



# BADGER HEIGHTS — P L A Z A —

Nestled in the heart of a high-end 4000+ residential community, actively expanding to 8000 homes and providing access to over 35,000 vehicles daily through I-82 and N Dallas Road, we welcome you to the first retail plaza at Badger Mountain South, BADGER HEIGHTS Plaza.

Badger Heights Plaza is situated next to the busy Country Mercantile; this project leads as the first of three Class A buildings in Badger Mountain South, creating a busy and sustainable neighborhood-tenant mix. This is an ideal spot for businesses to establish an exclusive prominent presence in a location that offers minimal competition within a 5-mile radius. Offering exclusive rights for certain amenities, in addition to a generous TI allowance.



**STRICKER**  
CRE.

Tri-Cities, WA.



**OM** OFFERING MEMORANDUM

**BADGER HEIGHTS PLAZA** | 5069 AVA WAY, RICHLAND WA.



Prepared by StrickerCRE® | Sept. 2024

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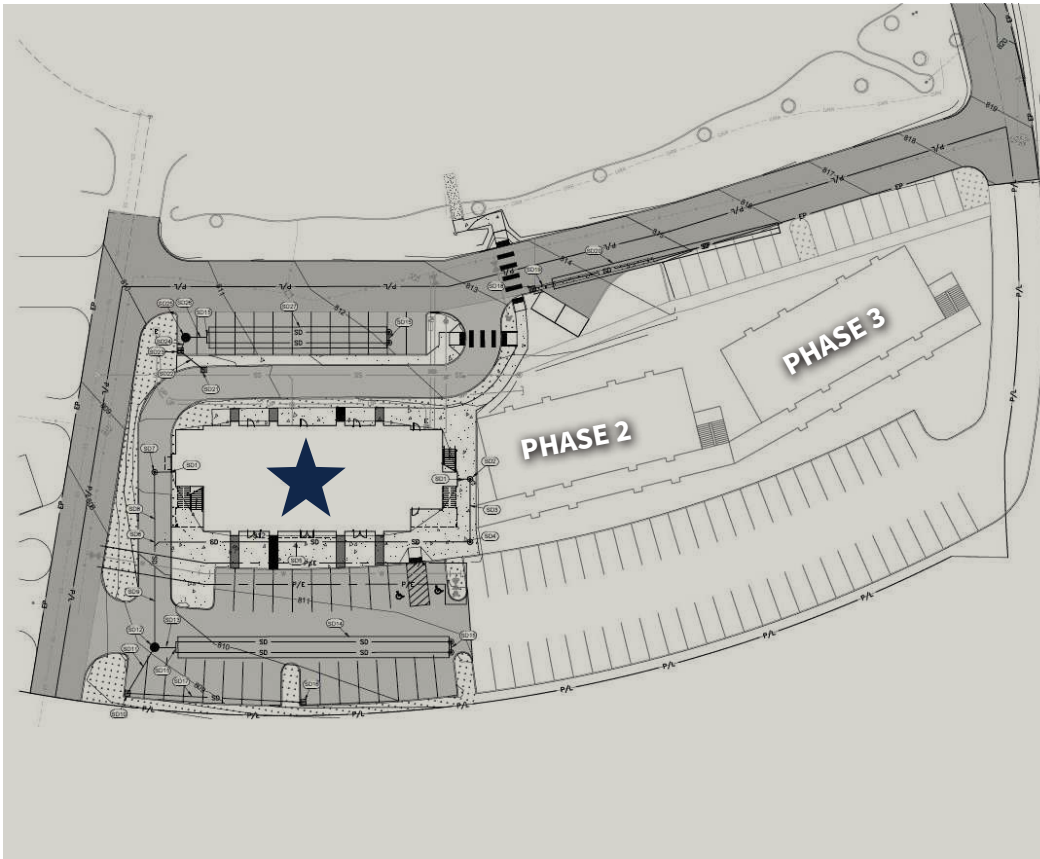
The property features up to 6-suites, ranging from 1,150 to 10,636 sqft, with completion date of December 2024. The two-story layout allows for balconies and views of the expanding area undergoing rapid growth and development.

