FOR SALE / FOR LEASE

8060 Keene Road, W. Richland 99353
MLS# 289810

± 35, 488 SF

$9,750,000 / $18 PSF + NNN

With solid infrastructure, a family-friendly environment, and a pro-business local government, West Richland is emerging as a key commercial growth area within the Tri-Cities.

NAI Tri-Cities
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

OVERVIEW AND LOCATION DESCRIPTION

Located in one of Washington's fastest-growing regions, the subject property benefits from strong economic ties to the Hanford Site and Pacific Northwest National Laboratory—two major employment drivers that create consistent demand for supporting commercial and industrial businesses.

The property is located at the cross street of Keene Road and Van Giesen Street two major arterial routes serving West Richland. The site consists of approximately 5 acres and is currently zoned Commercial and Industrial Light.

The existing building is situated on the 5-acre site, with all utilities in place, and a second adjacent 5-acre lot is available for purchase. The current Floor Area Ratio (FAR), together with the additional available acreage, allows for the potential development of future commercial pad sites fronting Keene Road.

Surrounding properties offer flexible zoning that supports a wide range of business uses, making the area ideal for scalable development. As residential growth in West Richland continues to accelerate, demand for commercial and retail services is expected to increase. Located at 8060 Keene Road, the property is well positioned to capitalize on this momentum, with preliminary discussions already underway with the City of West Richland.

