

SPACE FOR LEASE



WASHINGTON PLAZA

1753 George Washington Way
Richland, WA 99354

GROCERY STORE ANCHORED SHOPPING CENTER

SPACE AVAILABLE:

±1,043 SF UP TO ±22,535 SF

LEASE RATE:

\$12.00 - 16.00 PSF/YR, NNN

ERIK NELSON, MANAGING BROKER

509.755.7514 erik.nelson@kiemlehagood.com

LANCE BACON, MANAGING BROKER

509.430.6547 lance.bacon@kiemlehagood.com

**KIEMLE
HAGOOD**

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Located on the major route to the Hanford & Battelle sites. These employers are among the largest in the Tri Cities region.

- Fronts George Washington Way
- Ample on-site parking
- Total Center SF: ±152,441 SF
- Built in 1981



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AVAILABILITY |

SUITE 400

±21,370 SF
\$12.00 PSF/YR, NNN

SUITE 401

±5,000 SF
\$16.00 PSF/YR, NNN

SUITE 406

±22,535 SF
\$12.00 PSF/YR, NNN

SUITE 407

±4,800 SF
\$16.00 PSF/YR, NNN

SUITE 420

±1,787 SF
\$16.00 PSF/YR, NNN

STARBUCKS ANCHORED RETAIL BUILDING

±1,043 up to ±3,624 SF
Contact Listing Brokers for Pricing



AVAILABLE SPACE: ±1,043 SF UP TO ±22,535 SF | AMPLE PARKING | HIGH TRAFFIC AREA

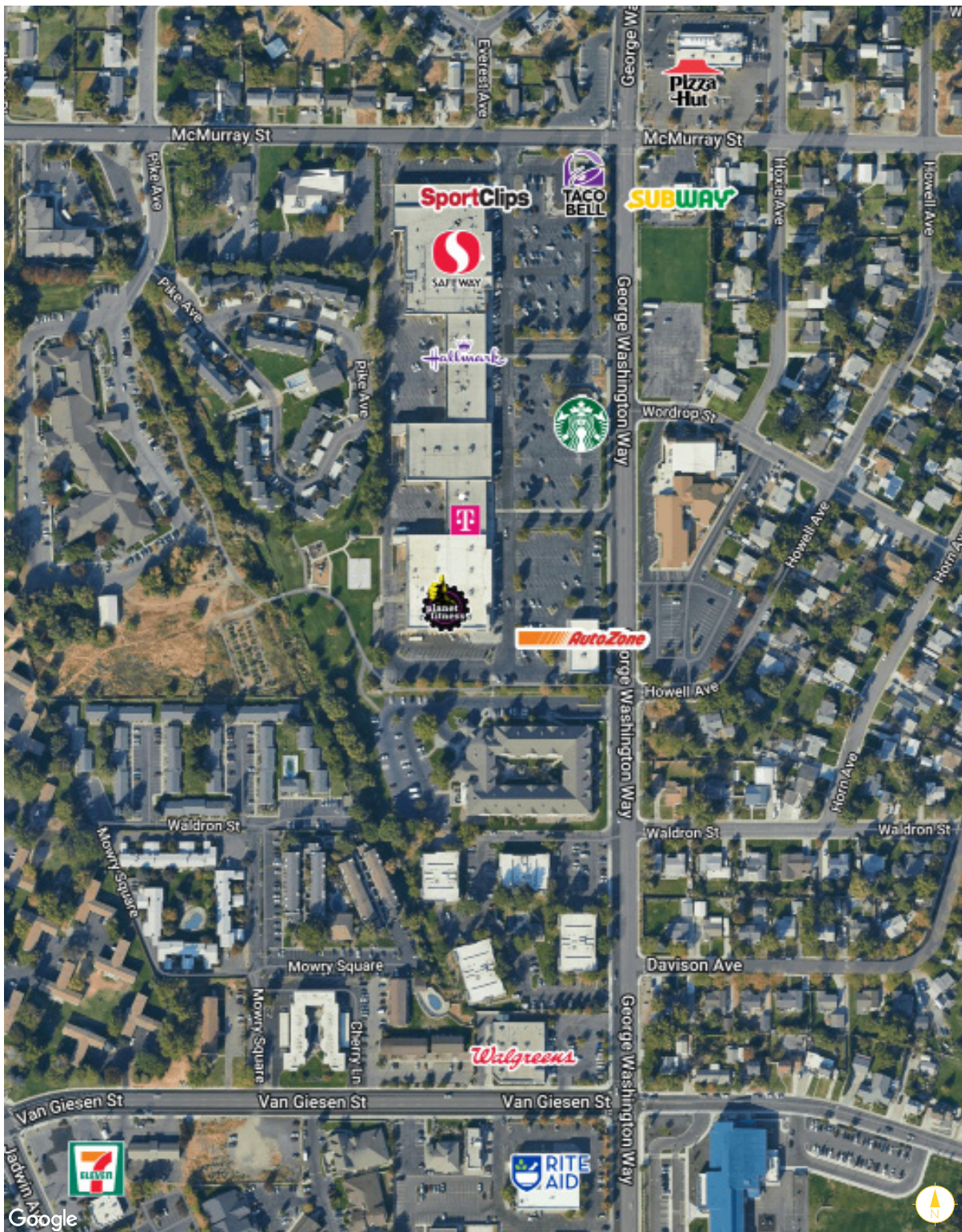


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est Pop 2024	12,894	38,880	95,963
Projected Pop 2029	13,882	40,751	100,643
Proj Ann Growth (24-29)	1.5 %	1.0 %	1.0 %
Est Daytime Pop	6,876	35,672	63,585
2024 Average HHI	\$102,533	\$115,885	\$135,584
2024 Median HHI	\$82,195	\$91,189	\$106,676

CURRENT TENANTS

Safeway	UPS Store	Edward Jones
Taco Bell	Planet Fitness	Fancy Nails
Hallmark	T-Mobile	Sport Clips
EZ Fix Phone Repair	Luctiano Gifts & Crafts	AutoZone
Richland Cigar & Vape	Westside Pizza	Starbucks
		Farmers Insurance



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7025 W GRANDRIDGE BOULEVARD, SUITE B-2
KENNEWICK, WA 99336

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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