Actively under construction, is a 33-acre city Park neighboring the brand new fire station, as well as a 160-unit complex hosting a 55 and over community; Both with expected completion dates of 2025 and within walking distance of the Badger Heights Plaza. The area is expected to be the future home of 2 elementary schools, 1 middle school, and further amenities including an additional gas station, future dental clinics, medical offices, and destination retail.



\$30-34/SF/yr +NNN

Tenant Improvements (TI's) Available



**LEASEABLE SF** 10,636 sf

**LAND AREA** 2.02 AC

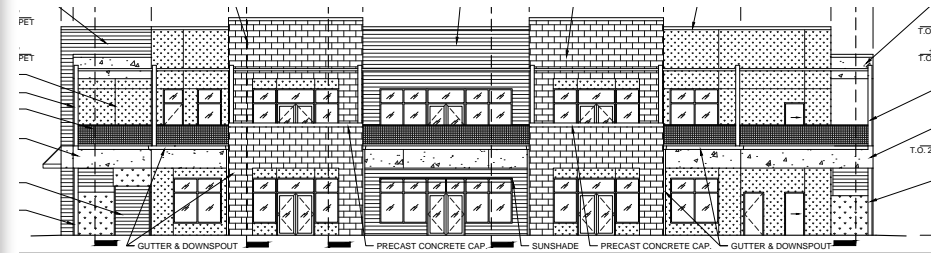
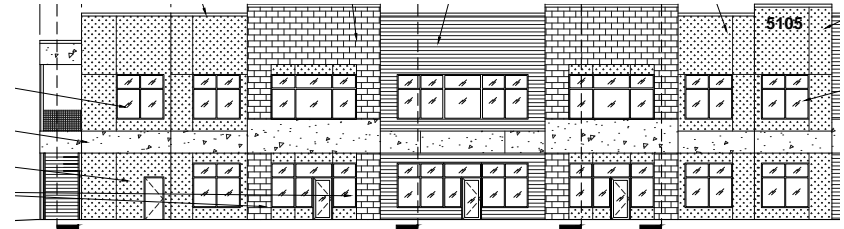
**DELIVERY** December 2024