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FLOOR PLAN

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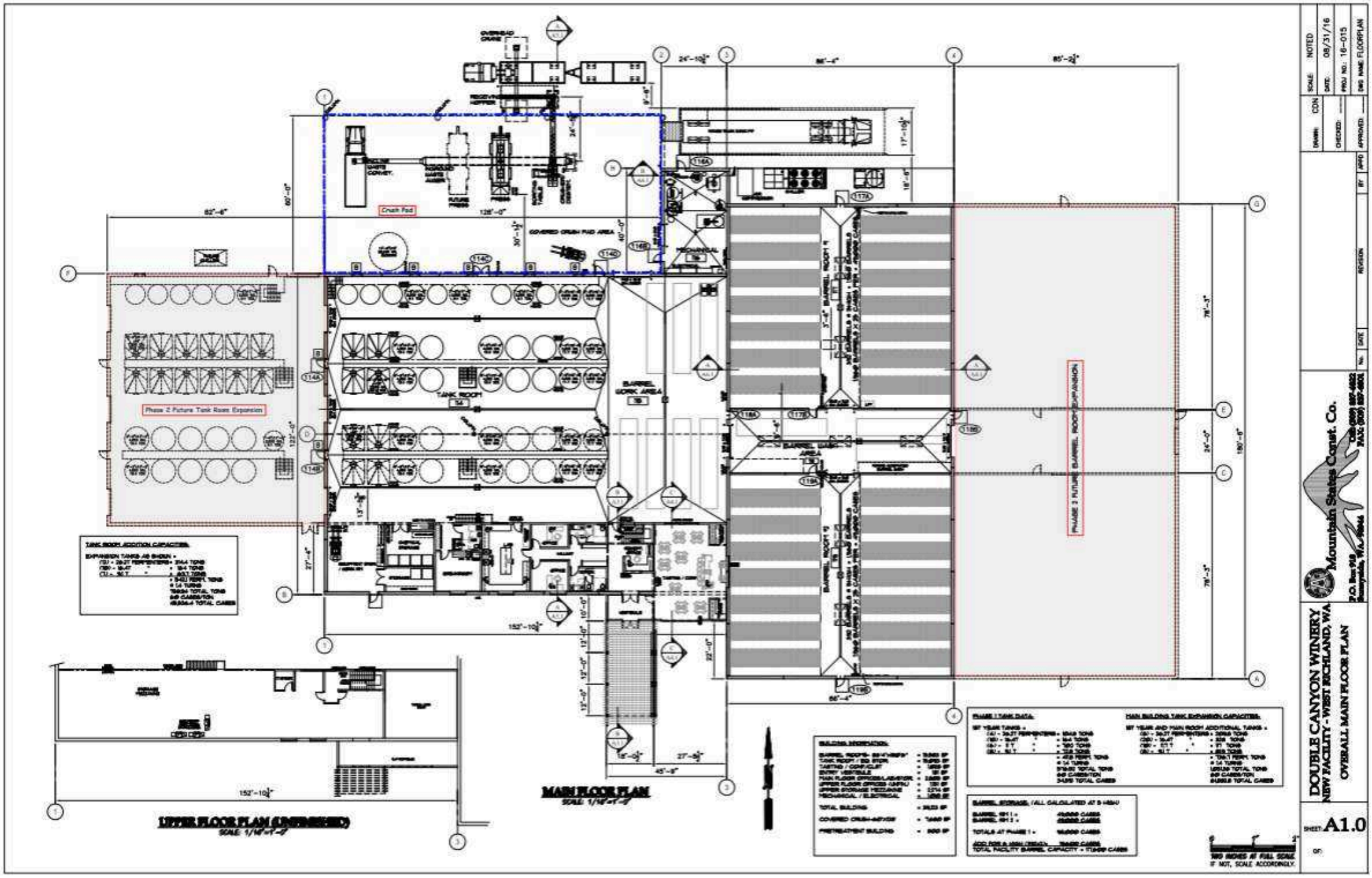
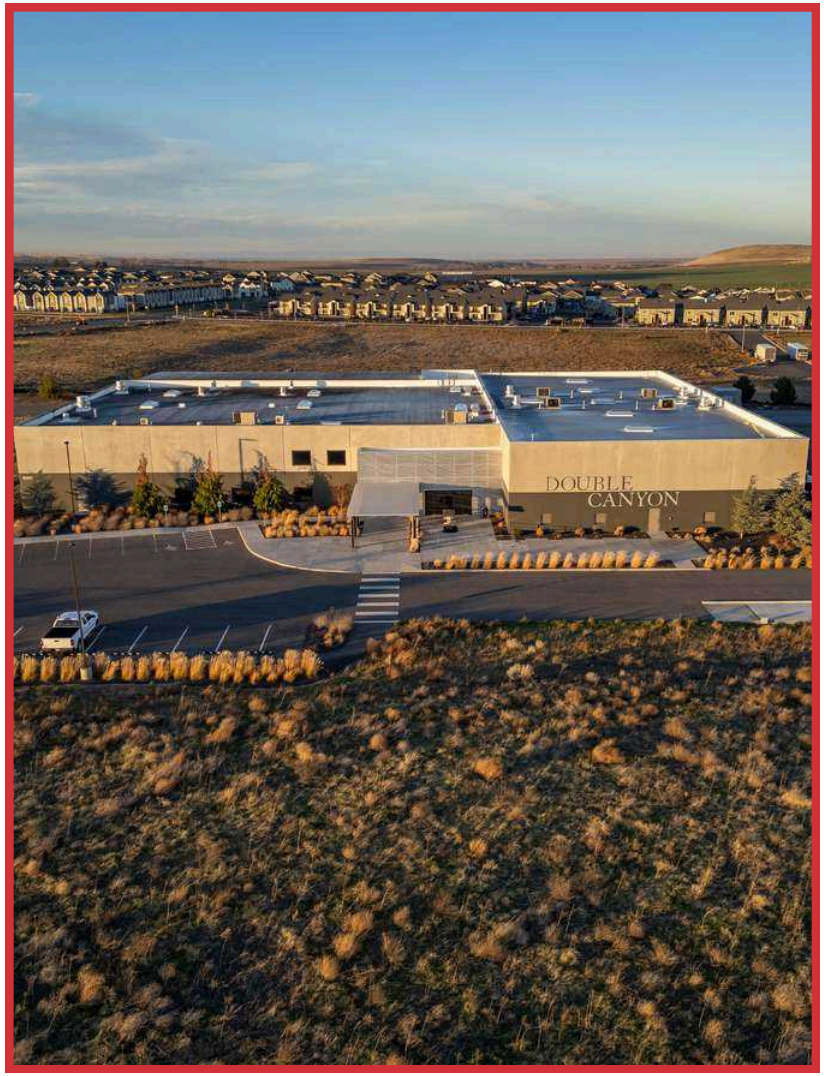


