

OFFERING MEMORANDUM
Fowler Retail/Flex
Complex

1953 - 1977 FOWLER ST

Richland, WA 99352

PRESENTED BY:

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SVN
RETTER & COMPANY

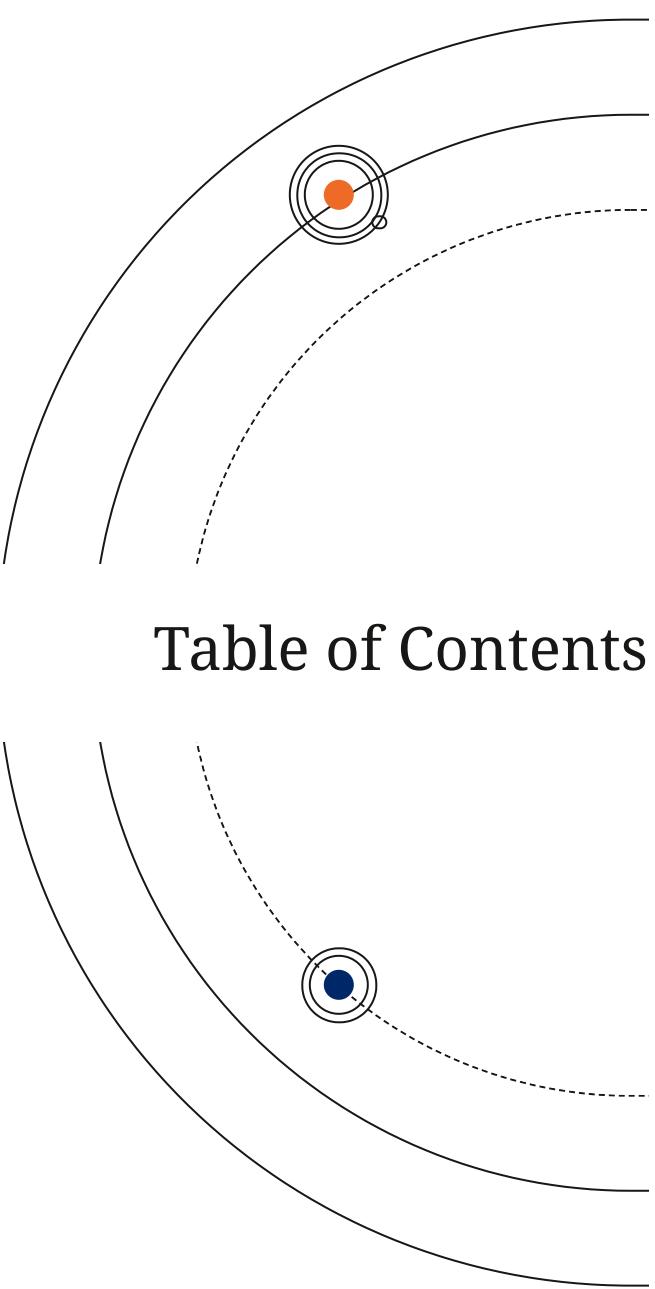


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SECTION 1

Property Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$11,275.00 SF/yr (NNN)
AVAILABLE SF:	9,430 SF
LOT SIZE:	1.98 Acres
BUILDING SIZE:	34,239 SF
NNN:	\$2.00 SF/yr

PROPERTY DESCRIPTION

This suite is move in ready. It features high ceilings, 4 overhead doors and access to a shared dock. The entire suite is heated and cooled and inside you'll find a very nice conference room, 2 private offices and a break room.

PROPERTY HIGHLIGHTS

- 9,430 sf Suite
- Move In Ready
- 2 Offices
- Conference Room
- Break Room
- 4 Over Head Doors
- Fully Heated and Cooled

PROPERTY DESCRIPTION



ZONING

The property is zoned General Business Use District (C-3), which is defined in the city of Richland Municipal Code, Chapter 23.22.010 as:

The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are either designated as commercial or designated as industrial and located adjacent to SR 240 under the city of Richland comprehensive plan.

LOCATION DESCRIPTION

This retail/flex property features frontage along Highway 240 and sits just off of Columbia Center Blvd and its exits. Easily accessible from all corners of the market and with excellent highway visibility and over 46,700 cars per day!