**SUITES** 3-6

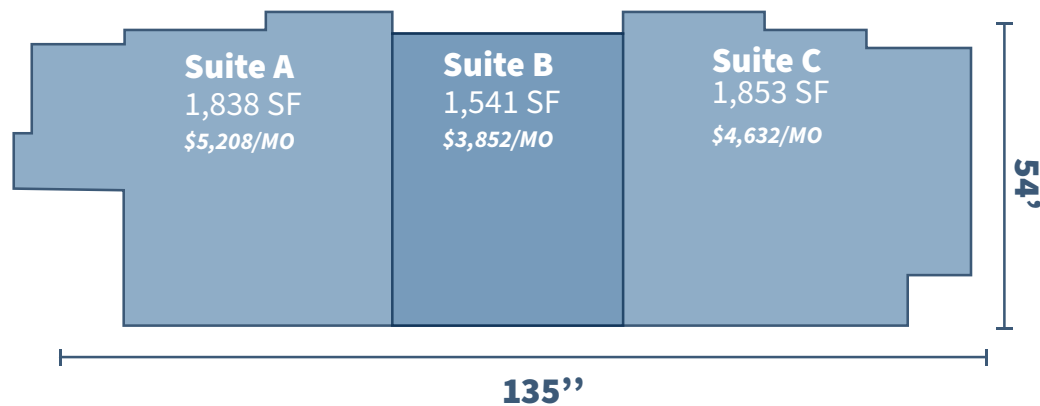
**YEAR BUILT** EST. 2024

**PARKING** +80 Spaces

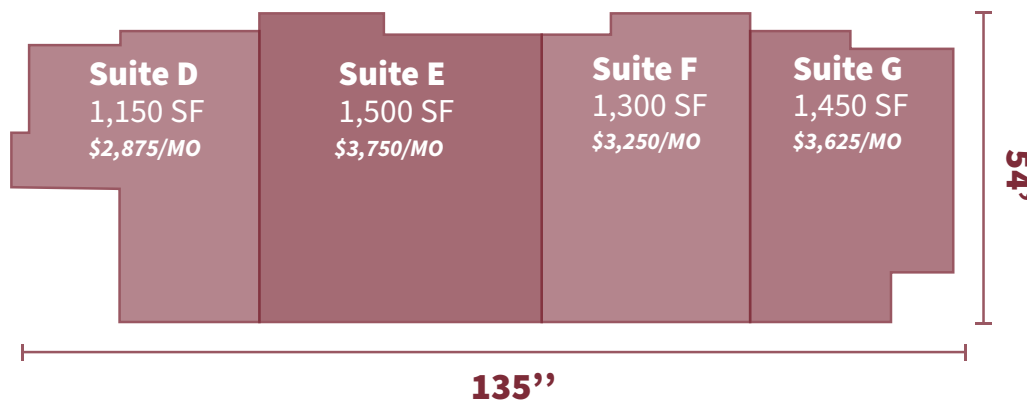
**ADDRESS** 5069 Ava Way, Richland WA, 99352.



