

SPACE FOR LEASE



WASHINGTON PLAZA

1753 George Washington Way
Richland, WA 99354

GROCERY STORE ANCHORED SHOPPING CENTER

SPACE AVAILABLE:

±880 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**

WASHINGTON PLAZA

1753 George Washington Way
Richland, WA 99354

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



WASHINGTON PLAZA

1753 George Washington Way
Richland, WA 99354

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 418

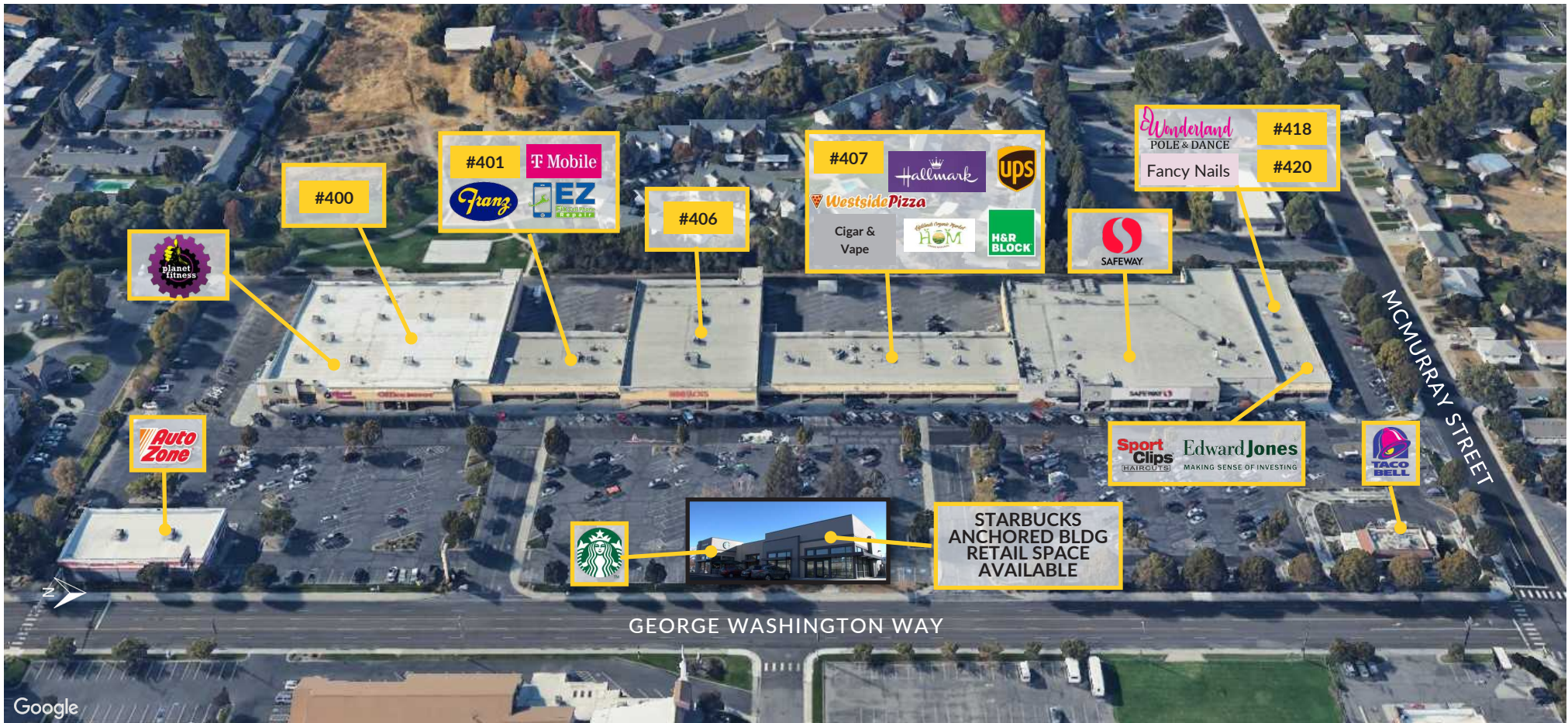
±880 SF
\$16.00 PSF/YR, NNN

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: ±880 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



WASHINGTON PLAZA

1753 George Washington Way
Richland, WA 99354

ERIK NELSON, MANAGING BROKER
509.755.7514 erik.nelson@kiemlehgood.com

LANCE BACON, MANAGING BROKER
509.430.6547 lance.bacon@kiemlehgood.com



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

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

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:
If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.