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

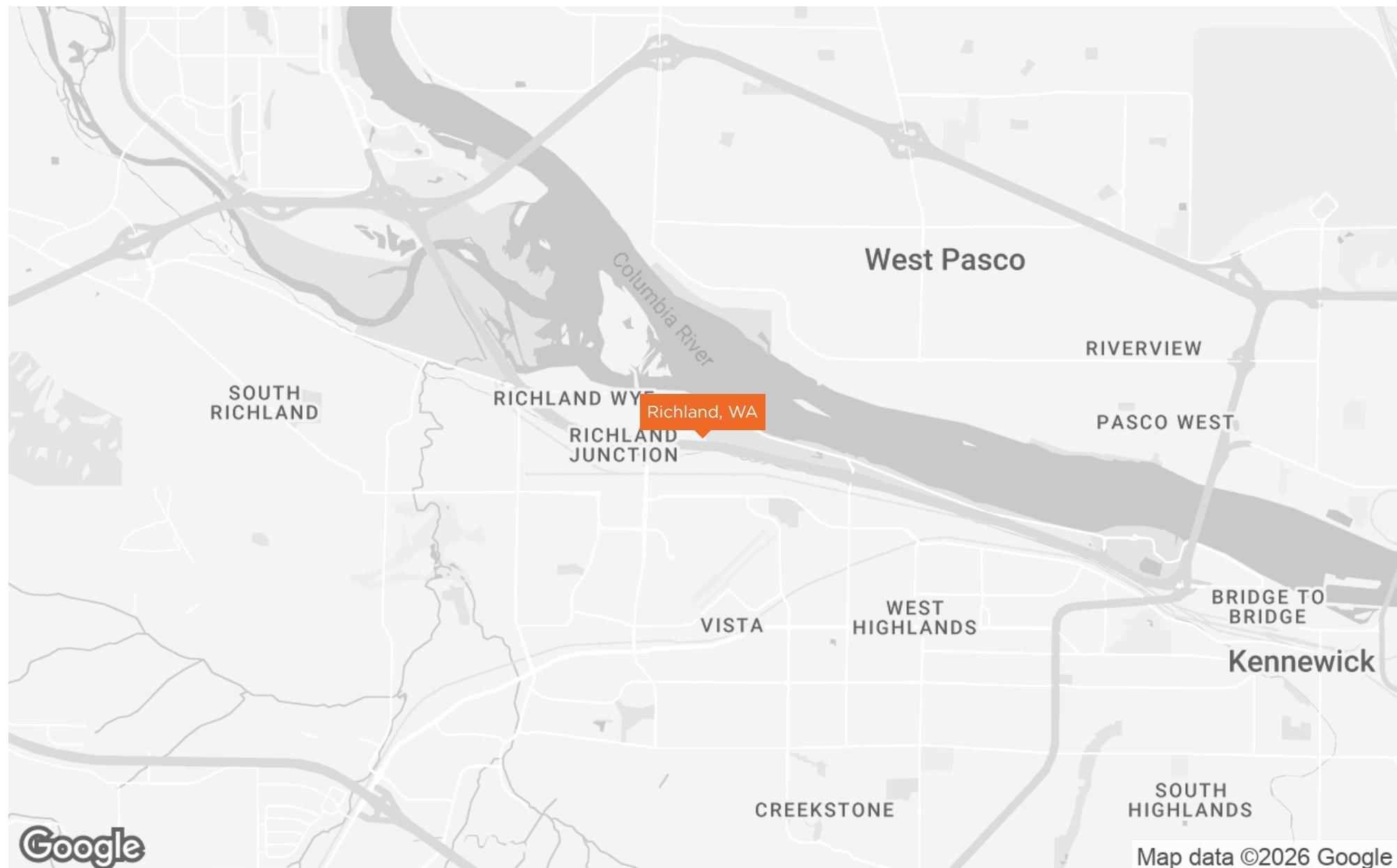
The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City, Phoenix, Los Angeles and Minneapolis.



