

**OFFERING MEMORANDUM**

# Torbett Business Center

**214 TORBETT ST**

Richland, WA 99354

**PRESENTED BY:**

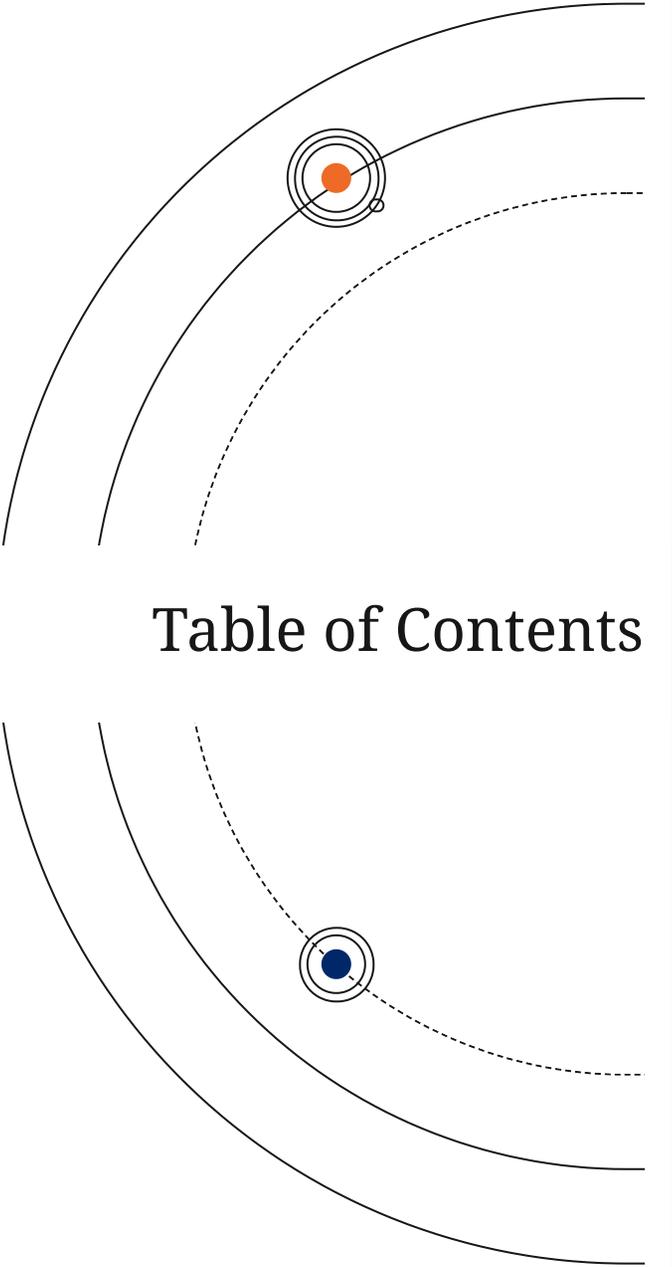
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**SECTION 1**  
Property  
Information

# PROPERTY SUMMARY



**VIDEO**

## OFFERING SUMMARY

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<b>SALE PRICE:</b>	\$1,010,000
<b>NUMBER OF UNITS:</b>	10
<b>LOT SIZE:</b>	0.67 Acres
<b>BUILDING SIZE:</b>	8,064 SF
<b>NOI:</b>	\$68,883.00
<b>CAP RATE:</b>	6.82%

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## PROPERTY DESCRIPTION

Torbett Business Center is a well-established retail and office strip center offering a strong tenant mix and proven rental history. The property is anchored by long-standing tenants and benefits from a prime central Richland location. This asset presents an excellent opportunity to enhance and diversify your real estate portfolio.

## PROPERTY HIGHLIGHTS

- Fully Occupied
- Excellent Tenant Mix
- Prime Location just off G Way
- 6.82% Cap Rate

# 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 plaza is ideally positioned just off George Washington Way in the center of Richland's primary commercial corridor. Surrounded by established retailers, professional offices, schools, residential neighborhoods, and community services, the property benefits from a strong, built-in customer base. The site offers convenient access with easy ingress and egress from all directions.

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.