INVESTMENT HIGHLIGHTS

- **Strategic Growth Location** – Situated in one of Washington State's fastest-growing regions, supported by major employment centers including the Hanford Site and Pacific Northwest National Laboratory.
- **Strong Residential Expansion** – West Richland is experiencing rapid residential growth, with the nearby Lewis & Clark Ranch approved for approximately 3,800 new homes, driving future demand for commercial, retail, and service-oriented uses.
- **Prime Access & Visibility** – Located on Keene Road between Van Giesen Street and Paradise Way, two major arterial corridors serving West Richland and the greater Tri-Cities area.
- **Large, Scalable site –** Up to approximately 10 acres total with the acquisition of the adjacent 5-acre lot, providing flexibility for phased development, expansion, or multi-user strategies.
- **Flexible Zoning** – Commercial and Industrial Light, with surrounding properties offering a range of compatible commercial and industrial uses.
- **City is Open to Change of Use.**
- **Existing Infrastructure in Place** – Primary building includes all utilities, reducing upfront development costs and accelerating time to market.
- **Development Upside** – Favorable Floor Area Ratio (FAR) allows for potential additional commercial pad sites fronting Keene Road.
- **Pro-Business Municipality** – West Richland offers a supportive local government and has demonstrated commitment to managed commercial and industrial growth.
- **Multiple Exit Strategies** – Suitable for owner-users, investors, redevelopment, or mixed-use commercial concepts aligned with future population growth.
- **Long-Term Market Support** – Continued population and business growth in West Richland is expected to drive increased demand for last-mile distribution and industrial services.



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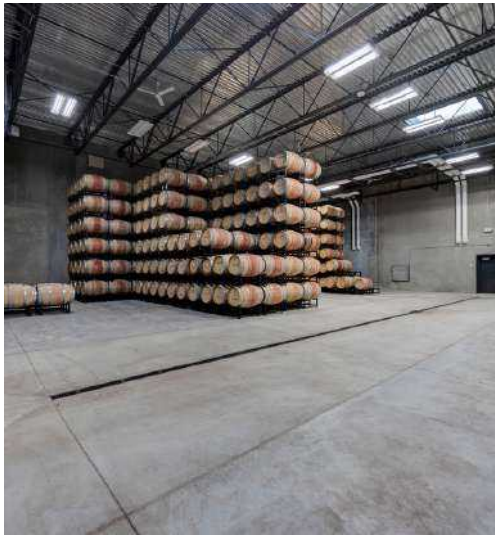
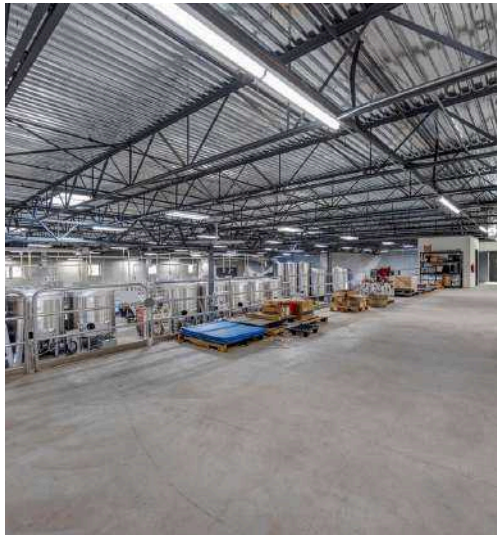
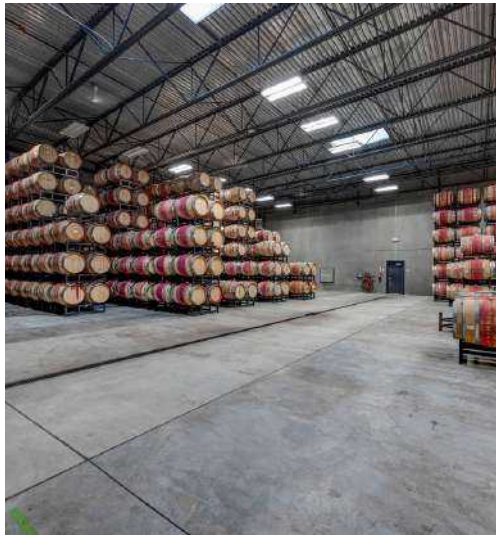
INVESTMENT HIGHLIGHTS – ENTERTAINMENT / EXPERIENTIAL USE

