

Terra Ricca

1325 Aaron Dr , Richland WA 99352

FOR LEASE



Prepared By:

Timothy Bush
Bush Realty
Commercial Broker
(509) 947-7905
tj@bushrealty.us



THE SPACE

Location	1325 Aaron Dr Richland , WA 99352
County	Benton
Cross Street	Wellsian Way
Square Feet	1,450
Annual Rent PSF	\$19.00
Lease Type	NNN

Notes Suite 104 Available Only

HIGHLIGHTS

- Flexible layout with multiple rooms, perfect for salons, offices, or other businesses.
- Includes kitchen space and access to common area restrooms.
- Highly visible location with convenient freeway access. Lease Details: \$19 per sq. ft. annually, \$9 per sq. ft. triple net (NNN), 5% management fee based on base rent, billed monthly.
- Centrally located in Richland, WA, with excellent visibility and freeway access off Interstate I-182



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,764	53,289	125,555

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$92,273	\$124,835	\$129,873

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,116	21,081	47,382

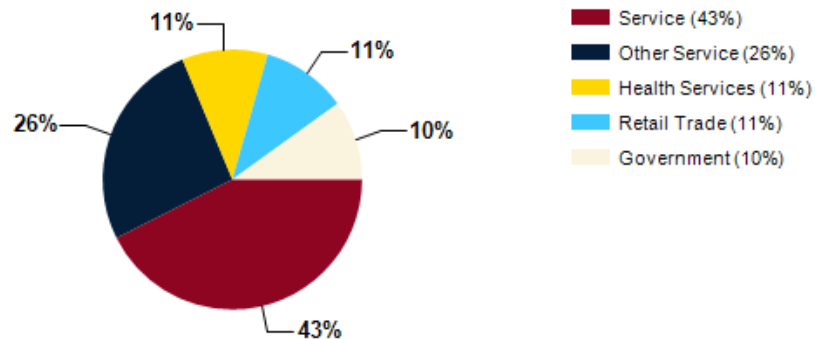
PROPERTY FEATURES

TOTAL TENANTS	4
BUILDING SF	5,545
YEAR BUILT	2006
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	11-20
CORNER LOCATION	Yes



- The property is located in Richland, Washington, which is part of the Tri-Cities area along the Columbia River, known for its outdoor recreational activities and wineries.
- Nearby amenities include the Columbia Center Mall, a major shopping destination in the region, offering a variety of retail stores and dining options.
- The Tri-Cities area is home to several national laboratories, such as the Pacific Northwest National Laboratory, which contribute to a strong local economy and a highly educated workforce.
- The area offers a variety of outdoor activities, including hiking, boating, and wine tasting, making it an attractive location for both residents and visitors.

