

R RICHLAND
WASHINGTON

COSTCO
WHOLESALE
OPENING AUGUST 2025

QUEENSGATE DR

KENNEDY RD

TRUMAN AVE

21570 VPD

Walmart

PROPOSED
POPEYES

DUPORTAIL ST

KEENE RD

24,432 VPD

182

12

29,007 VPD

KEENE JUNCTION

DUPORTAIL ST & KEENE RD
RICHLAND, WA 99352

PACIFIC ASSET ADVISORS, INC.

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.

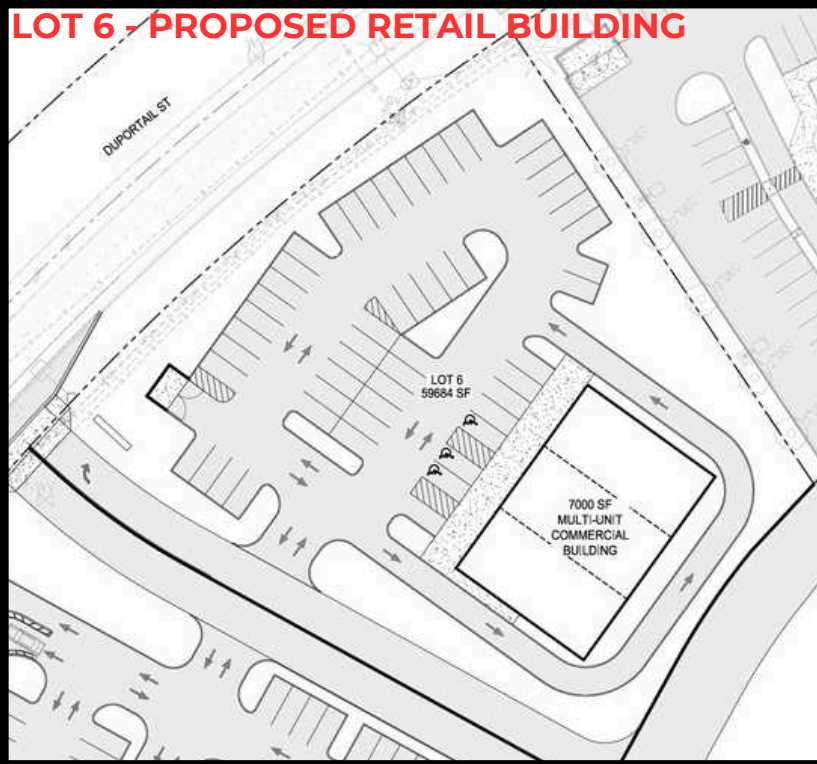
ADDRESS: Duportail St & King Rd
Richland, WA 99352

SPACE AVAILABLE: Ground Lease or Built-to Suit
Lot 6 - 1.4 AC
Lot 11 - 1.43 AC
Lot 12 - 2.57 AC
Lot 13 - 1.02 AC

SURROUNDING AREA: Target, Walmart Supercenter, Petco, Home Depot, & more!