**5069 Ava Way**  
Lower Floor Plan

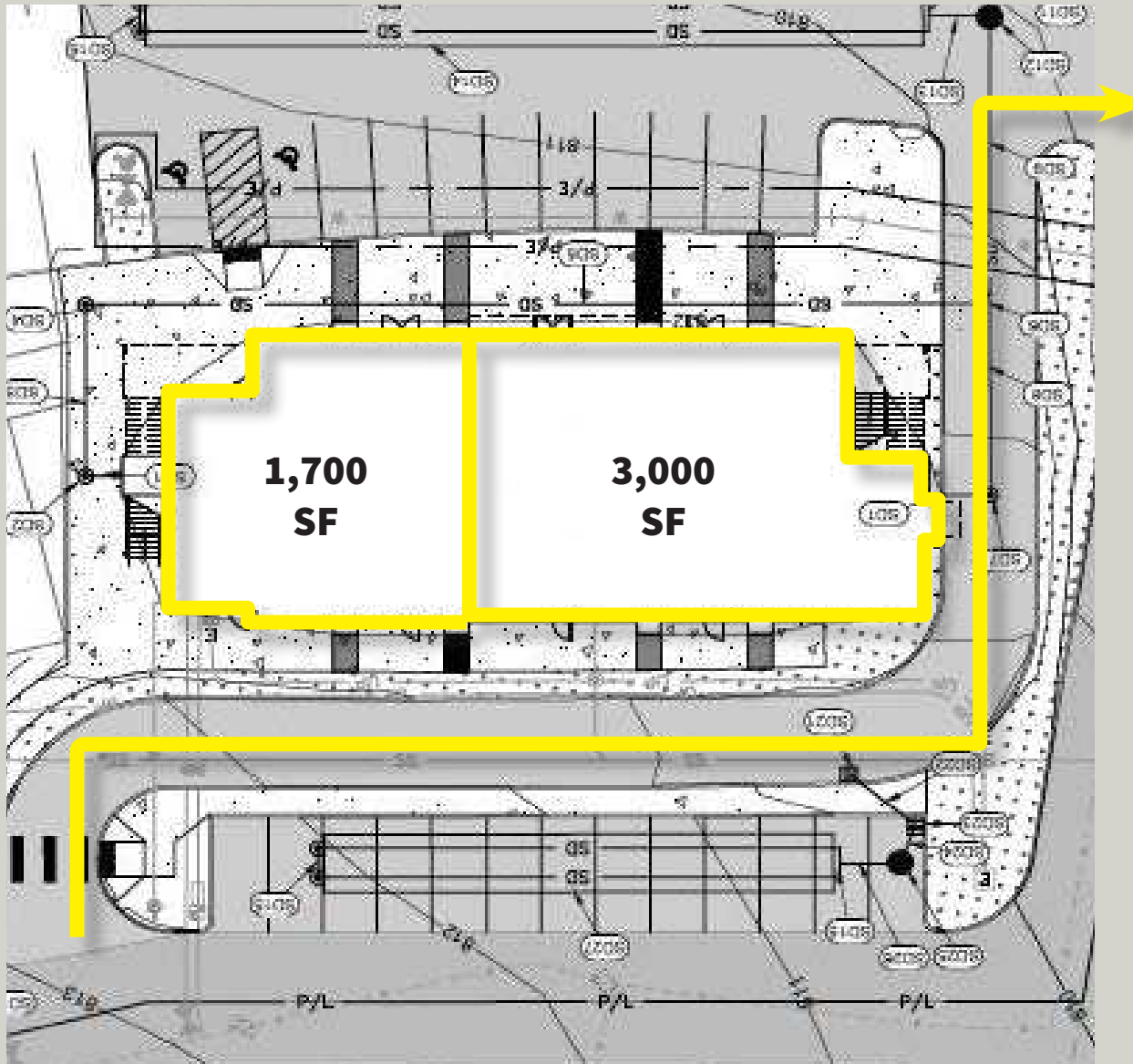


**5069 Ava Way**  
Upper Floor Plan



*Join early to ensure a built-to-fit retail suite!*

- Up to 6 suite offerings
- Suites ranging from 1,150 sf and up to 10,636 sf
- Upper or lower level options
- Second floor suites offer scenic views
- One drive-through available
- Unique offering of retail/office mix
- Market leader opportunity
- Opportunity for corporate partners