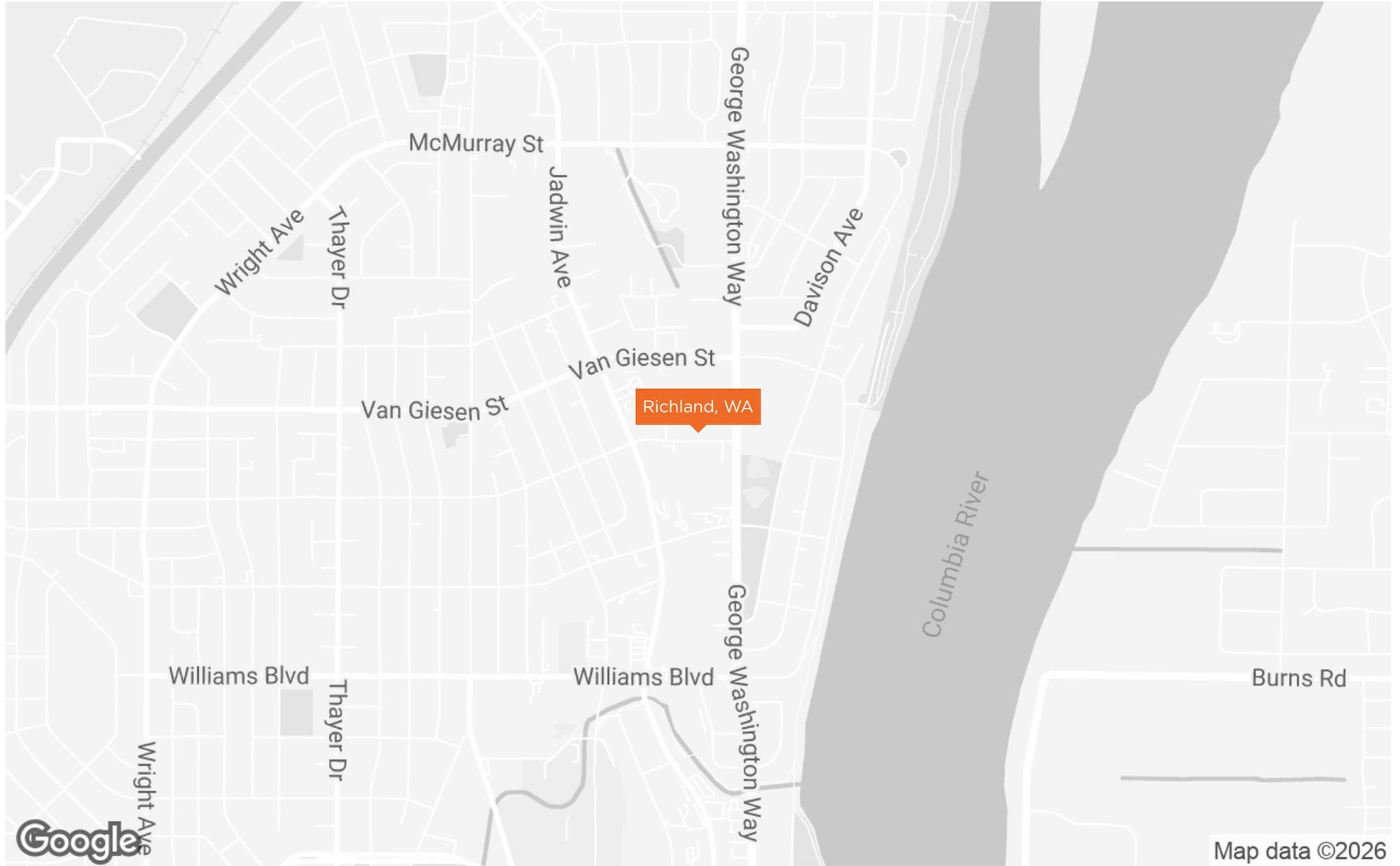
The city is home to the Pacific Northwest National Laboratory and has deep roots tied to the Hanford Site, giving it a long-standing reputation as a center for research, energy, and technology. Today, Richland continues to attract professionals in science, engineering, healthcare, and education.

