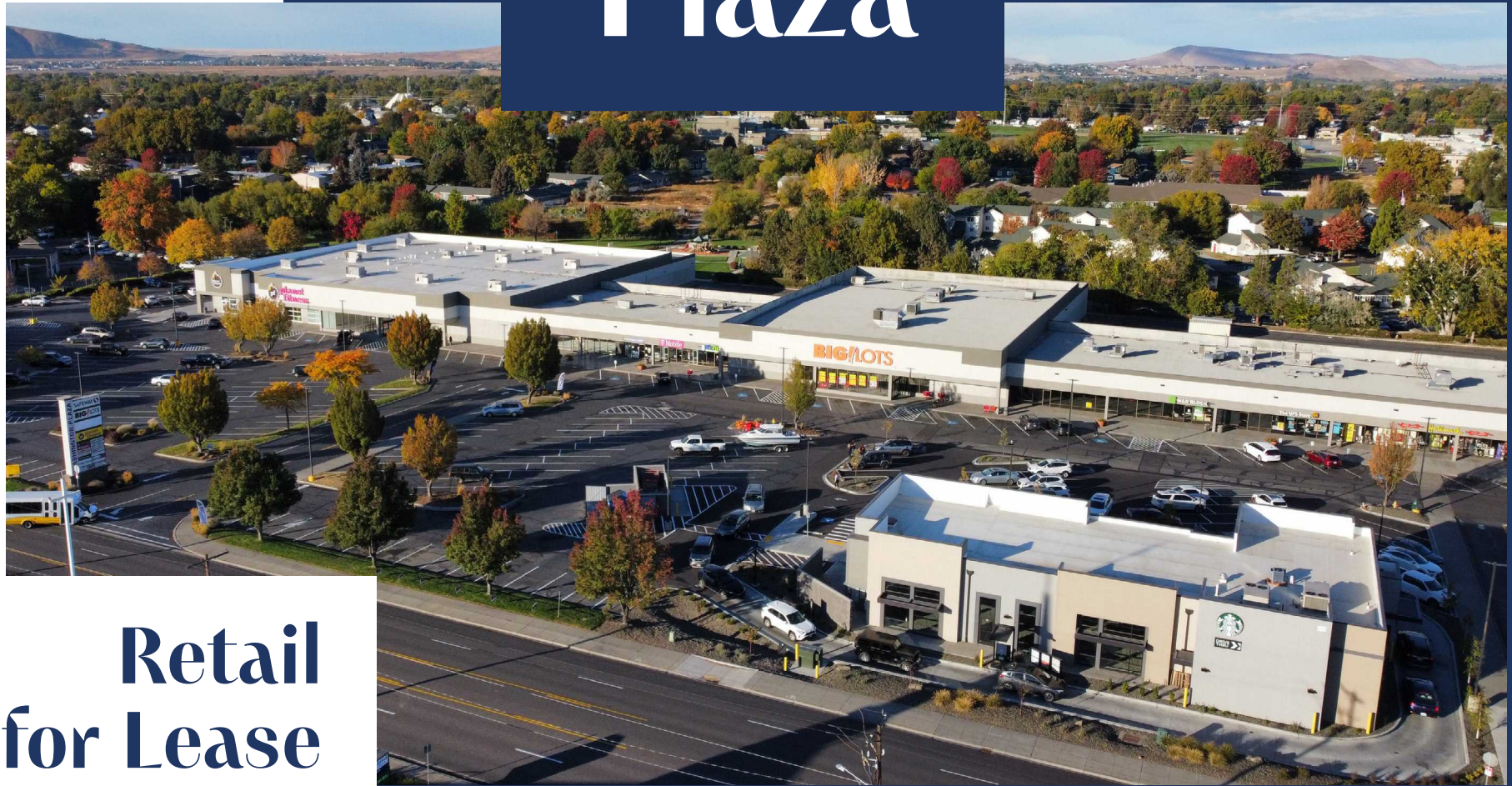


Tri-Cities  
**Washington  
Plaza**



**Retail  
for Lease**

**CBRE**

1803 GEORGE WASHINGTON WAY | RICHLAND, WA



# Quick Facts



**1803 George Washington Way**  
Richland WA



**60,675 SF** of availability



**Grocery-anchored** by high performing Safeway



Proper **360 trade area**

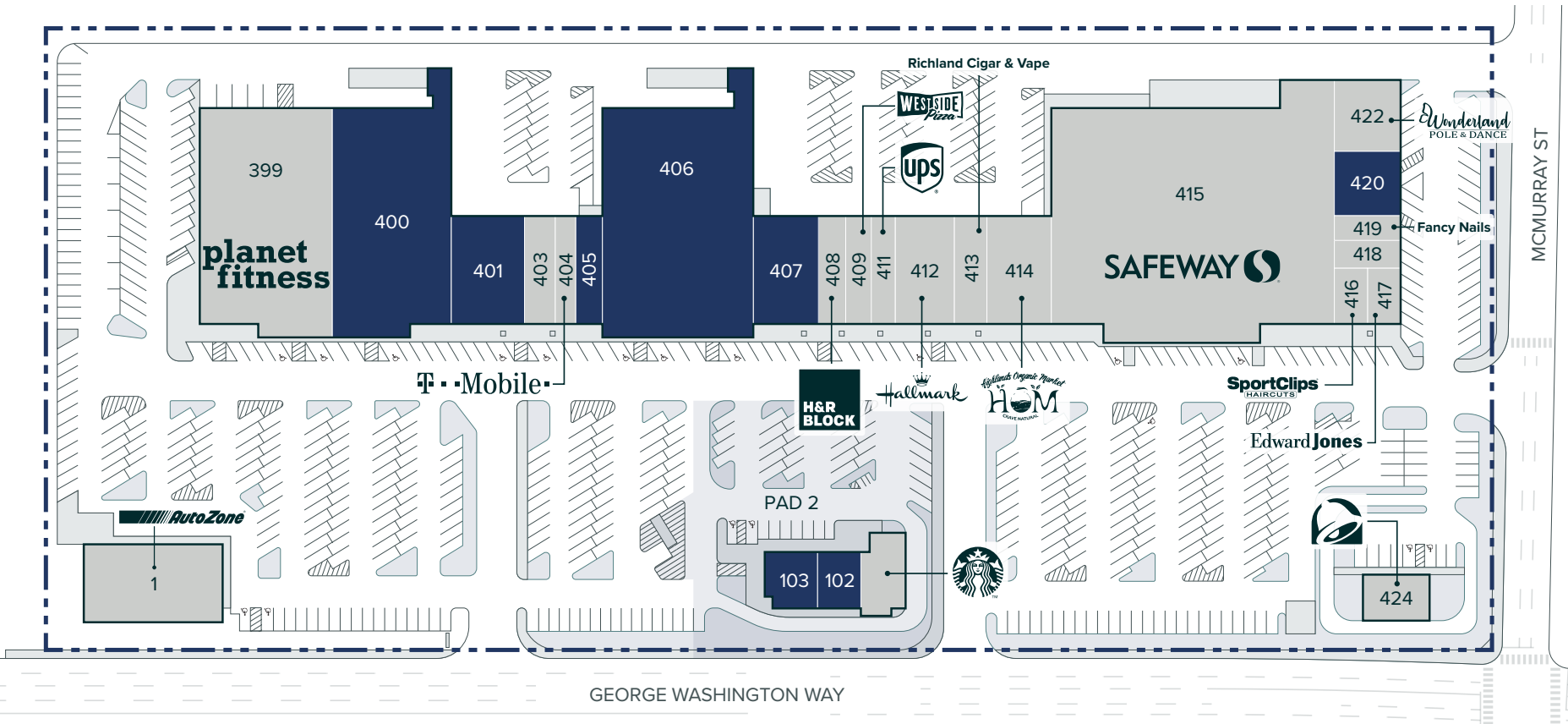


Large **parking field**

# Property Site Plan

■ VACANT (includes future vacancies)

Suite	Size (SF)	Additional Information
<b>102 &amp; 103</b>	3,642 (divisible)	Click to view
<b>400</b>	21,370	Click to view
<b>401</b>	5,000	Click to view
<b>405</b>	1,600	Click to view
<b>406</b>	22,535	Click to view
<b>407</b>	4,800	Click to view
<b>420</b>	1,728	Click to view



# The Location



## Drive Times

to Richland – 4 minute drive  
 to Kennewick – 17 minute drive  
 to Pasco – 12 minute drive

## Traffic Counts

Street	Cross Street/Location	AADT	Year
<b>A</b> McMurray St	Everest Ave	<b>8,284</b>	2022
<b>B</b> George Washington Way	Davison Ave	<b>22,940</b>	2022

Source: CoStar, 2022

Tri-Cities

# Washington Plaza

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