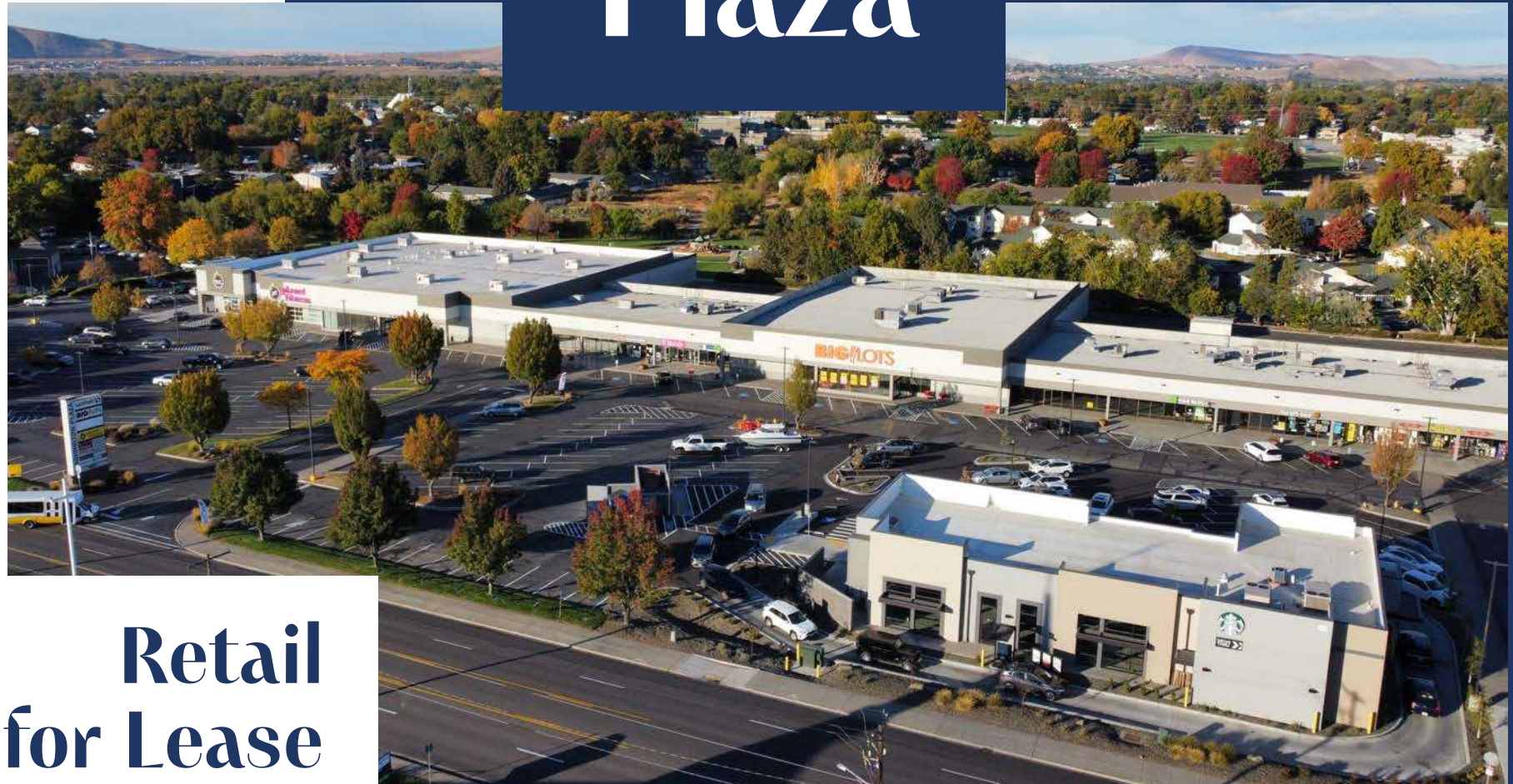


Tri-Cities
**Washington
Plaza**



**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**

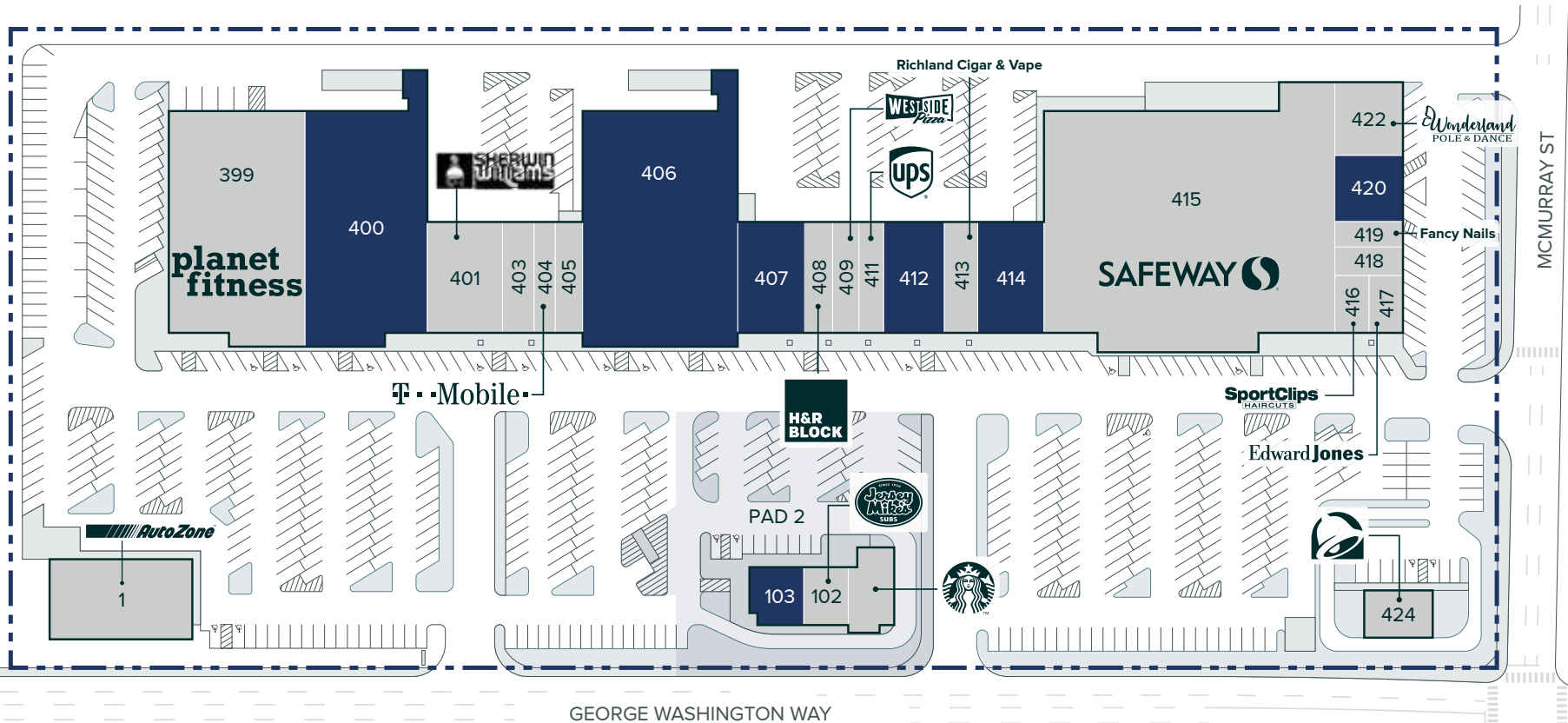


Large **parking field**

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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