

PROPERTY SUMMARY



Swift Blvd Richland Lee Blvd Thayer Dr Thayer Dr Wright Ave Aradia, Blvd Map data ©2025

OFFERING SUMMARY

| LEASE RATE: | \$5,000.00 per month (MG) |
|------------------|---------------------------|
| NUMBER OF UNITS: | 1 |
| AVAILABLE SF: | 4,977 SF |
| LOT SIZE: | 0.38 Acres |
| BUILDING SIZE: | 6,205 SF |

PROPERTY DESCRIPTION

Retail/Office on a high traffic street in central Richland. Open retail with two garage bays, ample parking and very large sign. Please call LA for additional details.

PROPERTY HIGHLIGHTS

- High Traffic Road with Great Signage
- Unique Mix of Warehouse and Retail/Office
- Ample Parking With Lot in Back

SCOTT HOWELL

O: 509.379.3111 scott.howell@svn.com JAMES WADE

O: 509.737.9429 james.wade@svn.com

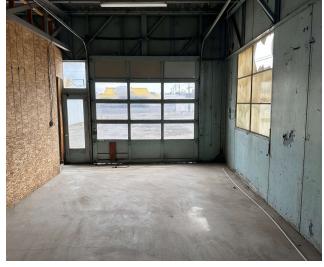
ADDITIONAL PHOTOS















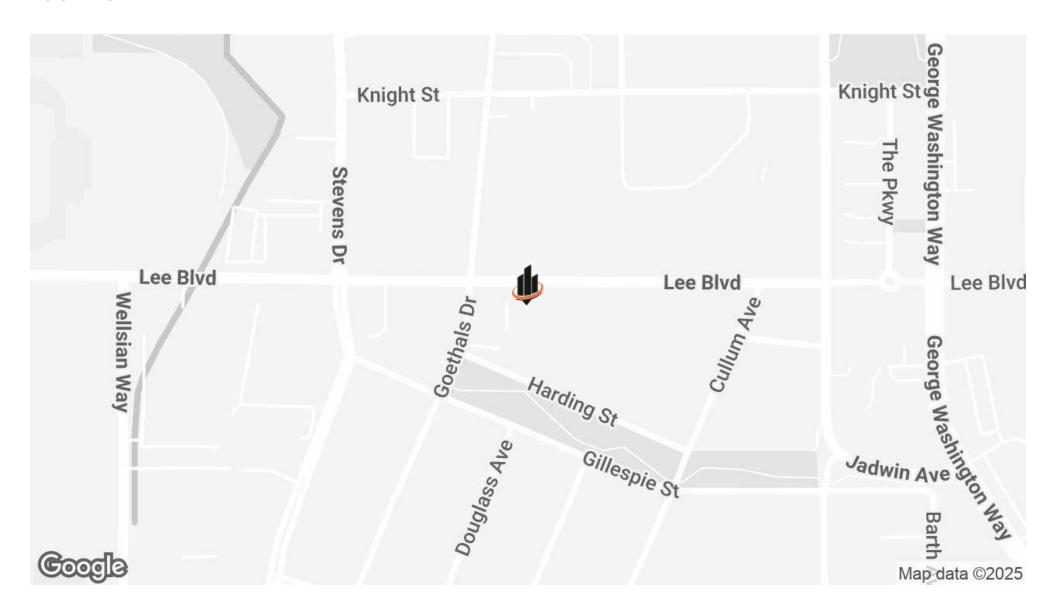


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1177 LEE BLVD | Richland, WA 99352

LOCATION MAP



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ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com

Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more then twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

SVN | Retter & Company

329 N. Kellogg Kennewick, WA 99336 509.783.8811

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

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Direct: 509.737.9429 | Cell: 509.521.3724

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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