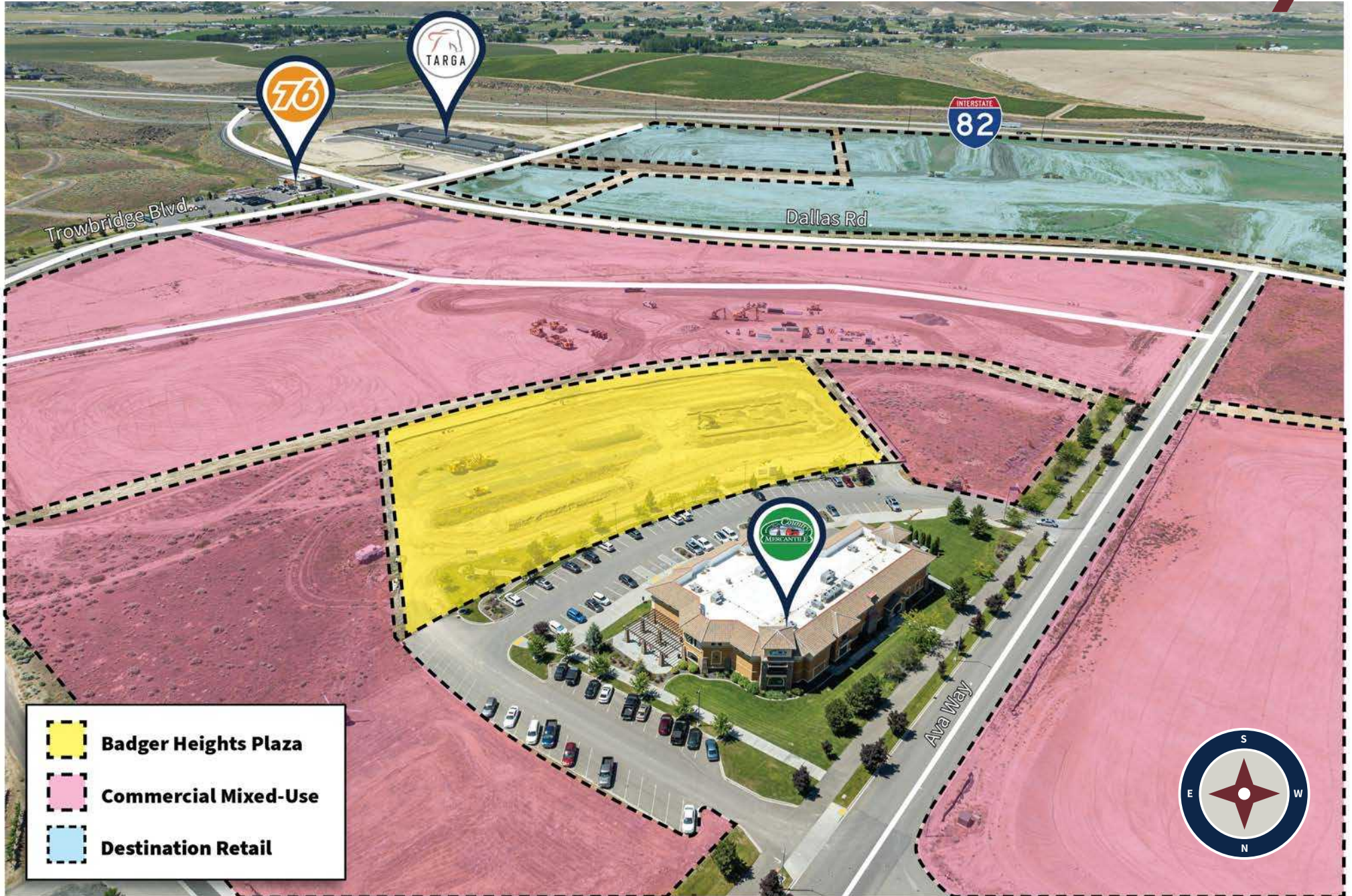
## Drive-through End Cap

- +/- 3,000 RSF
- \$34/sf
- Generous tenant improvement allowance
- 3 year term minimum

