

1215 Aaron Dr Richland WA



FOR LEASE

1215 Aaron Dr
Richland , WA 99352

Timothy Bush
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Commercial Broker
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THE SPACE

Location	1215 Aaron Dr Richland , WA 99352
County	Benton
Cross Street	Wellsian Way

HIGHLIGHTS

- 2,500 SF drive-thru café/restaurant space currently operated by Wake Up Call, who is relocating up the street. Sublease opportunity with term expiring 12/31/2036. Business is actively operating—do not disturb tenant; contact listing broker for all showings. Finished interior with open layout, two ADA-compliant restrooms, private office, small back-of-house area, walk-in cooler, sinks, and some existing equipment/furniture included. Built-ins and functional finishes throughout. Offers a cost-saving head start for operators who don't want to build out from scratch. Suitable for a variety of food and beverage concepts.

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	7,340	53,313	125,864

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$91,143	\$124,687	\$129,794

NUMBER OF HOUSEHOLDS

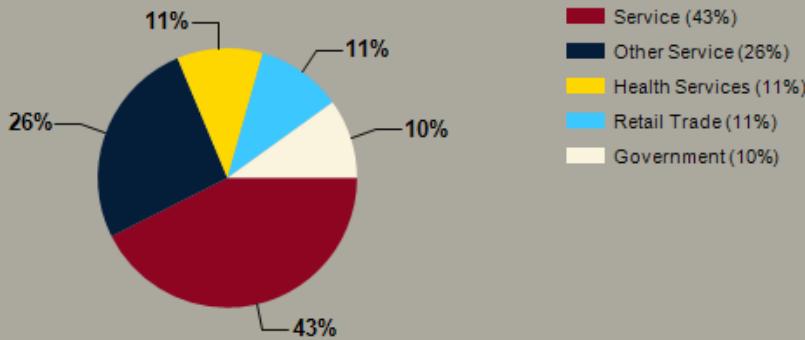
	1.00 MILE	3.00 MILE	5.00 MILE
	2,919	21,077	47,453



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- The property is located in the heart of Richland, Washington, a vibrant city known for its wine industry and outdoor recreational activities.
- Nearby amenities include the Columbia Center Mall, which features over 150 stores and restaurants, providing a variety of shopping and dining options for residents and visitors.
- Richland is part of the Tri-Cities area, which includes Kennewick and Pasco, offering a regional hub for commerce and entertainment.
- The property is situated near major highways, such as Interstate 182 and Highway 240, facilitating easy access to transportation and connecting the area to other parts of the state.
- Richland is home to several parks and outdoor spaces, including Howard Amon Park and Badger Mountain Trailhead, offering opportunities for outdoor activities and relaxation in the scenic surroundings.

