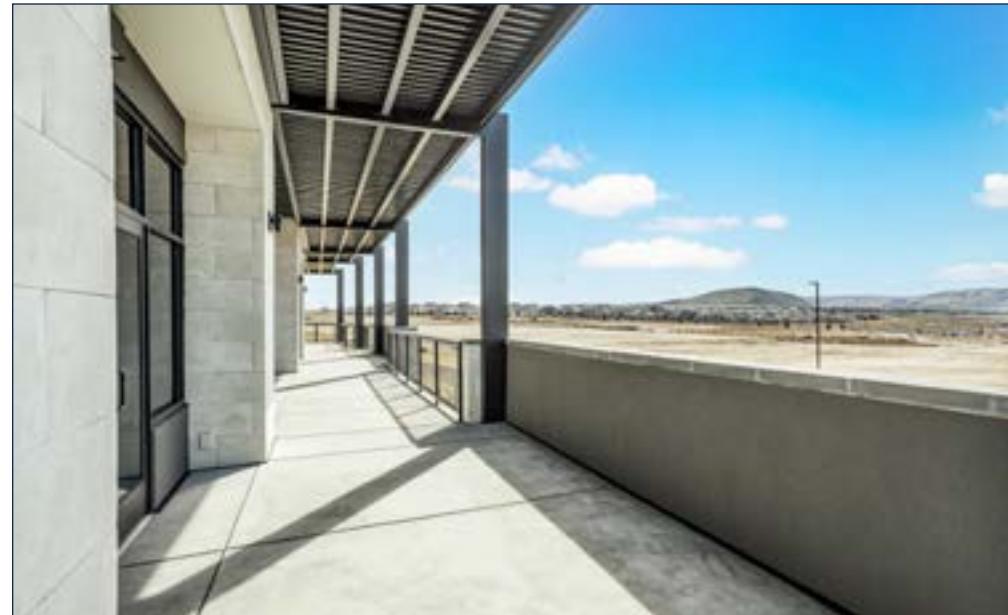
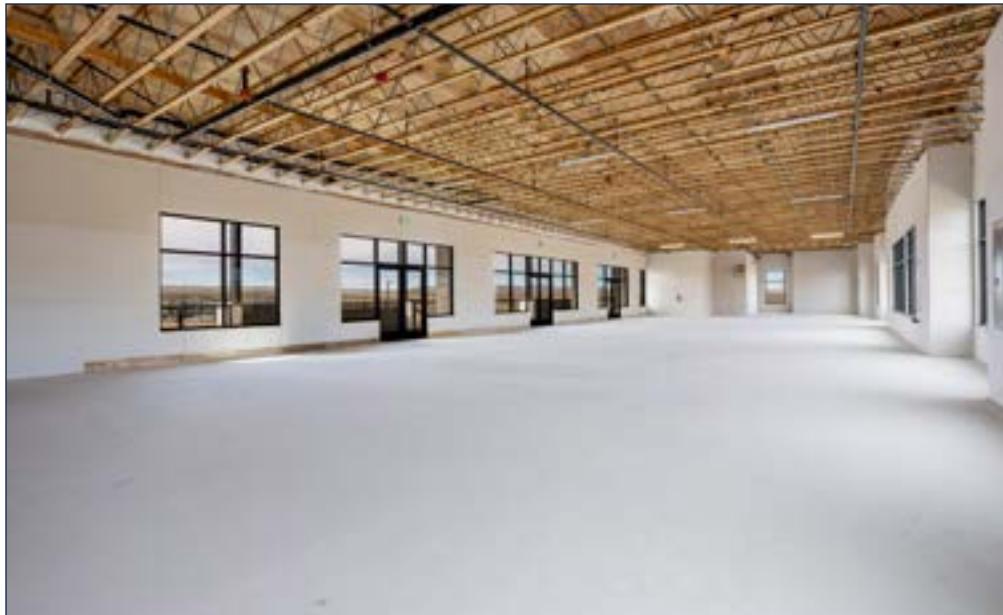