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

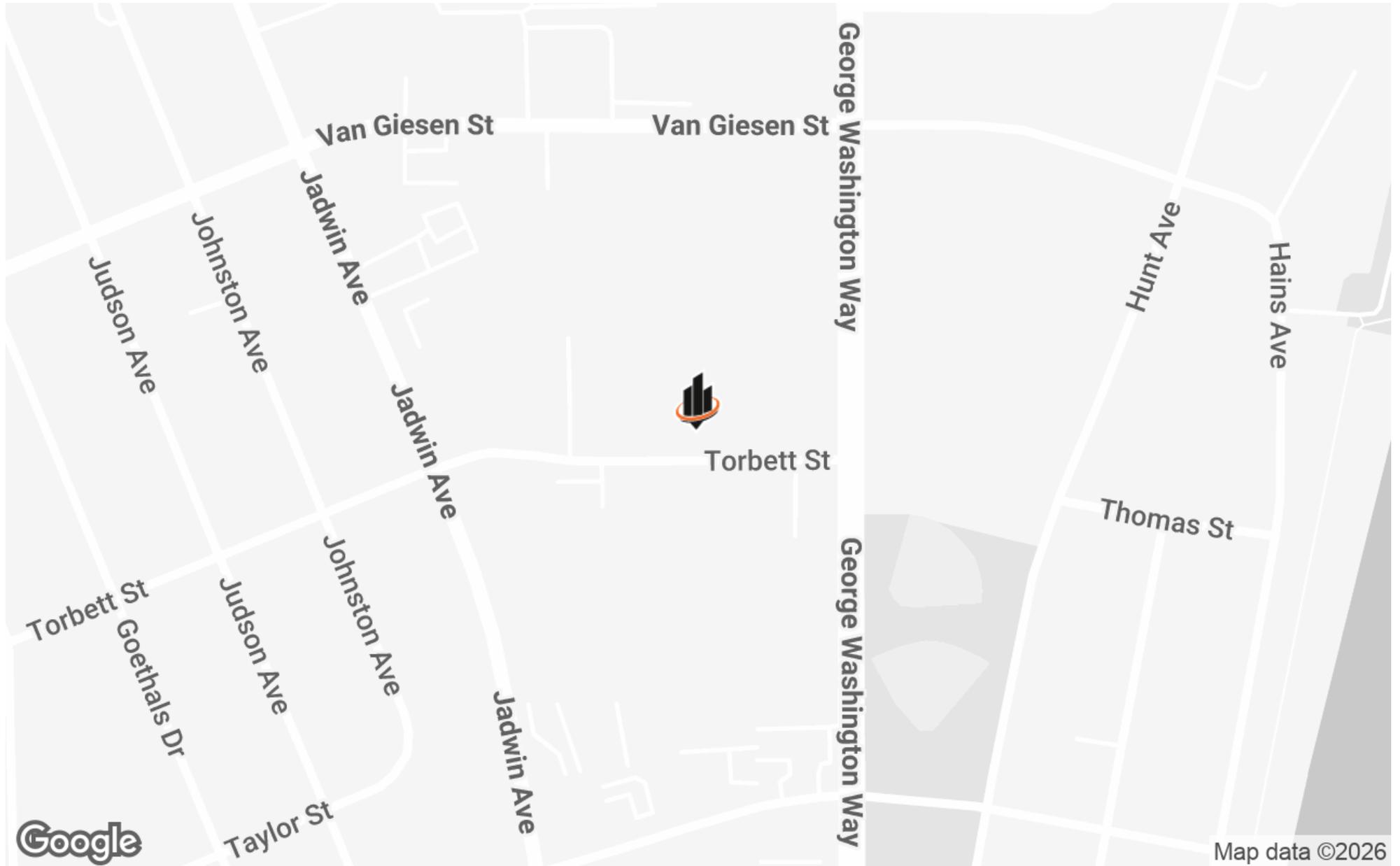


**SECTION 2**  
Location  
Information

# REGIONAL MAP



# LOCATION MAP



AERIAL MAP



# MARKET MAP



Google

Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO



**SECTION 3**  
**Financial  
Analysis**

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

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PRICE	\$1,010,000
PRICE PER SF	\$125
PRICE PER UNIT	\$101,000
GRM	11.58
CAP RATE	6.82%

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## OPERATING DATA

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TOTAL SCHEDULED INCOME	\$87,192
OPERATING EXPENSES	\$18,309
NET OPERATING INCOME	\$68,883

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**INCOME & EXPENSES**

**INCOME SUMMARY**

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VACANCY COST	\$0
<b>GROSS INCOME</b>	<b>\$87,192</b>

