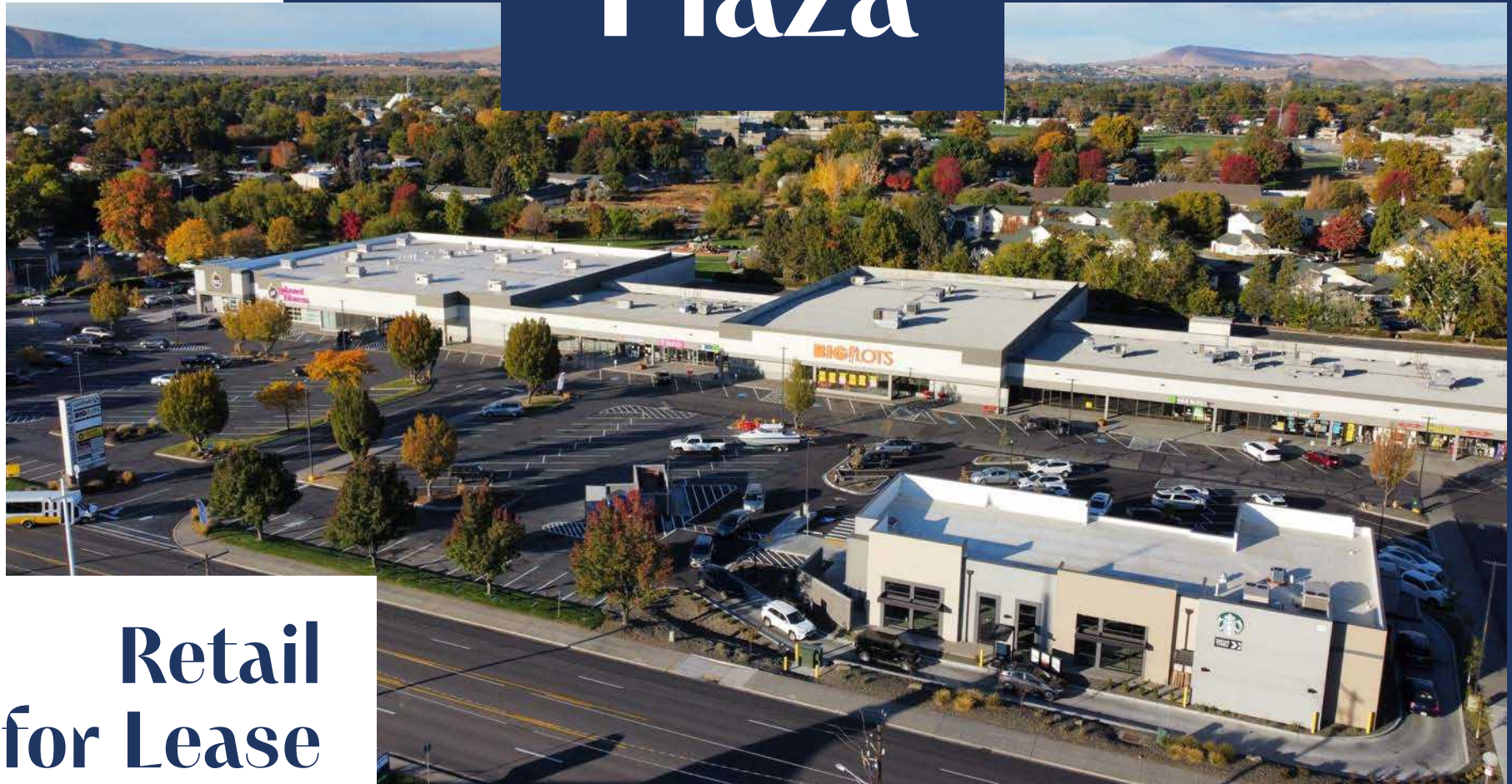


Tri-Cities
**Washington
Plaza**



**Retail
for Lease**

CBRE

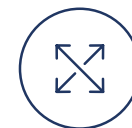
1803 GEORGE WASHINGTON WAY | RICHLAND, WA