	1 MILE	3 MILE	5 MILE
<b>2023 POPULATION</b>	13,499	30,561	95,359
<b>TOTAL DWELLINGS</b>	4,749	11,322	38,414
<b>ANNUAL GROWTH 2010-2023</b>	150.43%	82.74%	43.84%
<b>ANNUAL GROWTH 2023-2028</b>	10.86%	8.47%	6.09%
<b>MEDIAN AGE</b>	42.2	41.4	38.4
<b>BACHELOR'S DEGREE OR HIGHER</b>	50.93%	54.36%	40.13%
<b>AVG. HOUSEHOLD INCOME</b>	\$178,060	\$172,463	\$126,023
<b>MEDIAN HOUSEHOLD INCOME</b>	\$154,430	\$145,072	\$105,727
<b>DALLAS TRAFFIC COUNTS</b>	5,251	9,633	N/A
<b>I82 TRAFFIC COUNTS</b>	12,000	26,000	27,130



EMPLOYER	EMPLOYEES	BUSINESS / SERVICE
<b>1. Batelle / PNNL</b>	5,300	Research & Development
<b>2. Kadlec Regional Medical Center</b>	3,800	Health Care
<b>3. Kennewick School District</b>	3,043	Education
<b>4. Lamb Weston</b>	3,000	Food Processing
<b>5. Washington River Protection Solutions</b>	2,336	Environmental Remediation
<b>6. Pasco School District</b>	2,700	Education
<b>7. First Fruits Farms</b>	2,200	Food Processing
<b>8. Richland School District</b>	2,200	Education
<b>9. Central Plateau Cleanup Company</b>	2,100	Environmental Remediation
<b>10. Bechtel National</b>	2,000	Engineering & Construction
<b>11. Hanford Mission Integration Solutions</b>	1,884	Support Services (DOE Site)
<b>12. Tyson Foods</b>	1,400	Food Processing
<b>13. Columbia Basin College</b>	1,244	Education
<b>14. Trios Health</b>	1,100	Health Care
<b>15. Energy Northwest</b>	1,000	Utilities





Richland and the Tri-Cities area of Washington present an exciting opportunity for commercial property investment.

***The intersection of Dallas Rd and Ava Way in Richland, WA***, is a thriving gateway to the rapidly expanding Badger Mountain South community and the Country Mercantile market. This area is becoming a hub for residential and commercial growth, driven by new housing developments that attract families and professionals. The proximity to major roads makes it a strategic location for retail businesses and services, as well as offering scenic views and easy access to outdoor activities.

Richland, part of the Tri-Cities, is one of Washington's fastest-growing regions, known for its strong economic ties to the Hanford Site and Pacific Northwest National Laboratory. These institutions drive a demand for businesses that serve the area's professionals. With its strong infrastructure, family-friendly environment, and pro-business local government, the area around Dallas Rd and Ava Way is set to become a key commercial zone, offering a prime opportunity for businesses looking to benefit from Richland's continued growth.





- Home to 95,000 residents within a 5 mile radius.
- Access to 4,749 households within a mile, with a high walkability factor.
- Access to over 35,000 vehicles through I-82, Dallas Rd, and Reata.
- High purchase power; 42% of households within a mile have a yearly income exceeding \$250,000.
- First and shortest TRI-CITIES highway stop for travelers from Pendleton/ Hermiston towards Seattle.
- Closest retail center with access to the valley community.
- Suites ranging from 1,209 to 10,636 Sq.Ft; providing opportunities for all business sizes.
- Tenant improvement allowance negotiable



\*3D rendered interpretation. Model may have inaccuracies.



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PROJECT ARCHITECT AND  
DESIGN TEAM LEAD FOR THE  
NEW BADGER HEIGHTS PLAZA



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Vicki Monteagudo has been a licensed Realtor since 2002 and is an award-winning multi-million-dollar producer, earning many local, regional and national awards. After consistently being one of the top-producing agents in the nation, it was time for Ms. Monteagudo to take her business to the next level. Ms. Monteagudo aligned herself with the internationally recognized Commercial Real Estate Company, NAI Global. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. Moreover, NAI Global has more than 400 offices strategically located throughout North America, Latin America and the Caribbean, Europe, Africa and Asia Pacific, with over 7,000 local market professionals, managing in excess of 425 million square feet of property. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.



**Bryce Logan**  
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Bryce has lived in the Tri-Cities for nearly 25 years. A Pacific Northwest native with a bachelor's degree in Agribusiness and over 20 years of experience in the food & wine industry with key national customers that include Albertson's/Safeway, Hilton Hotels, and Marriott International. Bryce will predominately handle general commercial brokerage, including tenant representation and site selection for new and expanding businesses coming to the Tri-Cities.



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