**EXPENSES SUMMARY**

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UTILITIES	\$5,370
PROPERTY TAX	\$7,108
PROPERTY INSURANCE	\$5,831
<b>OPERATING EXPENSES</b>	<b>\$18,309</b>
<b>NET OPERATING INCOME</b>	<b>\$68,883</b>

# RENT ROLL

SUITE	TENANT NAME	ANNUAL RENT
A	Optical Accents	\$18,600.00
B	Yellow Dog Studio	\$16,800.00
C	Poker Face Piercing	\$14,280.00
D	Take Heart Tattoo	\$14,160.00
F	Minuteman Press	\$24,072.00
<b>TOTALS</b>		<b>\$87,912.00</b>
<b>AVERAGES</b>		<b>\$17,582.40</b>



**SECTION 4**  
**Demographics**

# DEMOGRAPHICS MAP & REPORT

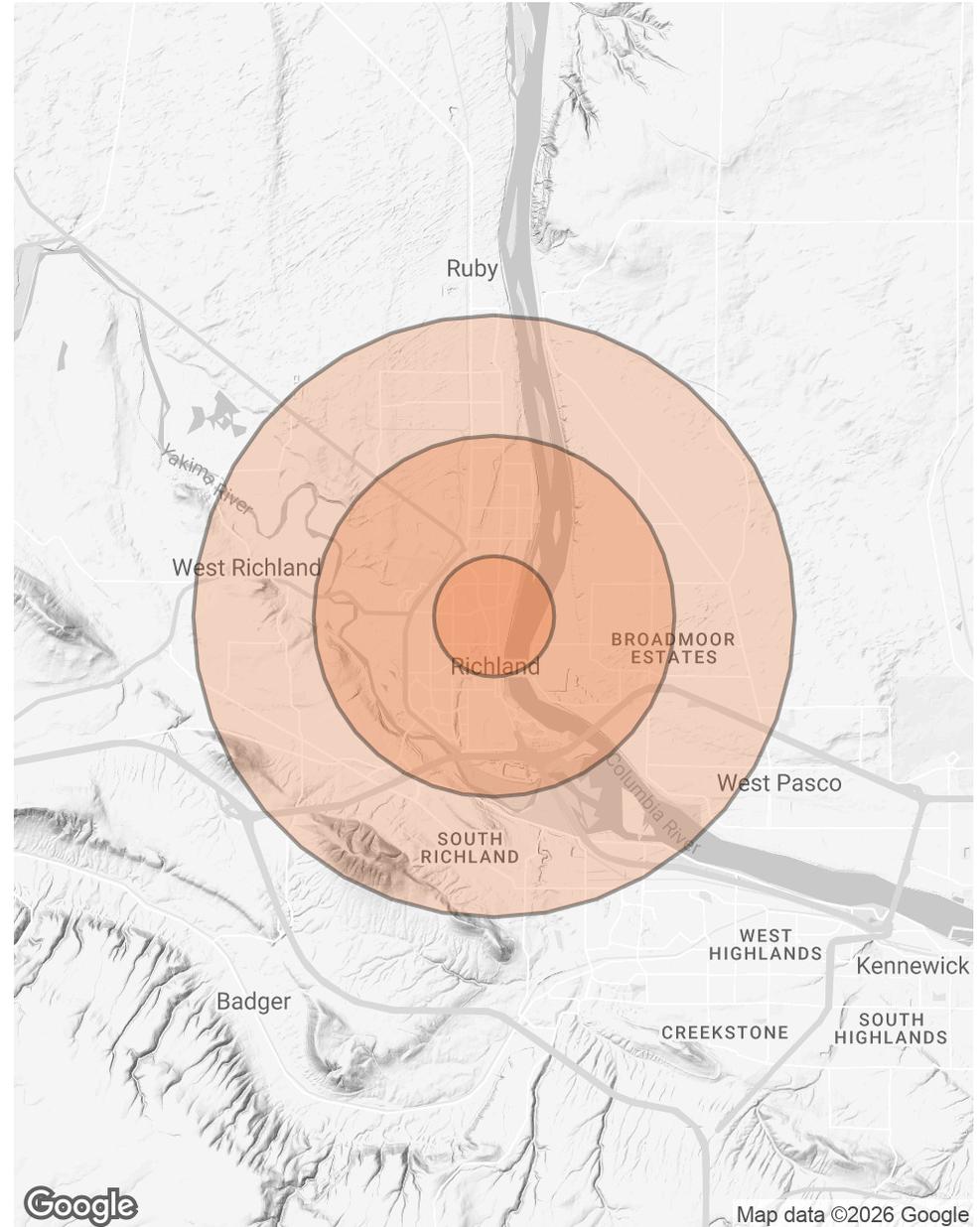
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,914	41,008	99,785
<b>AVERAGE AGE</b>	38	39	38
<b>AVERAGE AGE (MALE)</b>	36	38	37
<b>AVERAGE AGE (FEMALE)</b>	39	39	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,723	16,446	37,355
<b># OF PERSONS PER HH</b>	2.5	2.5	2.7
<b>AVERAGE HH INCOME</b>	\$90,603	\$107,468	\$133,627
<b>AVERAGE HOUSE VALUE</b>	\$360,964	\$388,949	\$444,987