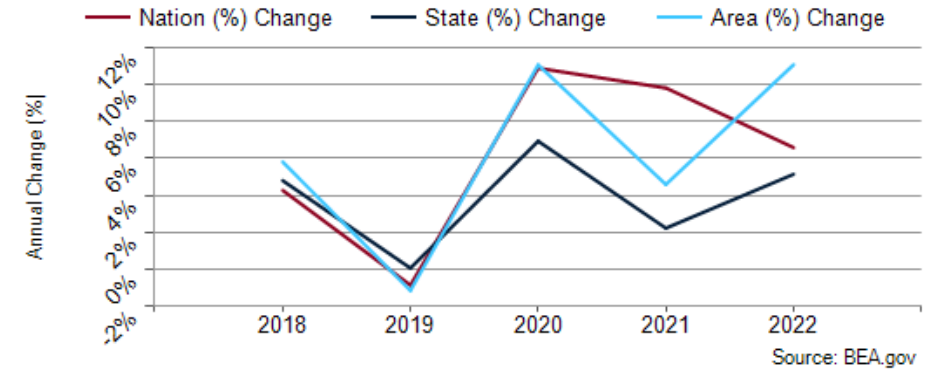
Major Industries by Employee Count

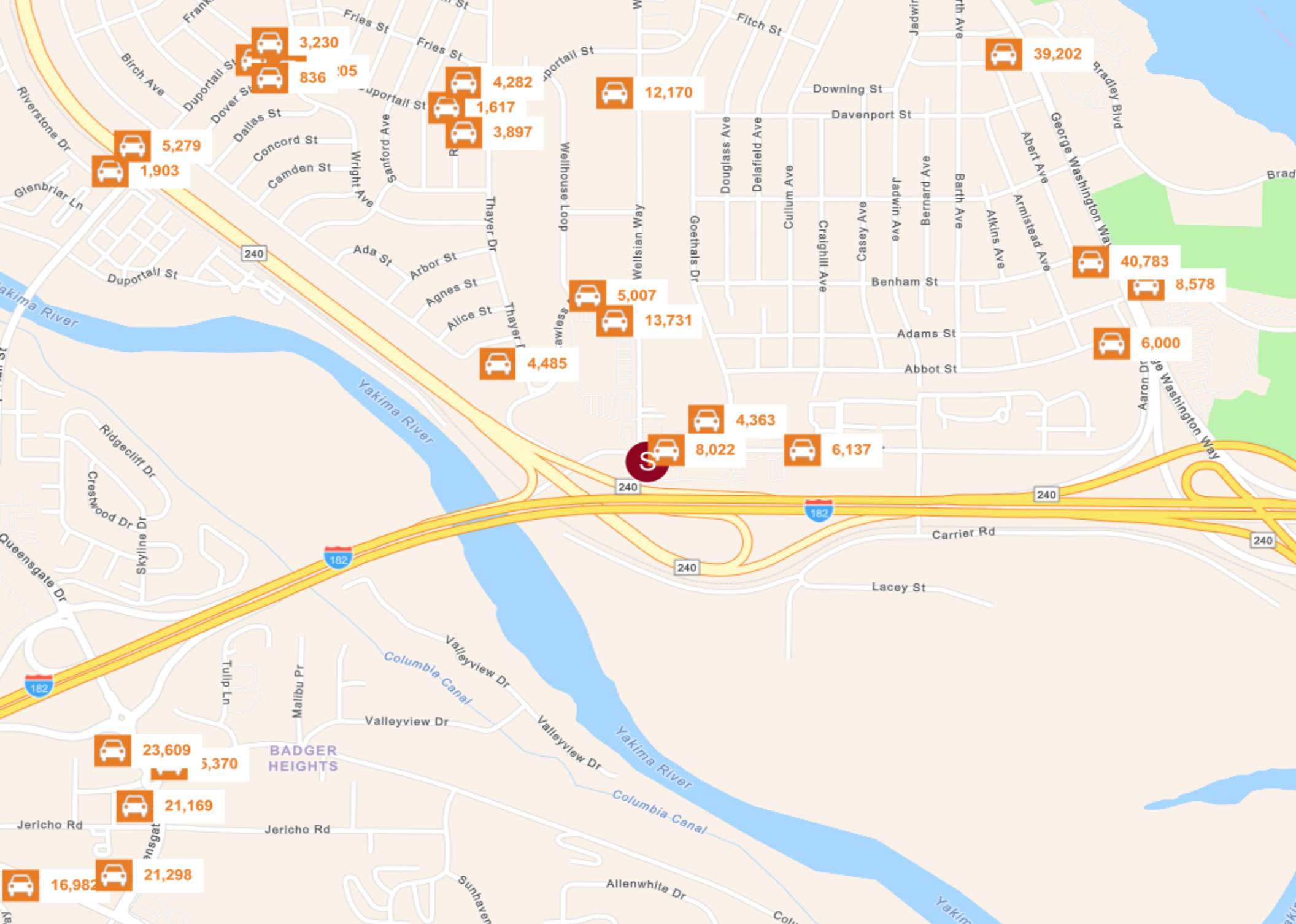


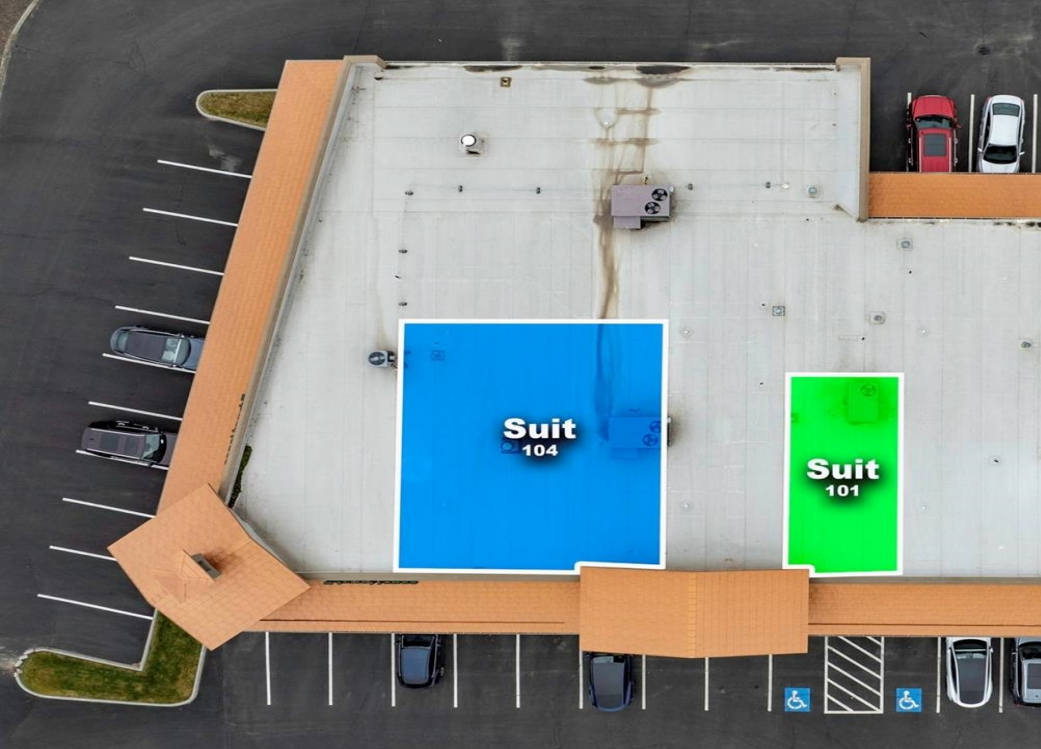
Largest Employers

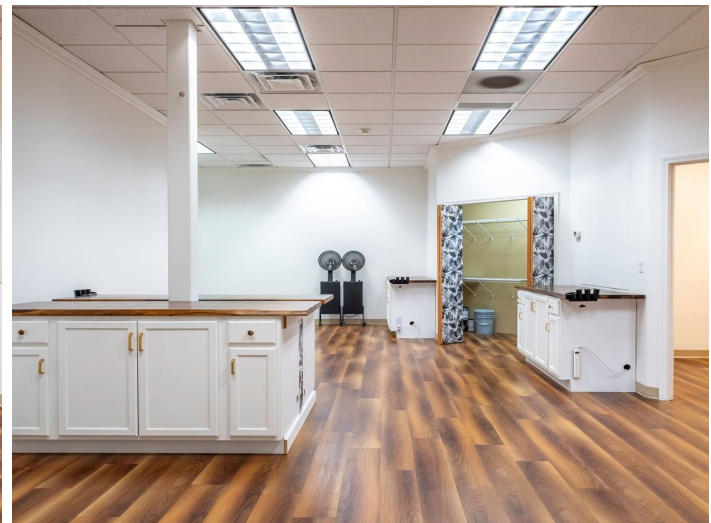
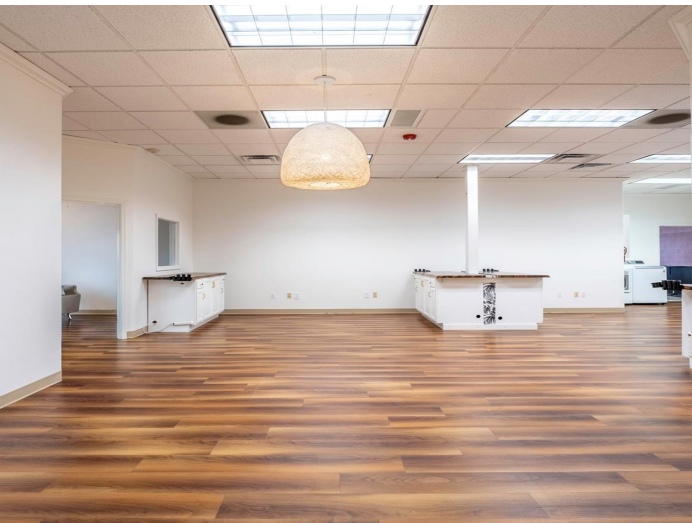
Battelle Memorial Institute (operating Pacific Northwest National Laboratory)	4,500
Kadlec Regional Medical Center	3,532
Bechtel National Inc.	2,943
Washington River Protection Solutions	2,129
Hanford Mission Integration Solutions	1,902
Central Plateau Cleanup Company	1,682
Richland School District	1,500
Energy Northwest	1,100