LOT 6 - PROPOSED RETAIL BUILDING



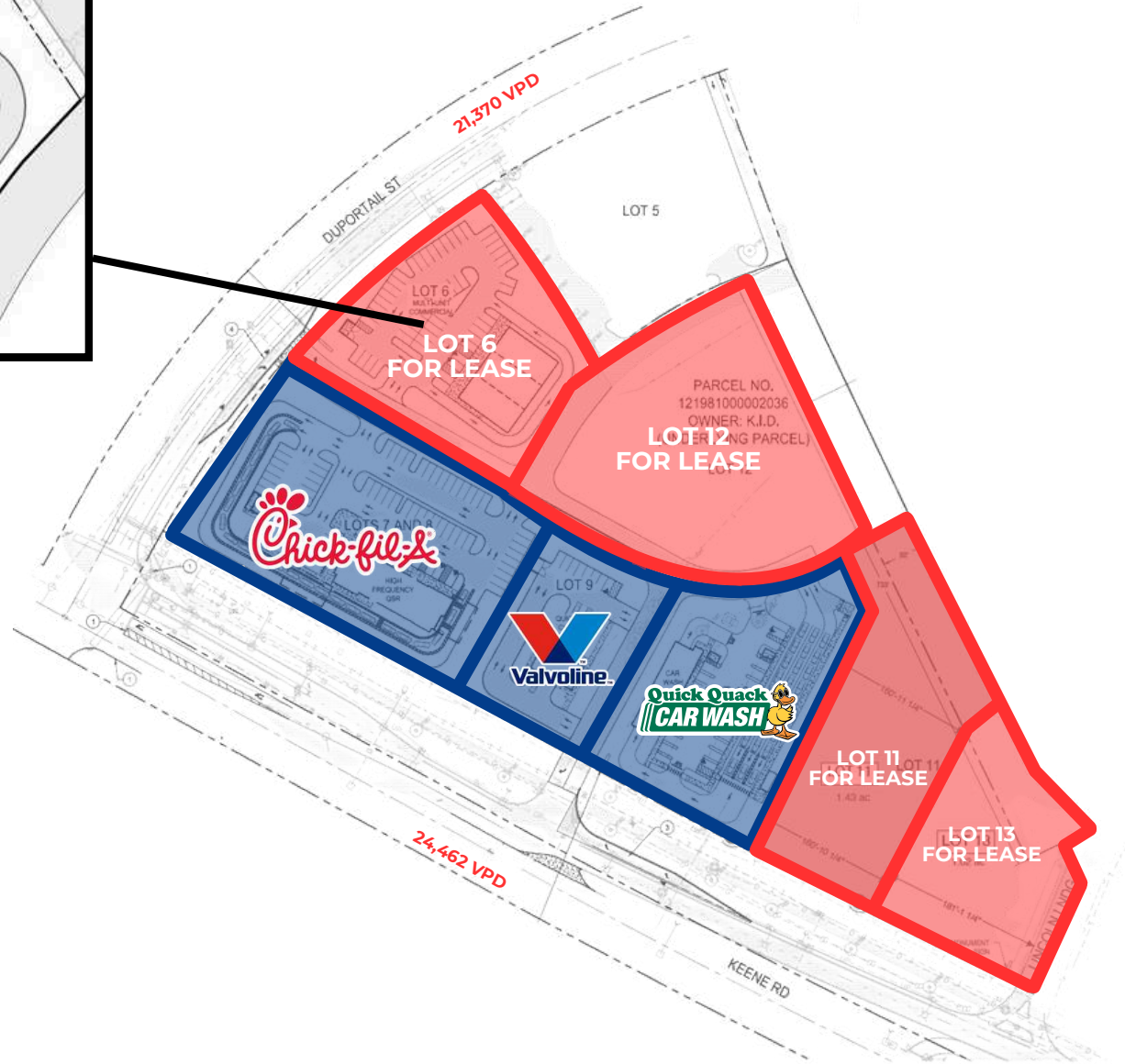
ZONE

C-2 RETAIL BUSINESS

- Retail Stores
- Restaurants
- Offices
- Service Establishments

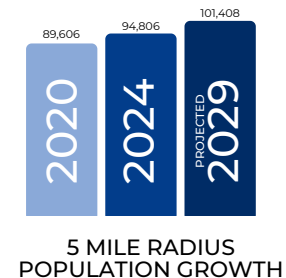
LOTS

- 6 1.4 ACRES
(proposed retail building)
- 8 Chick Fil A
- 9 Valvoline
- 10 Quick Quack Car Wash
- 11 1.43 ACRES - Ground Lease
- 12 2.57 ACRES - Ground Lease
- 13 1.02 ACRES - Ground Lease





	1 MILE	3 MILES	5 MILES
POPULATION	5,080	42,619	94,806
HOUSEHOLDS	2,032	16,136	36,595
AVERAGE HH INCOME	\$185,290	\$156,271	\$146,618
DAYTIME POPULATION	2,718	22,606	55,793





ADAM GREENBERG

SENIOR VICE PRESIDENT | PARTNER
ADAM@PAADVISORS.COM

425.503.1339