Demographics data derived from AlphaMap



# AREA ANALYTICS

## POPULATION

### 5 MINUTES 10 MINUTES 15 MINUTES

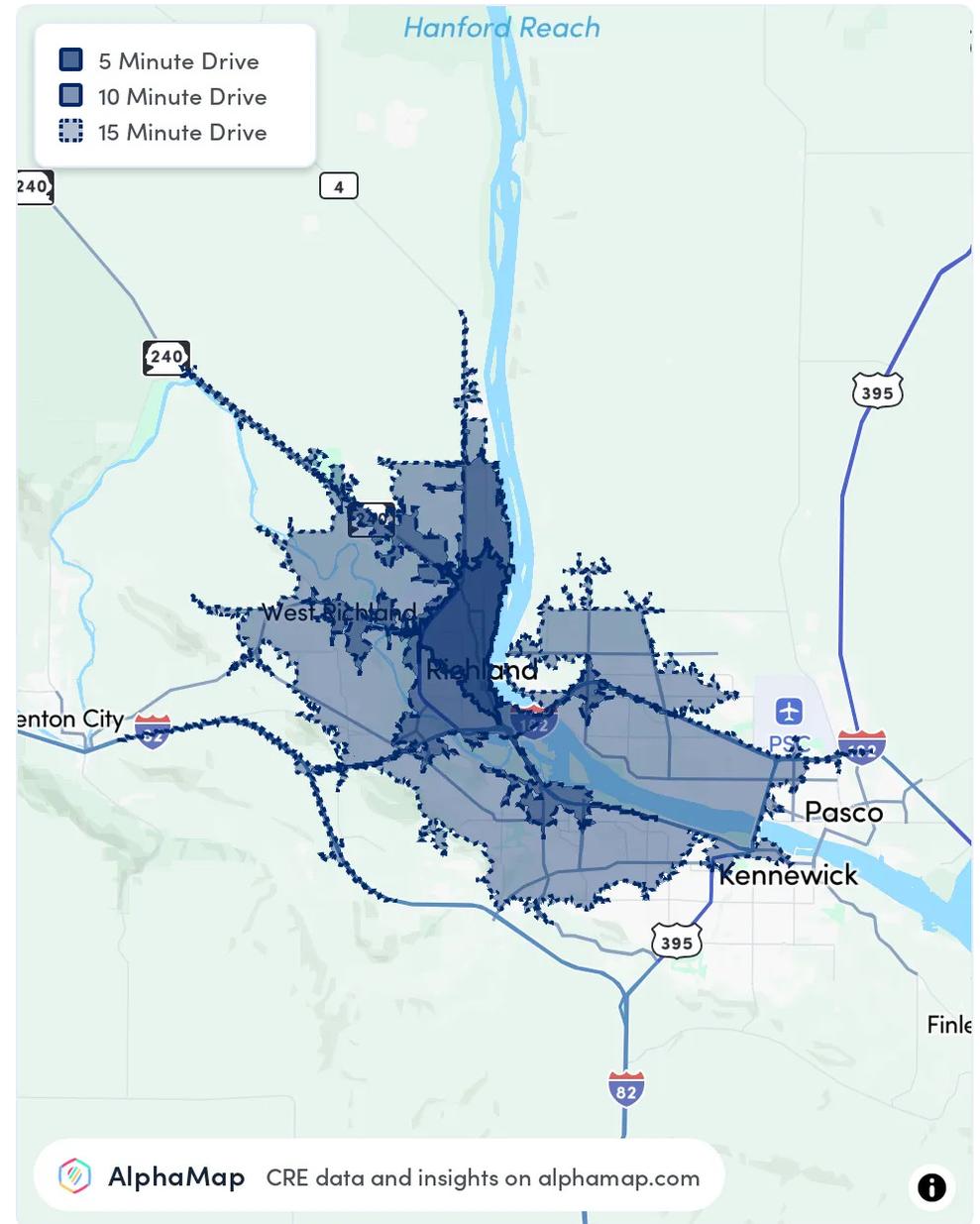
	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	20,379	41,915	151,648
AVERAGE AGE	38	39	38
AVERAGE AGE (MALE)	37	38	37
AVERAGE AGE (FEMALE)	40	40	39

