



# KEENE JUNCTION

DUPORTAIL ST & KEENE RD

RICHLAND, WA 99352

PACIFIC ASSET ADVISORS, INC.



## LISTING DETAILS

# SITE



### DUPORTAIL LANDING

#### GROUND LEASE OR BUILD-TO-SUIT

Located in the heart of the Tri Cities area and moments from Interstate 82 and the Vintner Square, the site is adjacent to Home Depot and along the same block as the Walmart Supercenter and Target. The intersection boasts excellent visibility to more than 50,000 cars per day and is in the retail core of Richland, servicing the local population as well as commuter and tourist traffic. The land consists of 5 lots on the hard corner of the parcel and is available for Ground Lease or Build-to-Suit. Richland, is known for its favorable climate, low cost of living, and central location. Sitting just four hours from Seattle, Portland, Boise, and Spokane, the area has become a popular destination for conferences, sports tournaments, festivals, agri-tourism, and other attractions.



RENTABLE SF  
**248,292**  
SF

**CALL  
FOR  
RATE**

**ADDRESS:** Duportail St & King Rd  
Richland, WA 99352

**SPACE AVAILABLE:** Ground Lease or  
Built-to Suit (+/- 5.7 A)

**SURROUNDING  
AREA:** Target, Marshalls,  
Ross Dress for Less, Petco,  
Home Depot...

	1 MILE	3 MILES	5 MILES
<b>MEDIAN INCOME:</b>	\$136,187	\$118,463	\$112,327
<b>TOTAL POPULATION:</b>	5,692	46,921	98,554
<b>DAYTIME POPULATION:</b>	2,747	27,205	60,003