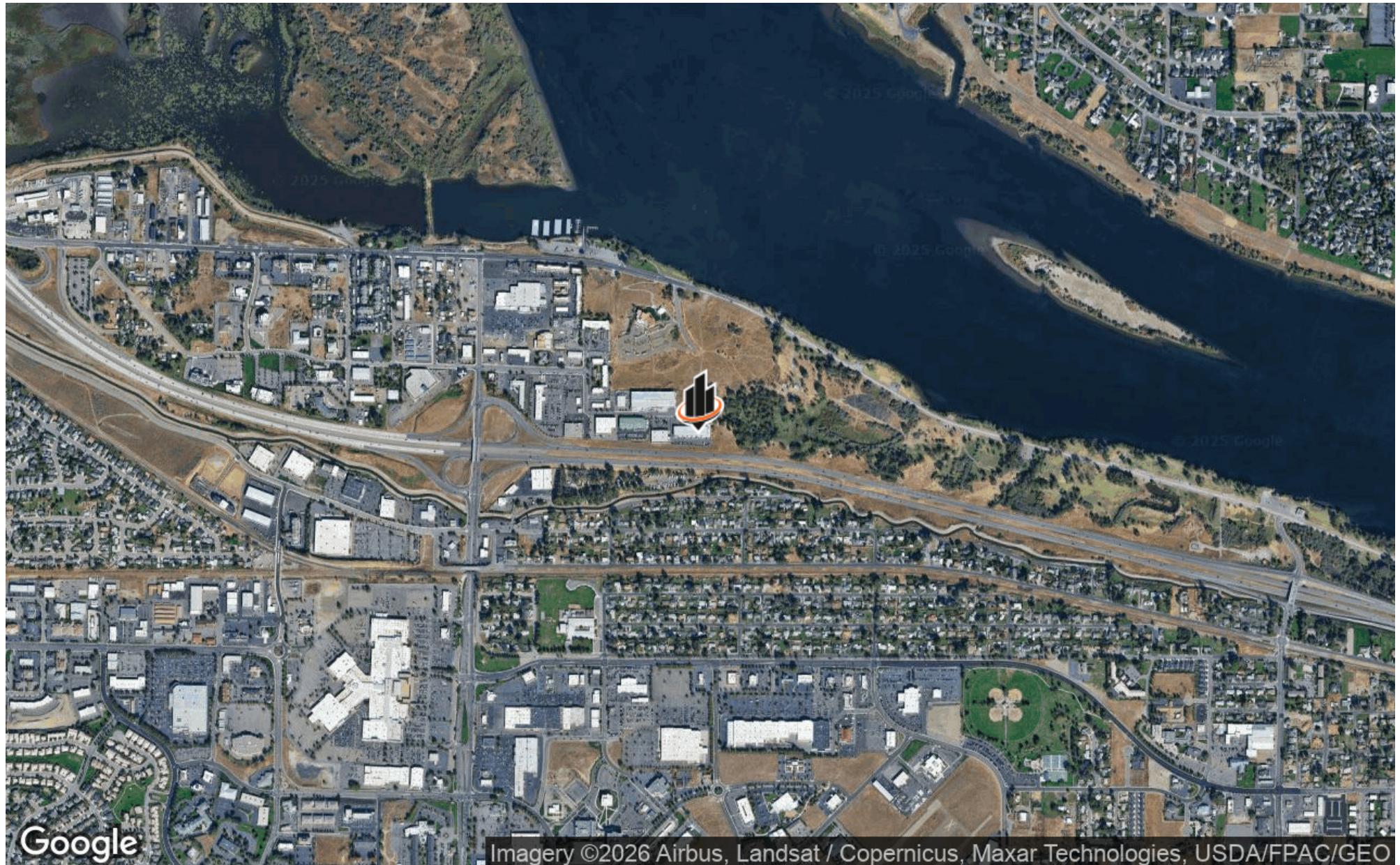
SECTION 2

Location Information

REGIONAL MAP



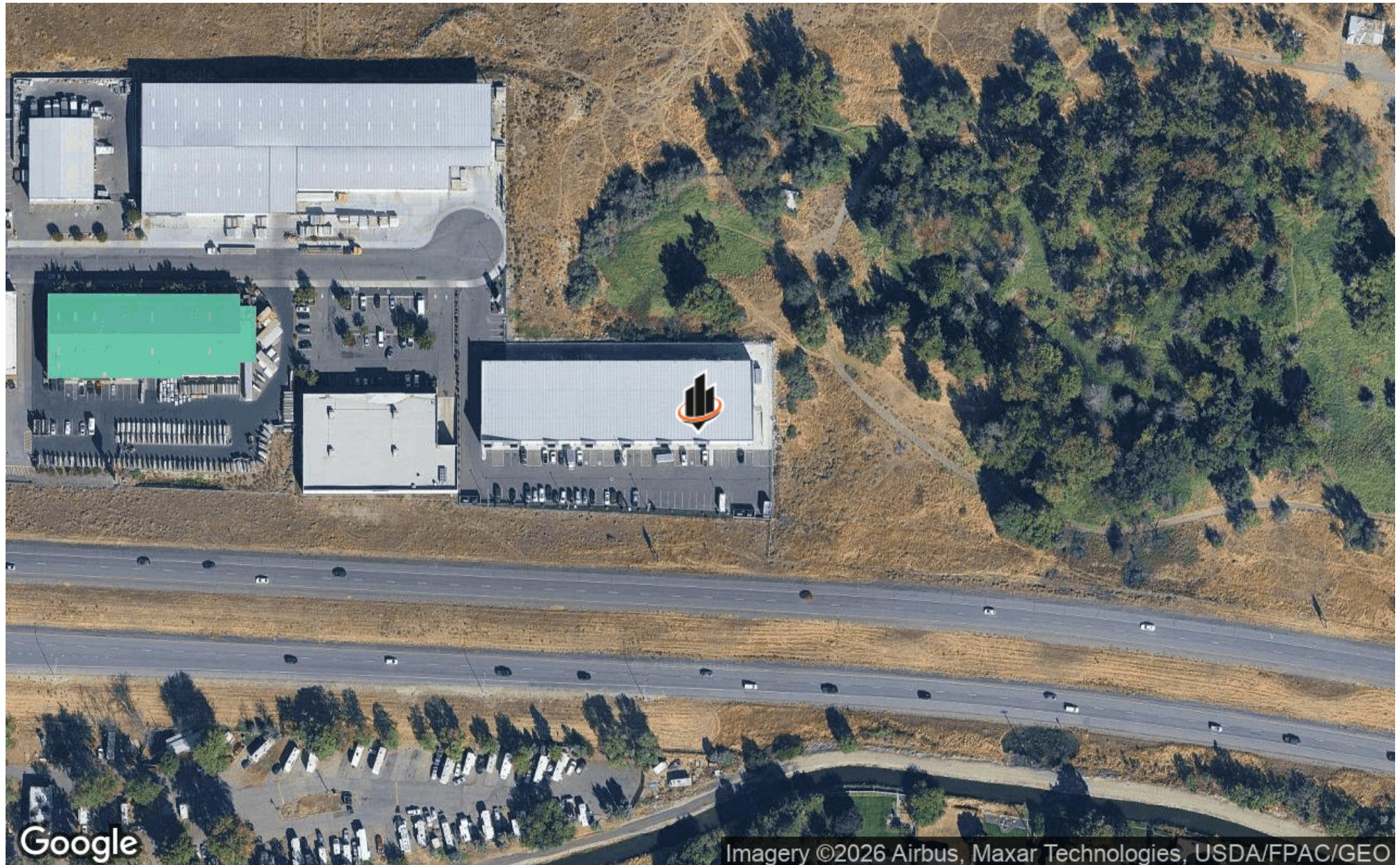
LOCATION MAP



Google

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

AERIAL MAP