## HOUSEHOLD & INCOME

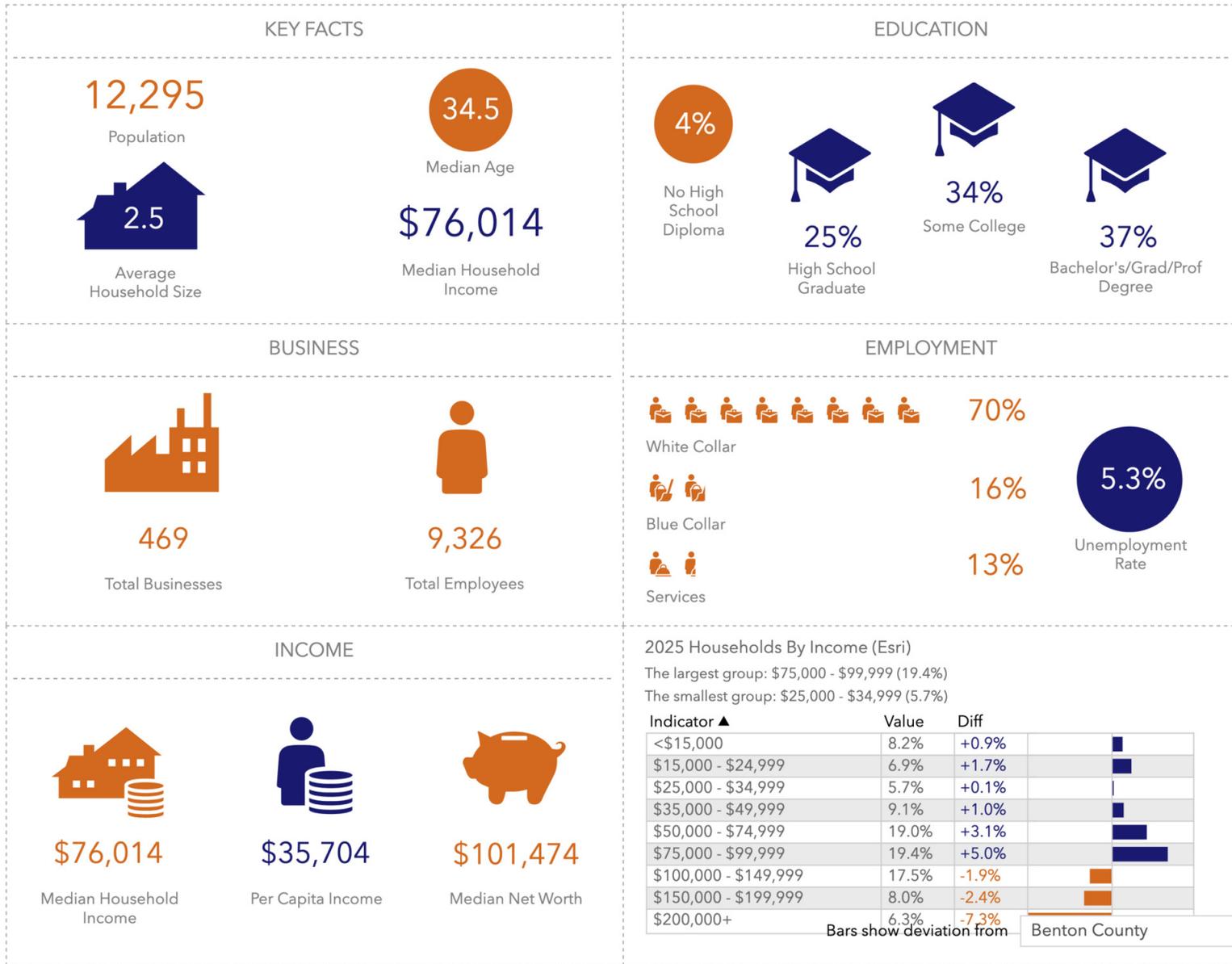
### 5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	8,051	17,143	55,782
PERSONS PER HH	2.5	2.4	2.7
AVERAGE HH INCOME	\$96,002	\$102,311	\$124,647
AVERAGE HOUSE VALUE	\$360,555	\$370,279	\$421,172
PER CAPITA INCOME	\$38,400	\$42,629	\$46,165