## Small Suite

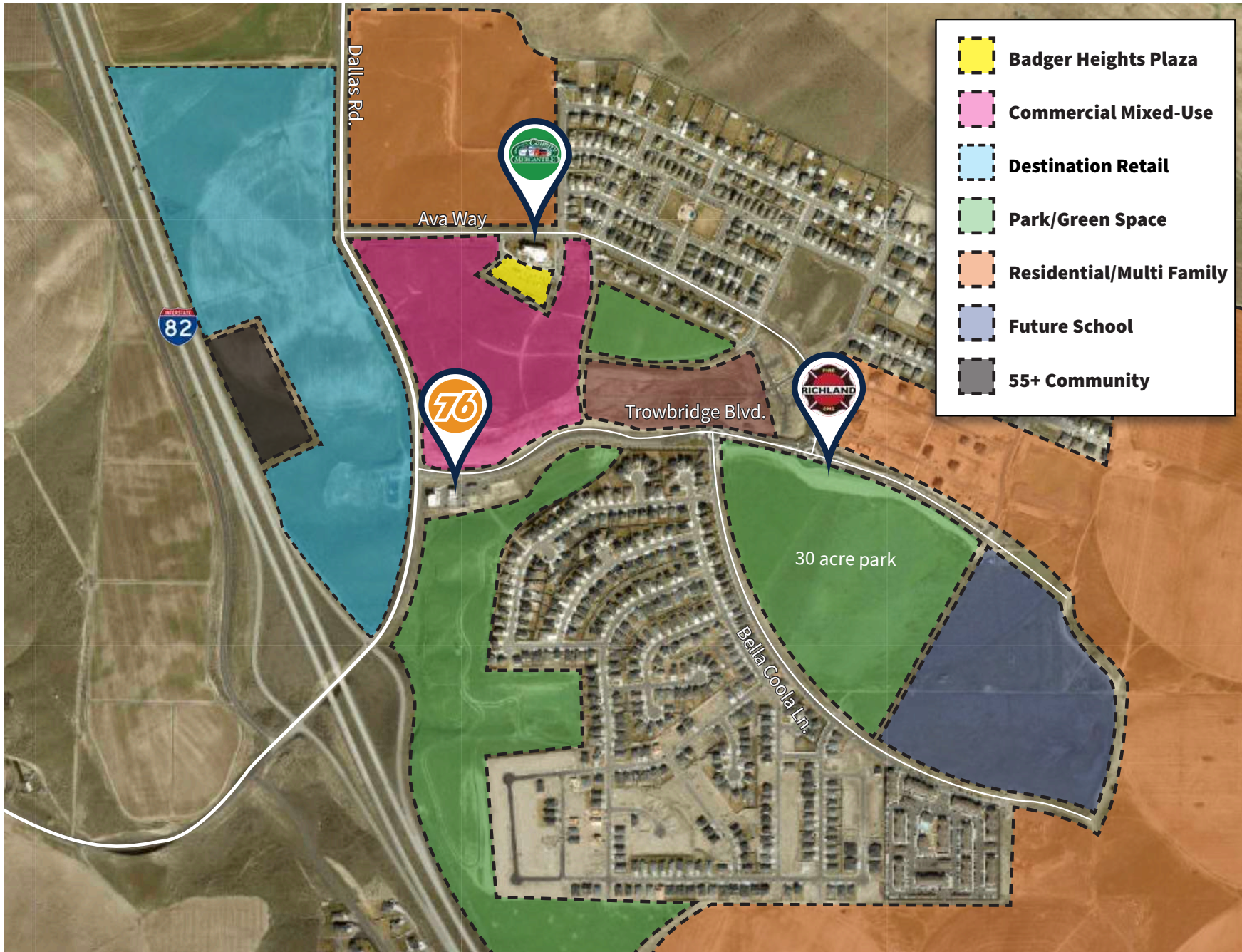
- Generous tenant improvement package
- +/- 1,700 sf
- \$30/sf
- 3 year term minimum