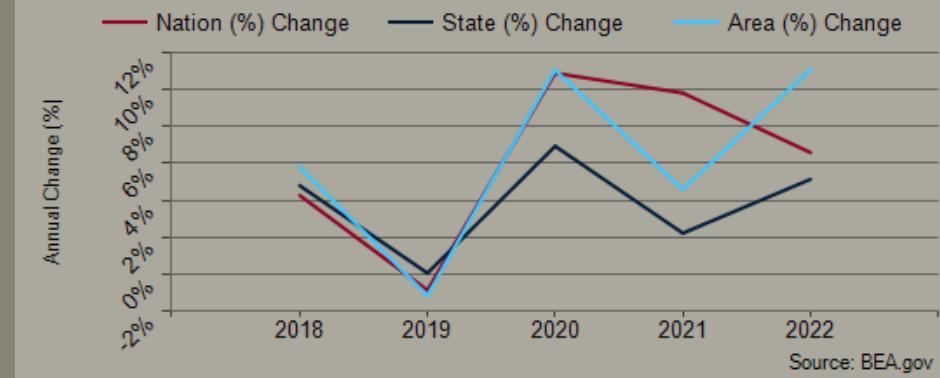
Major Industries by Employee Count

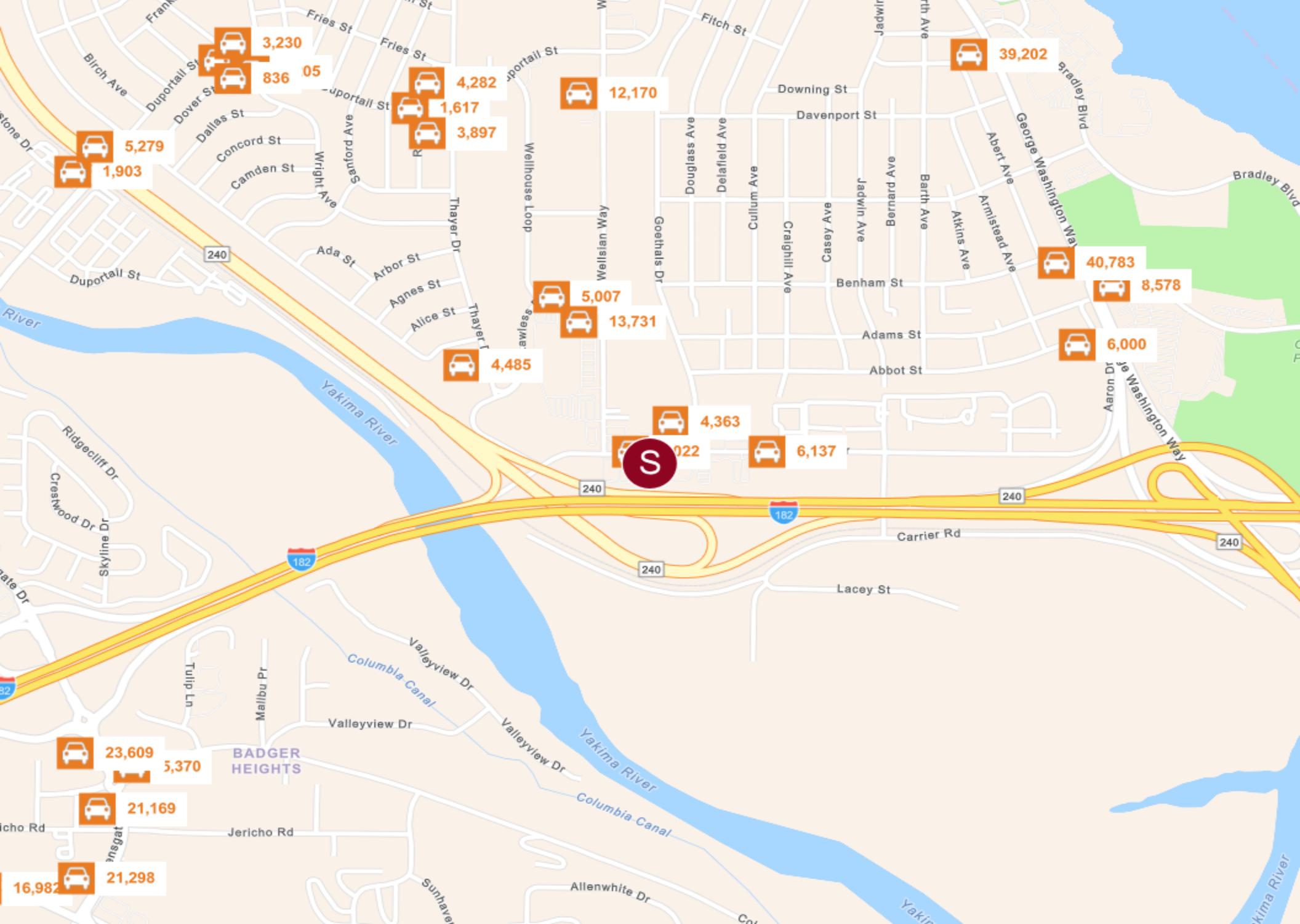


Largest Employers

Battelle/Pacific Northwest National Laboratory	5,300
Kadlec Regional Medical Center	3,800
Kennewick School District	3,043
Lamb Weston	3,000
Pasco School District	2,700
Washington River Protection Solutions	2,336
First Fruits Farms	2,200
Richland School District	2,200