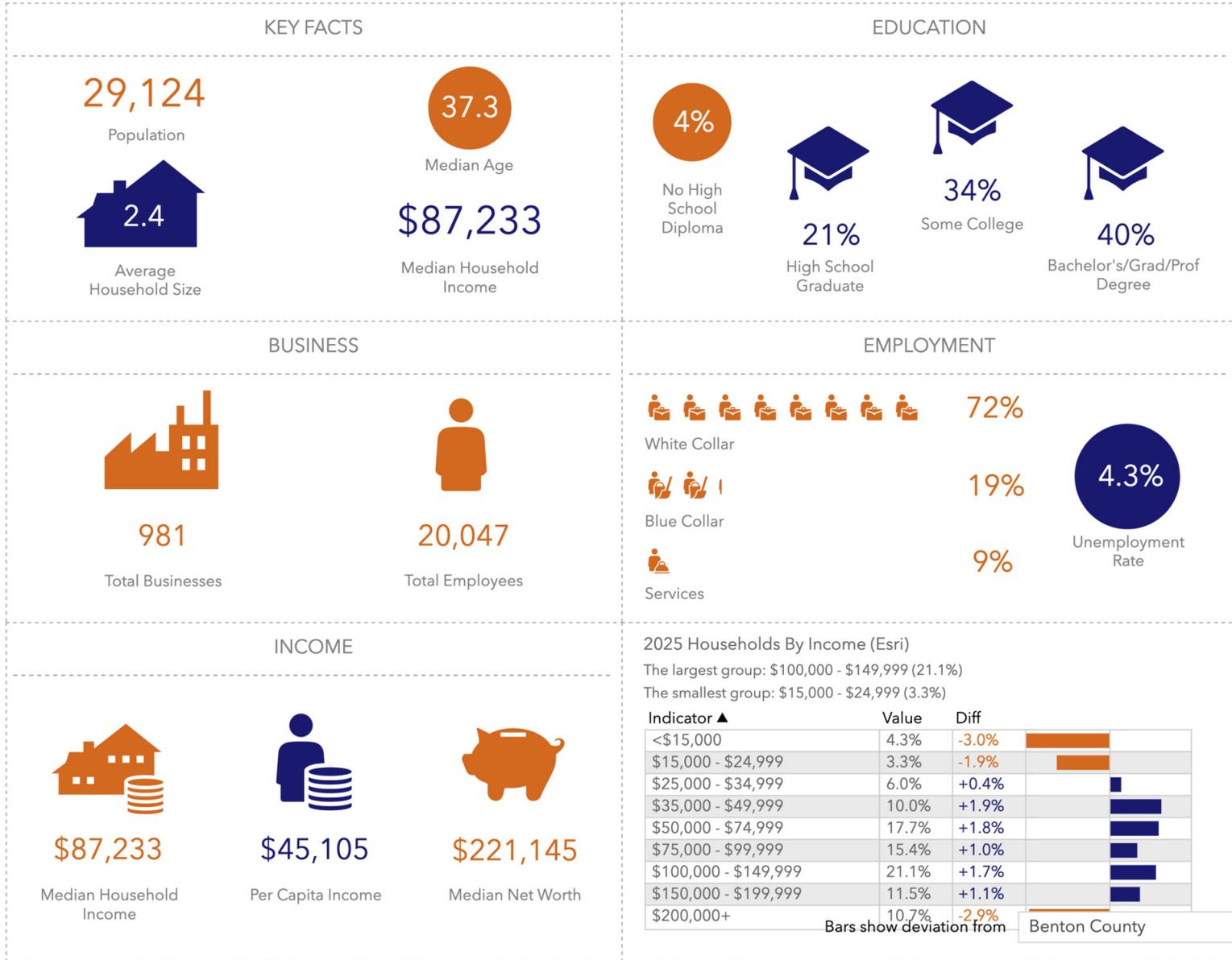
Map and demographics data derived from AlphaMap