Quick Facts



1803 George Washington Way
Richland WA



60,136 SF of availability



Grocery-anchored by high performing Safeway



Proper **360** trade area



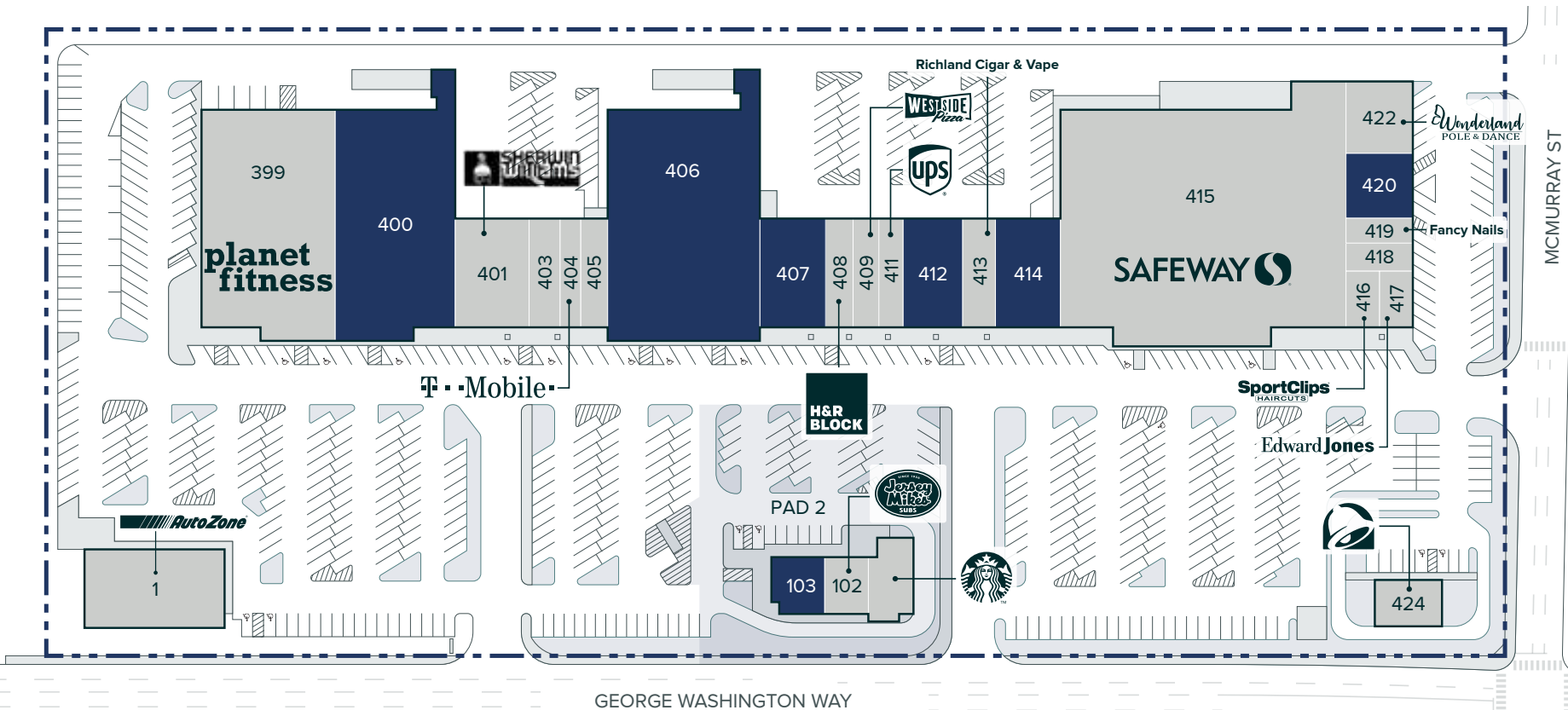
Large **parking** field



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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