Benton County GDP Trend



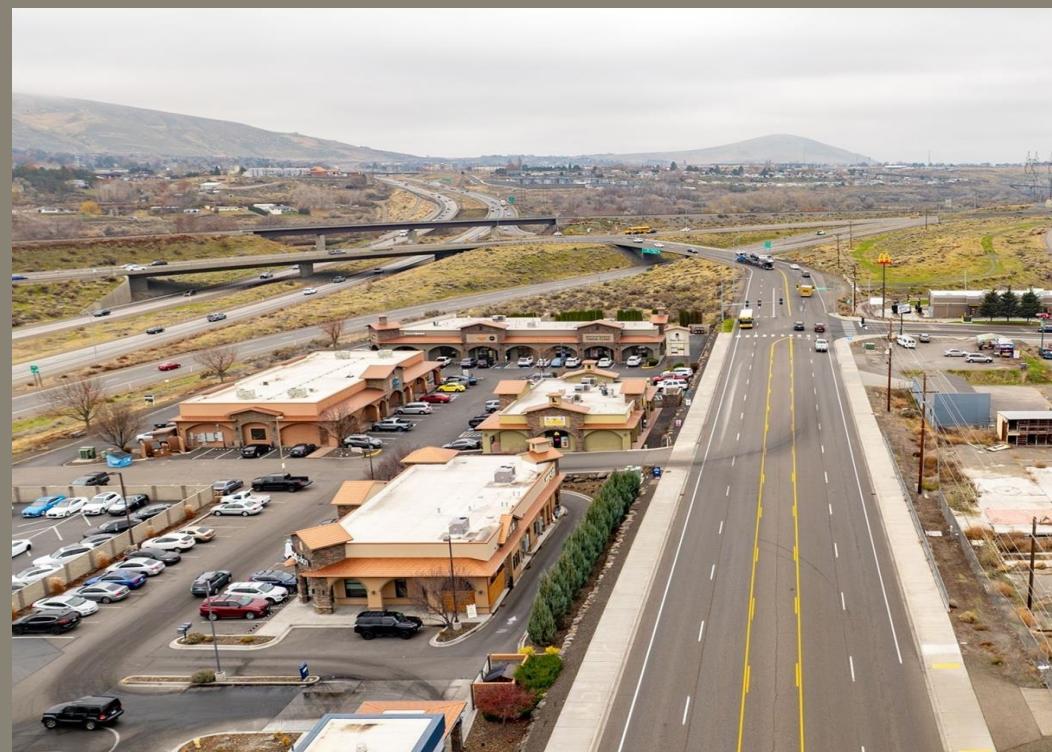




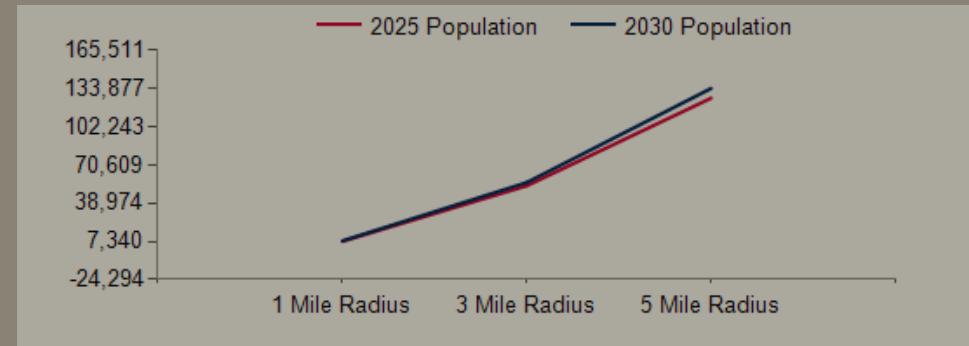




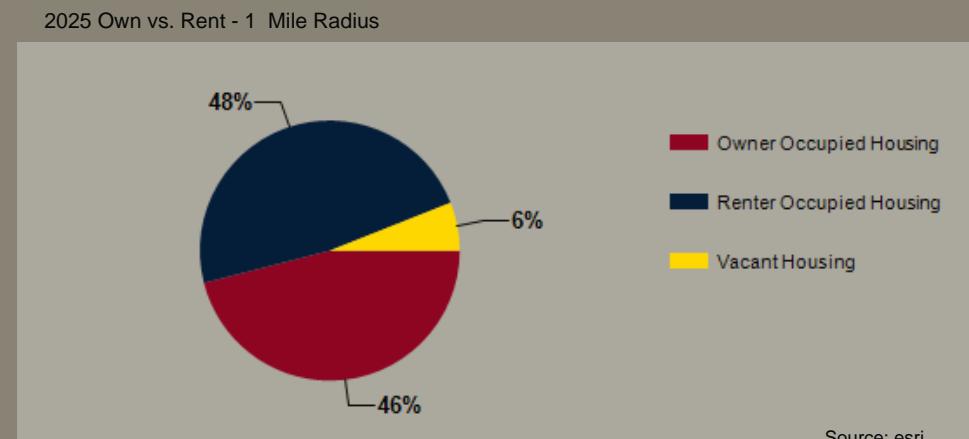
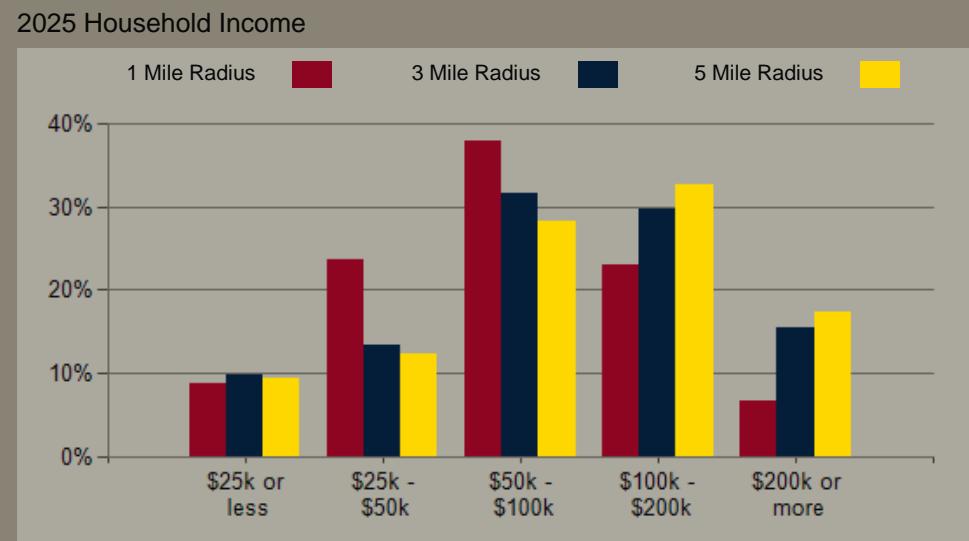




POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,282	32,831	60,821
2010 Population	6,181	41,908	91,014
2025 Population	7,340	53,313	125,864
2030 Population	7,790	56,058	133,877
2025 African American	182	933	1,983
2025 American Indian	96	468	1,158
2025 Asian	188	2,433	5,051
2025 Hispanic	1,567	9,385	25,702
2025 Other Race	623	3,805	11,081
2025 White	5,273	39,441	91,339
2025 Multiracial	960	6,085	14,926
2025-2030: Population: Growth Rate	6.00%	5.05%	6.20%