-  **Badger Heights Plaza**
-  **Commercial Mixed-Use**
-  **Destination Retail**









	1 MILE	3 MILE	5 MILE
<b>2023 POPULATION</b>	2,349	17,428	69,663
<b>ANNUAL GROWTH 2010-2023</b>	150.43%	82.74%	43.84%
<b>ANNUAL GROWTH 2023-2028</b>	10.86%	8.47%	6.09%
<b>MEDIAN AGE</b>	42.2	41.4	38.4
<b>BACHELOR'S DEGREE OR HIGHER</b>	50.93%	54.36%	40.13%
<b>AVG. HOUSEHOLD INCOME</b>	\$178,060	\$172,463	\$126,023
<b>MEDIAN HOUSEHOLD INCOME</b>	\$154,430	\$145,072	\$105,727
<b>DALLAS TRAFFIC COUNTS</b>	5,251	9,633	N/A
<b>182 TRAFFIC COUNTS</b>	12,000	26,000	27,130

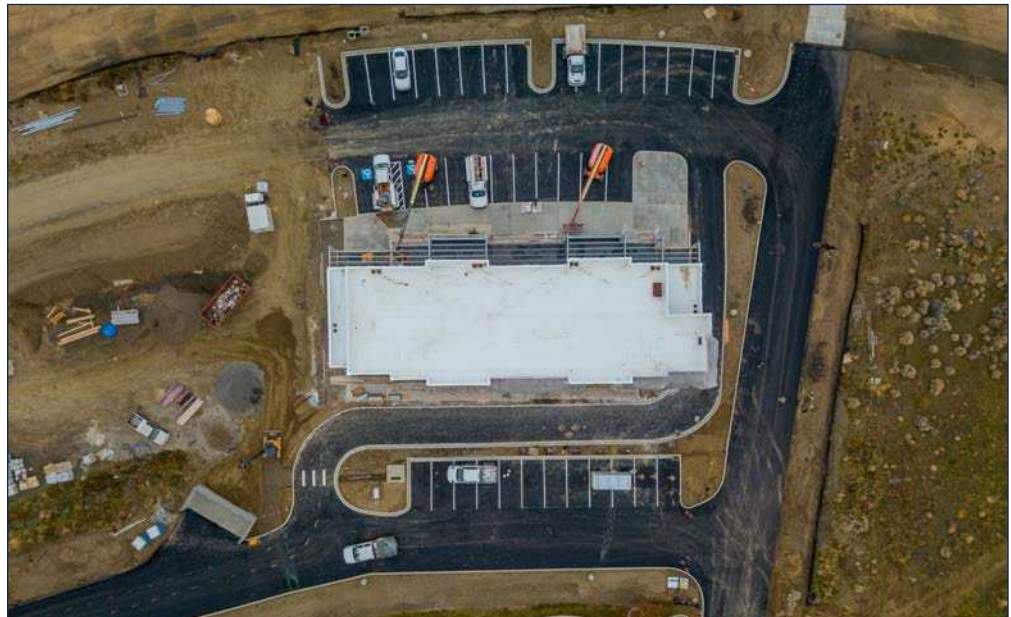


EMPLOYER	EMPLOYEES	BUSINESS / SERVICE
<b>1. Batelle / PNNL</b>	5,300	<i>Research &amp; Development</i>
<b>2. Kadlec Regional Medical Center</b>	3,800	<i>Health Care</i>
<b>3. Kennewick School District</b>	3,043	<i>Education</i>
<b>4. Lamb Weston</b>	3,000	<i>Food Processing</i>
<b>5. Washington River Protection Solutions</b>	2,336	<i>Environmental Remediation</i>
<b>6. Pasco School District</b>	2,700	<i>Education</i>
<b>7. First Fruits Farms</b>	2,200	<i>Food Processing</i>
<b>8. Richland School District</b>	2,200	<i>Education</i>
<b>9. Central Plateau Cleanup Company</b>	2,100	<i>Environmental Remediation</i>
<b>10. Bechtel National</b>	2,000	<i>Engineering &amp; Construction</i>
<b>11. Hanford Mission Integration Solutions</b>	1,884	<i>Support Services (DOE Site)</i>
<b>12. Tyson Foods</b>	1,400	<i>Food Processing</i>
<b>13. Columbia Basin College</b>	1,244	<i>Education</i>
<b>14. Trios Health</b>	1,100	<i>Health Care</i>
<b>15. Energy Northwest</b>	1,000	<i>Utilities</i>











Richland and the Tri-Cities area of Washington present an exciting opportunity for commercial property investment.

*The intersection of Dallas Rd and Ava Way in Richland, WA*, is a thriving gateway to the rapidly expanding Badger Mountain South community and the Country Mercantile market. This area is becoming a hub for residential and commercial growth, driven by new housing developments that attract families and professionals. The proximity to major roads makes it a strategic location for retail businesses and services, as well as offering scenic views and easy access to outdoor activities.

Richland, part of the Tri-Cities, is one of Washington's fastest-growing regions, known for its strong economic ties to the Hanford Site and Pacific Northwest National Laboratory. These institutions drive a demand for businesses that serve the area's professionals. With its strong infrastructure, family-friendly environment, and pro-business local government, the area around Dallas Rd and Ava Way is set to become a key commercial zone, offering a prime opportunity for businesses looking to benefit from Richland's continued growth.





Community experiencing 150% growth in a short time frame.

Ideal for businesses with target a population over 60,000 and household income of \$120,000.

Suites ranging from ~1,150 to 10,636 rsf, for opportunities for all business sizes.

Additional benefits for early founding tenants.

Generous tenant improvement allowance.

NNN Lease.



*\*3D rendered interpretation. Model may have inaccuracies.*





**Derrick Stricker, CCIM, SIOR**  
Designated Broker



**Jazmine Murillo, CCIM**  
Commercial Broker



**Jae Gomez**  
Creative Director



**Emily Sarber**  
Integrated Marketing Specialist



**Athena Bunata**  
Deal Flow Coordinator



**Julie DeNini**  
Property Manager

**Not Shown:**

**Kathleen Stricker**  
Consultant

**Miles Thomas**  
Public Relations

**Todd Tarr**  
Facilities





Handling Lease Renewals and all Tenant interactions. Maximize the value and performance of your business & investments.

Overseeing and maintaining commercial properties, such as office buildings, shopping centers, and industrial buildings, StrickerCRE Property Management has it covered. Including a wide range of tasks, such as collecting rent, handling tenant issues, maintaining the property, and ensuring that the property complies with local laws and regulations.

StrickerCRE Property Management may also be responsible for coordinating repairs and renovations, as well as managing budgets and overseeing the financial performance of the property. By providing these services, StrickerCRE PM helps property owners to maximize the value and performance of their investments.







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PROJECT ARCHITECT AND  
DESIGN TEAM LEAD FOR THE  
NEW BADGER HEIGHTS PLAZA



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