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# LOT PLAN

## LOTS

A\* 2.0 ACRES

B\* 0.9 ACRES

C 0.8 ACRES

D 0.6 ACRES

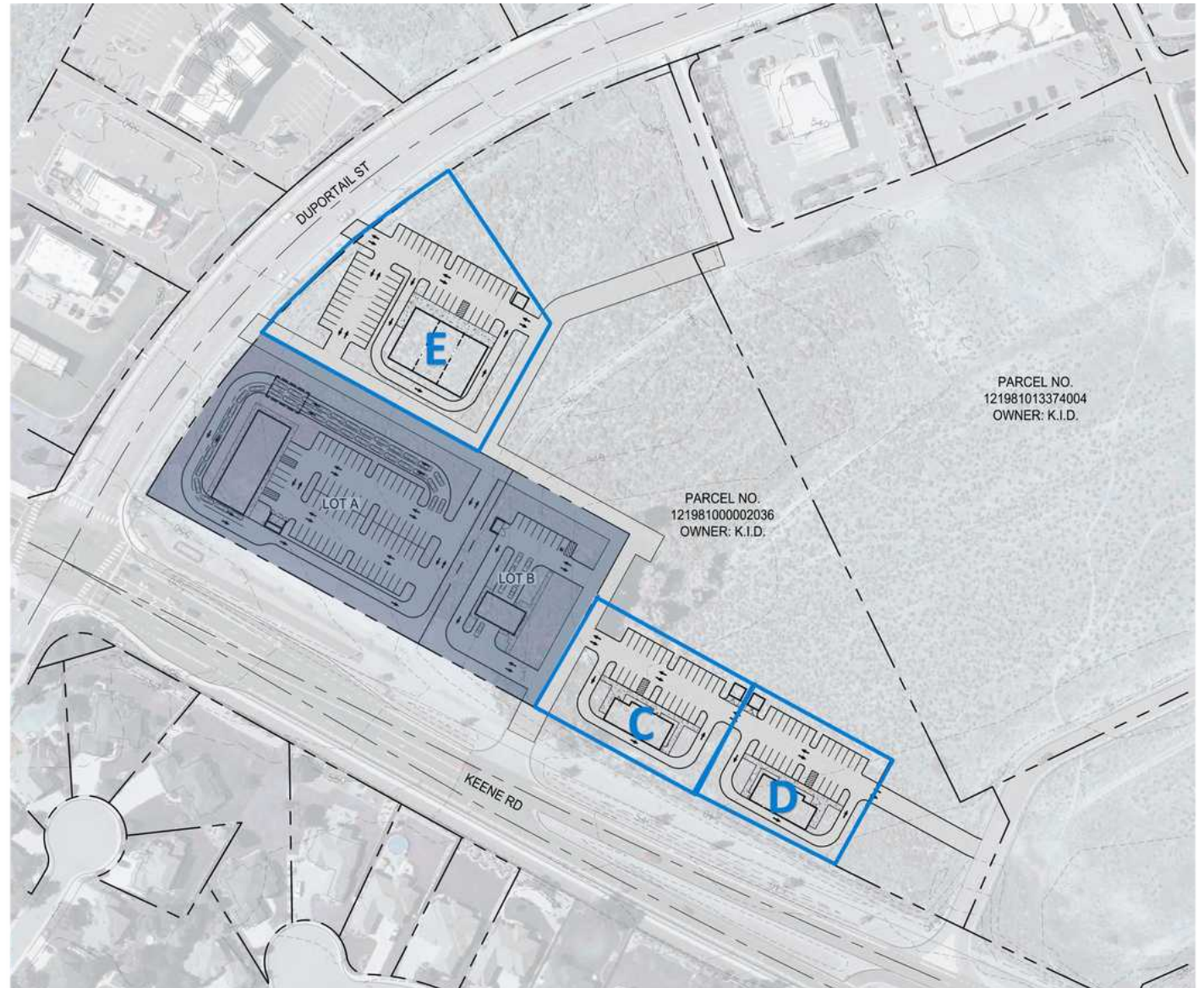
E 1.4 ACRES

*\*PENDING*

## ZONE

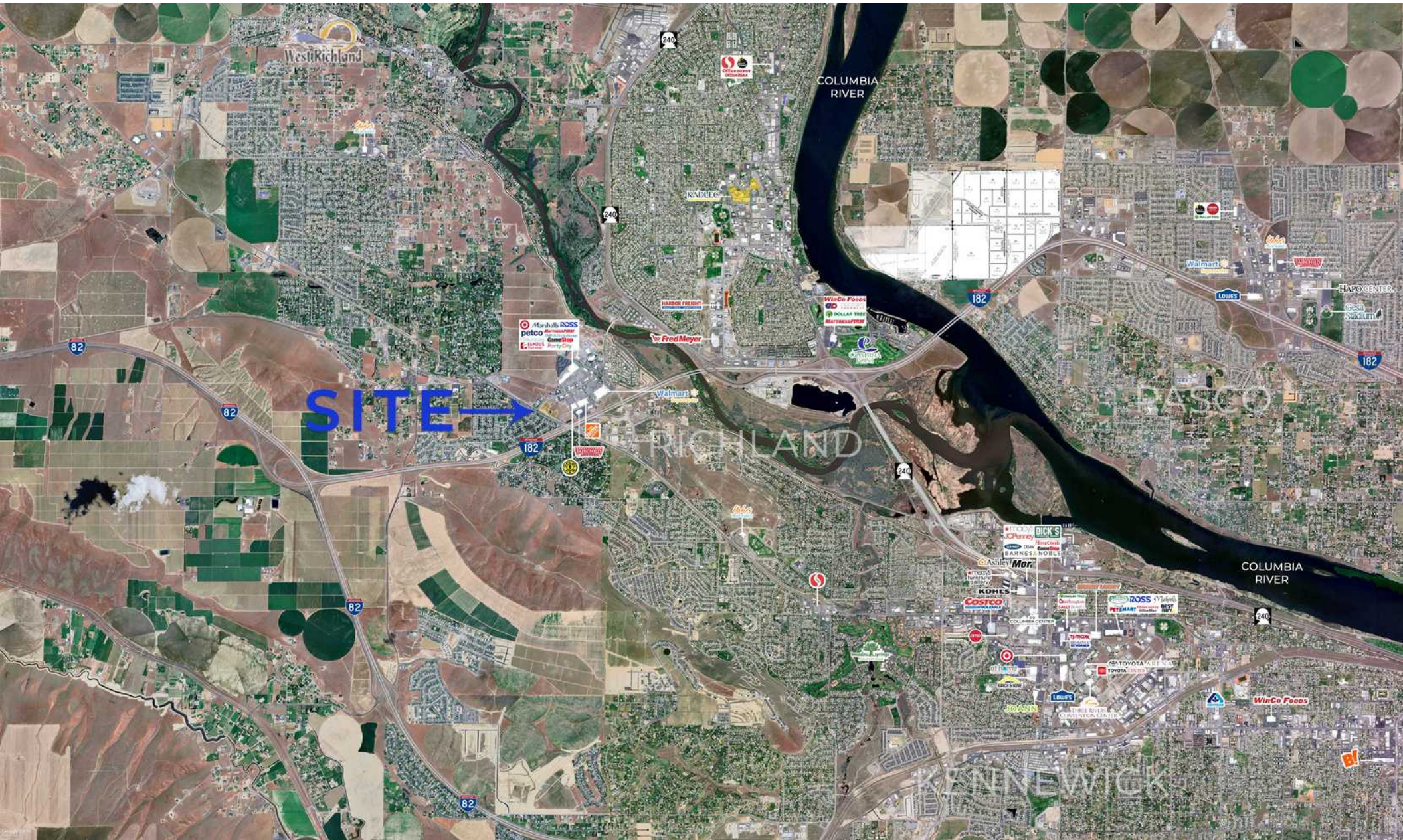
C-2 RETAIL BUSINESS

- Retail Stores
- Restaurants
- Offices
- Service Establishments





# AERIAL





# CONTACT



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**PACIFIC ASSET ADVISORS, INC.**

THE PREMIER CHOICE OF THE PACIFIC NORTHWEST

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