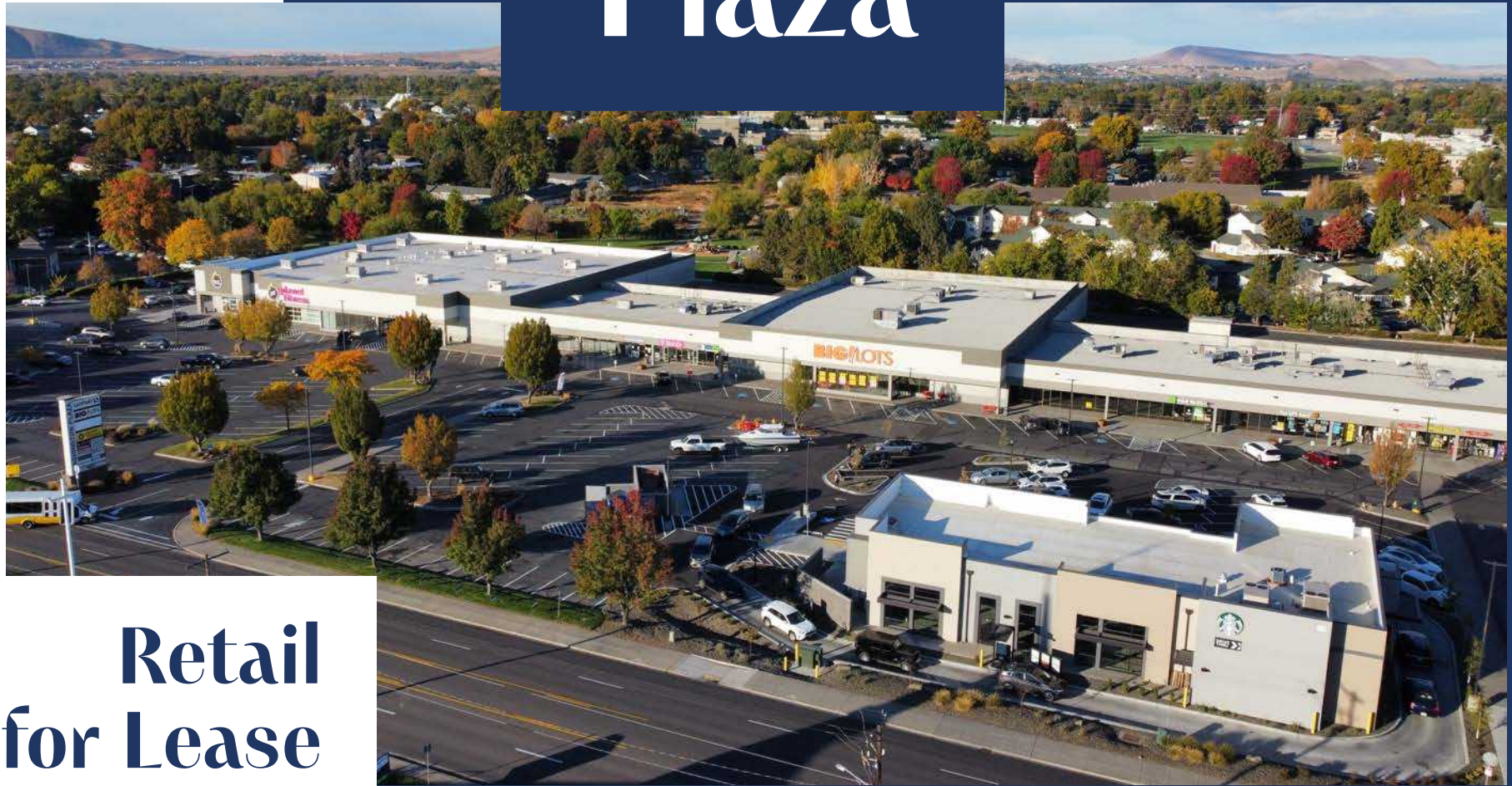


Tri-Cities  
**Washington  
Plaza**



**Retail  
for Lease**

**CBRE**

1803 GEORGE WASHINGTON WAY | RICHLAND, WA



# Quick Facts



**1803 George Washington Way**  
Richland WA



**60,136 SF** of availability



**Grocery-anchored** by high performing Safeway



Proper **360 trade area**



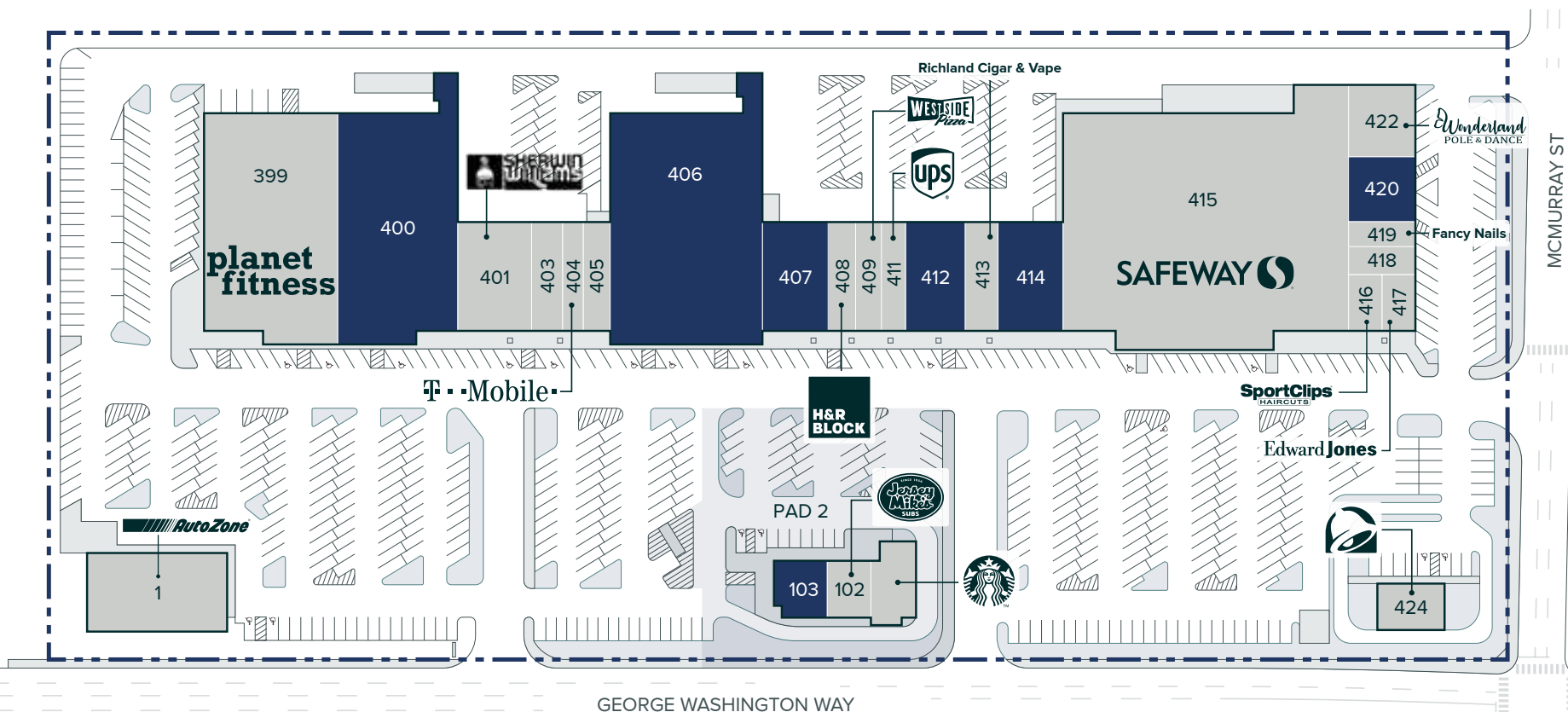
Large **parking field**



# Property Site Plan

■ VACANT (includes future vacancies)

| Suite | Size (SF)         |
|-------|-------------------|
| 103   | 2,073             |
| 400   | 21,105            |
| 406   | 23,570            |
| 407   | 4,800             |
| 412   | 4,120 (divisible) |
| 414   | 2,740             |
| 420   | 1,728             |



# 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 |
|---|-----------------------|-----------------------|--------|------|
| A | McMurray St           | Everest Ave           | 8,284  | 2022 |
| B | George Washington Way | Davison Ave           | 22,940 | 2022 |

Source: CoStar, 2022

Tri-Cities

# Washington Plaza

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