Benton County GDP Trend



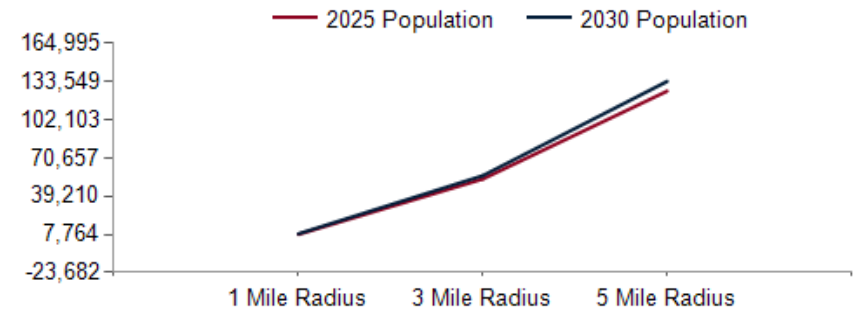




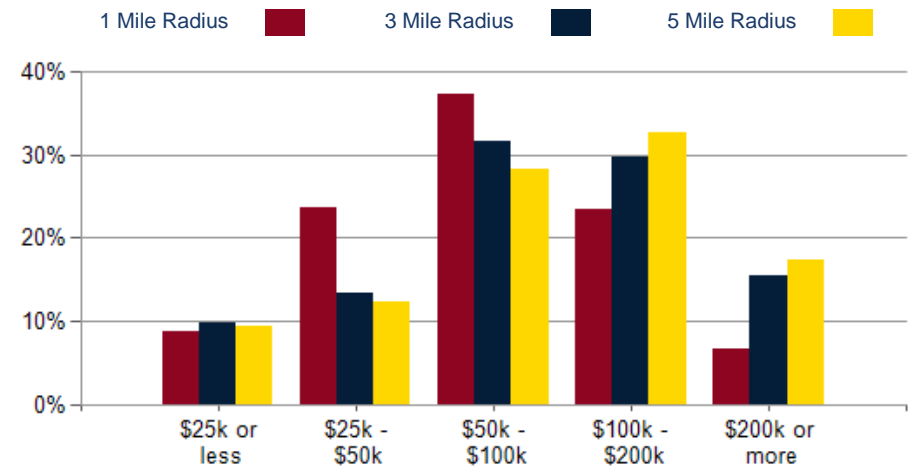


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,580	32,860	60,470
2010 Population	6,504	41,895	90,433
2025 Population	7,764	53,289	125,555
2030 Population	8,233	56,038	133,549
2025 African American	192	933	1,980
2025 American Indian	100	467	1,152
2025 Asian	201	2,434	5,052
2025 Hispanic	1,660	9,357	25,550
2025 Other Race	668	3,796	11,015
2025 White	5,573	39,436	91,154
2025 Multiracial	1,010	6,074	14,874
2025-2030: Population: Growth Rate	5.90%	5.05%	6.20%

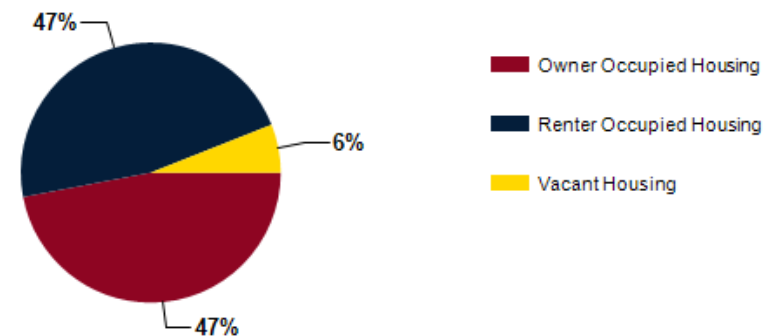
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	141	1,007	2,507
\$15,000-\$24,999	134	1,066	1,917
\$25,000-\$34,999	297	1,131	2,268
\$35,000-\$49,999	440	1,685	3,612
\$50,000-\$74,999	620	3,433	6,563
\$75,000-\$99,999	541	3,222	6,827
\$100,000-\$149,999	464	3,770	9,679
\$150,000-\$199,999	268	2,512	5,822
\$200,000 or greater	211	3,255	8,189
Median HH Income	\$69,962	\$90,593	\$99,993
Average HH Income	\$92,273	\$124,835	\$129,873