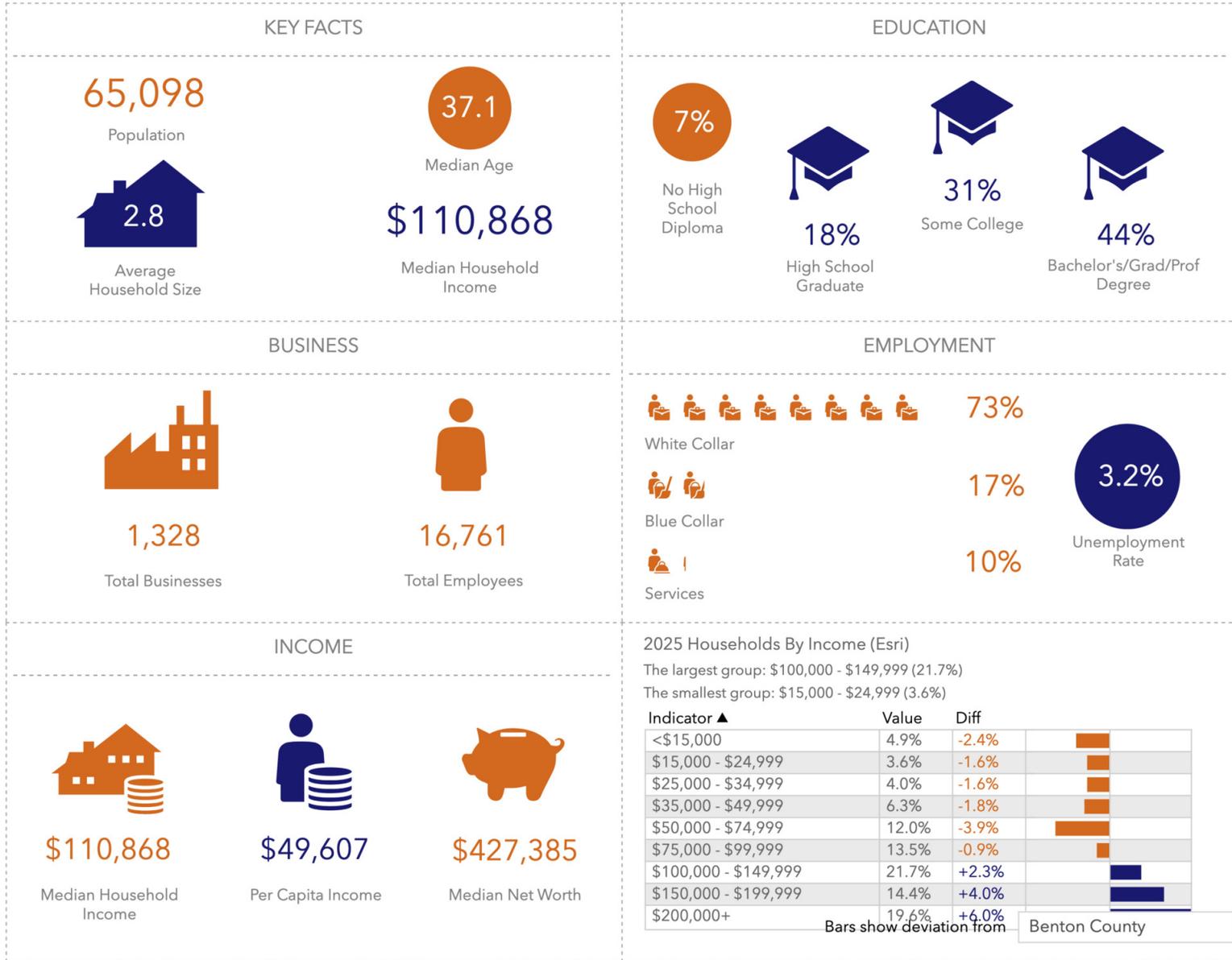
# 1 MILE INFOGRAPHICS



# 3 MILE INFOGRAPHICS



# 5 MILE INFOGRAPHICS



## DISCLAIMER

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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.