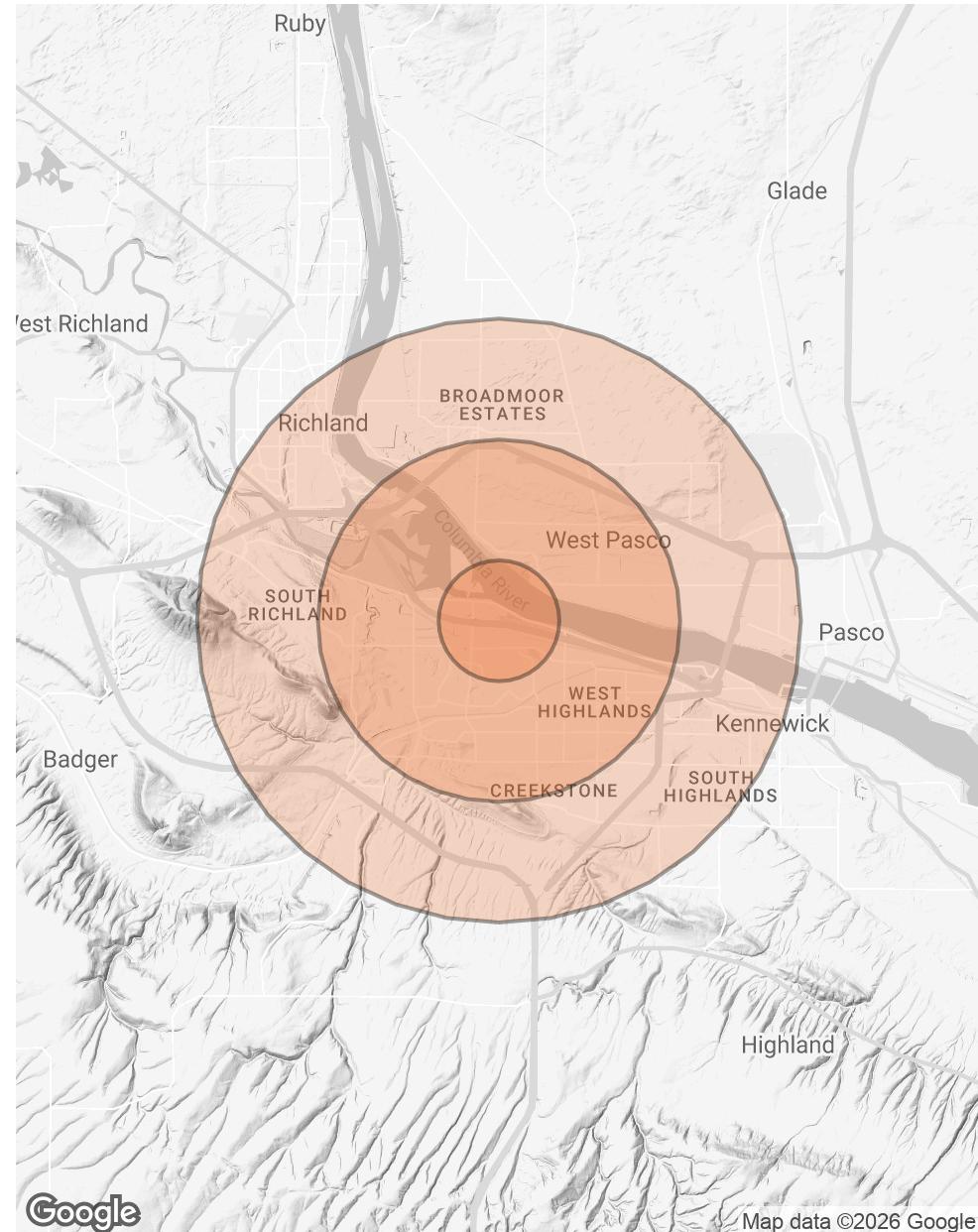


SECTION 3 Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,079	70,652	174,904
AVERAGE AGE	42	38	37
AVERAGE AGE (MALE)	40	37	36
AVERAGE AGE (FEMALE)	44	39	38
HOUSEHOLDS & INCOME			
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,218	26,617	61,986
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$99,270	\$116,974	\$115,733
AVERAGE HOUSE VALUE	\$376,090	\$406,561	\$405,974