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

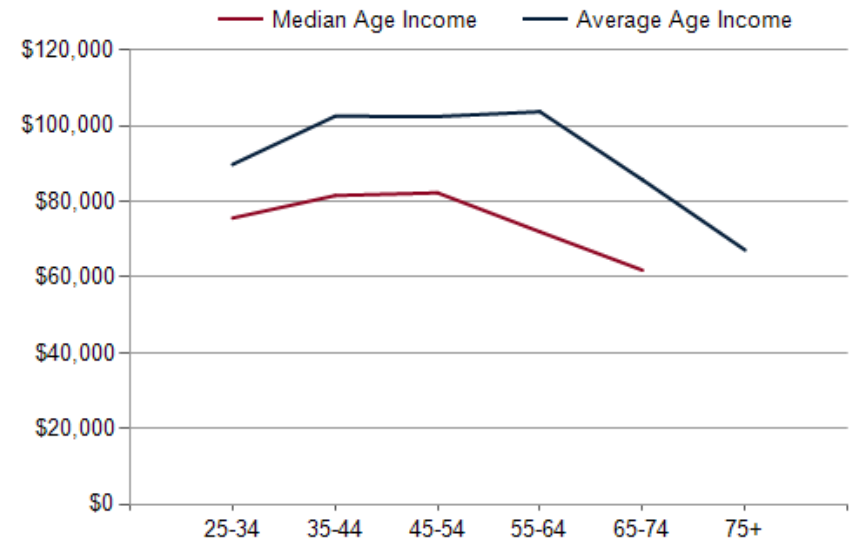
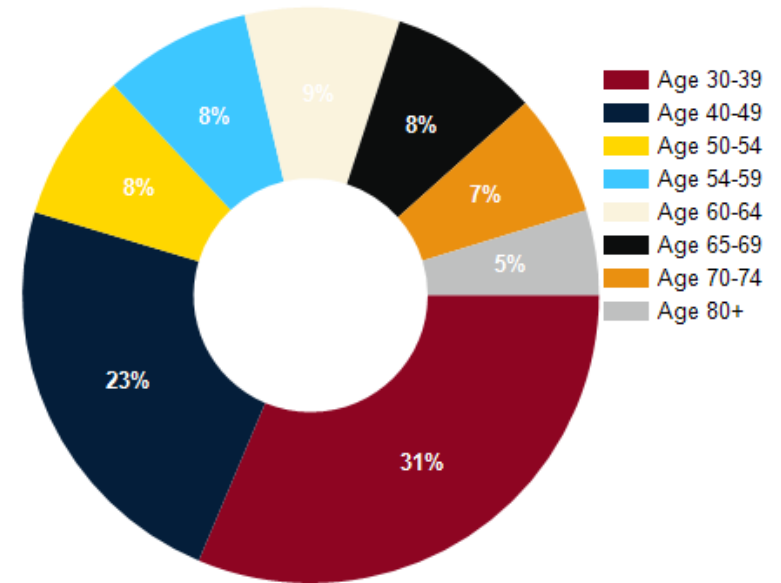


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	734	3,858	8,833
2025 Population Age 35-39	647	3,781	9,116
2025 Population Age 40-44	586	3,901	9,297
2025 Population Age 45-49	441	3,101	7,470
2025 Population Age 50-54	368	2,828	6,907
2025 Population Age 55-59	365	2,679	6,417
2025 Population Age 60-64	383	2,860	6,678
2025 Population Age 65-69	369	2,735	6,504
2025 Population Age 70-74	302	2,459	5,541
2025 Population Age 75-79	210	1,929	4,187
2025 Population Age 80-84	145	1,225	2,605
2025 Population Age 85+	133	1,097	2,204
2025 Population Age 18+	5,956	40,434	94,436
2025 Median Age	36	38	37
2030 Median Age	38	39	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,615	\$90,978	\$98,456
Average Household Income 25-34	\$89,795	\$115,884	\$123,321
Median Household Income 35-44	\$81,557	\$107,709	\$116,525
Average Household Income 35-44	\$102,532	\$141,887	\$149,331
Median Household Income 45-54	\$82,300	\$116,713	\$124,776
Average Household Income 45-54	\$102,453	\$156,432	\$160,264
Median Household Income 55-64	\$71,971	\$107,119	\$113,725
Average Household Income 55-64	\$103,724	\$146,344	\$146,925
Median Household Income 65-74	\$61,824	\$80,123	\$86,862
Average Household Income 65-74	\$85,726	\$113,627	\$115,606
Average Household Income 75+	\$67,171	\$76,915	\$78,050

Population By Age





Timothy Bush
Commercial Broker

We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think its strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is extremely important to us, its what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.

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Exclusively Marketed by:



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