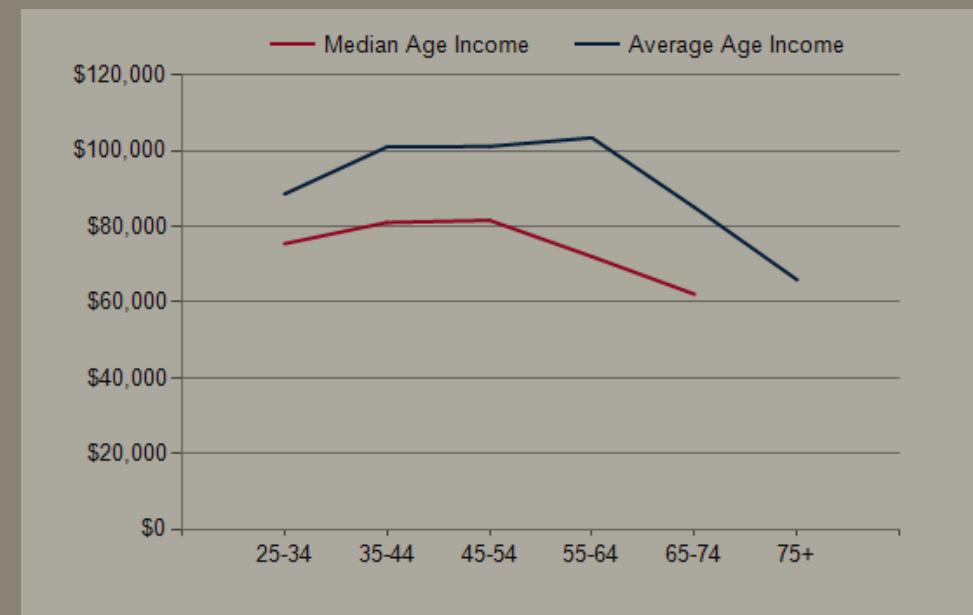
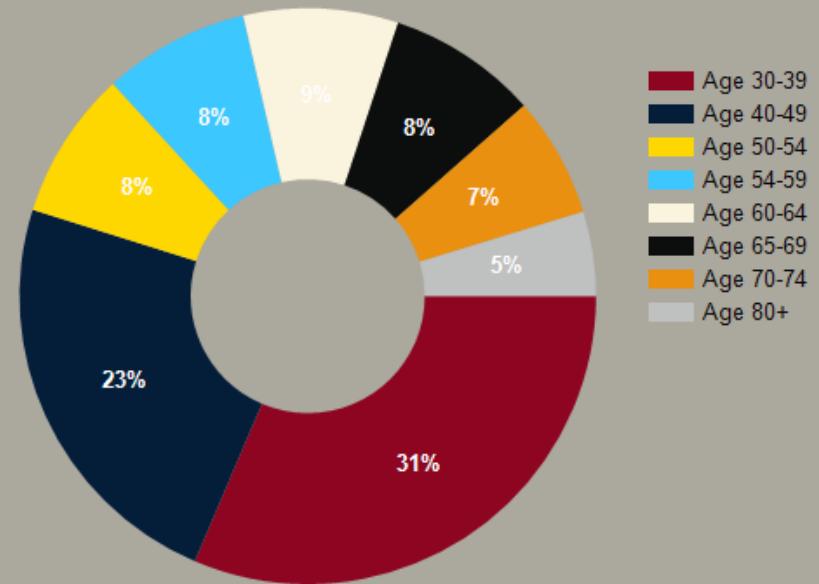
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	132	1,013	2,531
\$15,000-\$24,999	123	1,066	1,917
\$25,000-\$34,999	284	1,132	2,275
\$35,000-\$49,999	406	1,690	3,613
\$50,000-\$74,999	589	3,434	6,577
\$75,000-\$99,999	520	3,223	6,864
\$100,000-\$149,999	432	3,762	9,667
\$150,000-\$199,999	242	2,509	5,811
\$200,000 or greater	192	3,247	8,197
Median HH Income	\$69,703	\$90,446	\$99,760
Average HH Income	\$91,143	\$124,687	\$129,794



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	697	3,857	8,863
2025 Population Age 35-39	608	3,779	9,137
2025 Population Age 40-44	553	3,903	9,326
2025 Population Age 45-49	421	3,105	7,491
2025 Population Age 50-54	347	2,831	6,901
2025 Population Age 55-59	341	2,680	6,421
2025 Population Age 60-64	360	2,860	6,679
2025 Population Age 65-69	350	2,744	6,501
2025 Population Age 70-74	281	2,462	5,554
2025 Population Age 75-79	197	1,931	4,194
2025 Population Age 80-84	137	1,226	2,613
2025 Population Age 85+	124	1,098	2,218
2025 Population Age 18+	5,625	40,468	94,631
2025 Median Age	35	38	37
2030 Median Age	37	39	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,438	\$90,862	\$98,345
Average Household Income 25-34	\$88,569	\$115,776	\$123,320
Median Household Income 35-44	\$81,060	\$107,611	\$116,543
Average Household Income 35-44	\$101,032	\$141,719	\$149,430
Median Household Income 45-54	\$81,621	\$116,679	\$124,621
Average Household Income 45-54	\$101,163	\$156,376	\$160,222
Median Household Income 55-64	\$72,018	\$106,895	\$113,511
Average Household Income 55-64	\$103,425	\$146,109	\$146,844
Median Household Income 65-74	\$62,095	\$79,958	\$86,548
Average Household Income 65-74	\$85,047	\$113,519	\$115,324
Average Household Income 75+	\$65,920	\$76,769	\$77,763

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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The information contained herein is not a substitute for a thorough due diligence investigation. Bush Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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