Demographics data derived from AlphaMap

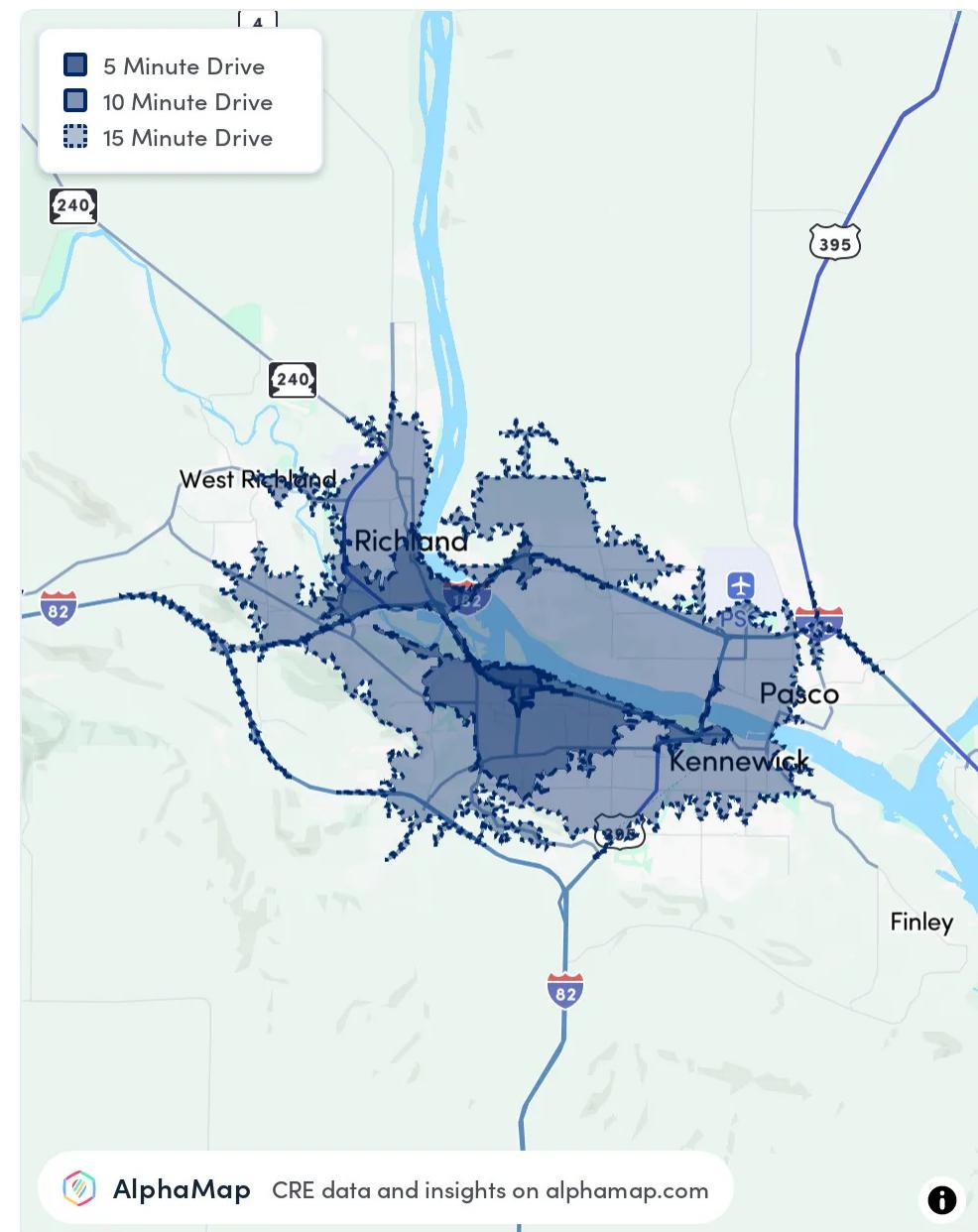


AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	1,101	42,587	176,156
AVERAGE AGE	39	39	37
AVERAGE AGE (MALE)	39	38	36
AVERAGE AGE (FEMALE)	40	40	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	540	17,063	63,895
PERSONS PER HH	2	2.5	2.8
AVERAGE HH INCOME	\$94,899	\$104,377	\$111,356
AVERAGE HOUSE VALUE	\$405,434	\$381,408	\$392,080
PER CAPITA INCOME	\$47,449	\$41,750	\$39,770

Map and demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.