- **Destination-Scale Facility** – Large, well-built structure suitable for indoor entertainment concepts including golf simulators, family entertainment, sports training, event venues, or experiential retail.
- **Growing Population Base** – Rapid residential growth in West Richland and the nearby Lewis & Clark Ranch development (≈3,800 approved homes) supports sustained demand for entertainment and leisure uses.
- **Strong Regional Demographics** – Proximity to major employment centers, including the Hanford Site and Pacific Northwest National Laboratory, provides a consistent customer base with discretionary spending power.
- **High-Visibility Location** – Positioned along Keene Road between Van Giesen Street and Paradise Way, offering excellent access and exposure for destination users.
- **Utilities & Infrastructure in Place** – Existing building and utilities reduce capital requirements and support faster activation of entertainment concepts.
- **Flexible Long-Term Use** – Zoning and surrounding land uses support adaptive reuse and repositioning as consumer demand evolves.







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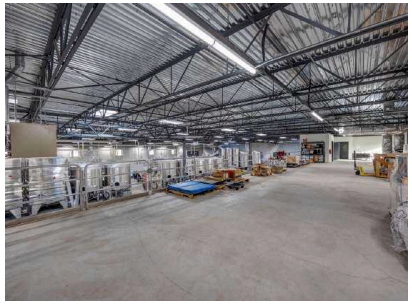
INVESTMENT HIGHLIGHTS – DISTRIBUTION / LOGISTICS

- **Strategic West Tri-Cities Location** – Located in a growing industrial corridor with access to key arterial routes serving West Richland and the greater Tri-Cities market.
- **Large, Functional Site** – Offers room for truck circulation, yard space, expansion, or multi-tenant configurations.
- **Proximity to Major Employment & Industrial Drivers** – Near Hanford Site–related activity and supporting industries that generate demand for storage, logistics, and light distribution services explosive growth in housing.
- **Zoned for Commercial and Industrial Use** –Industrial Light zoning supports warehousing, distribution, and light manufacturing uses.
- **Existing Utilities & Improvements** – Fully serviced site with an existing building, reducing development timelines and upfront infrastructure costs.
- **Development & Expansion Potential** – Favorable FAR and land configuration allow for additional building area or pad site development.



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HIGHLIGHTS

- Class A industrial space
- Current wine operation in place
- Situated on approximately ±5 Acres
- Additional ±5-Acre parcel available (negotiable)
- Located in Red Mountain — a rapidly growing area
- 30-foot clear ceiling height
- Polished concrete floors
- 6–8 inch reinforced concrete slab with rebar
- 60-mil TPO membrane roof

- 1,600-amp, 480/277-volt electrical service
- 600-amp main breaker
- 8-inch water line with municipal (city) connection
- Temperature-controlled rooms

- Drive-through overhead door
- Certified scale on-site
- Pad site available, suited for approximately 10,000–30,000 SF development

SCAN FOR FULL VIDEO TOUR

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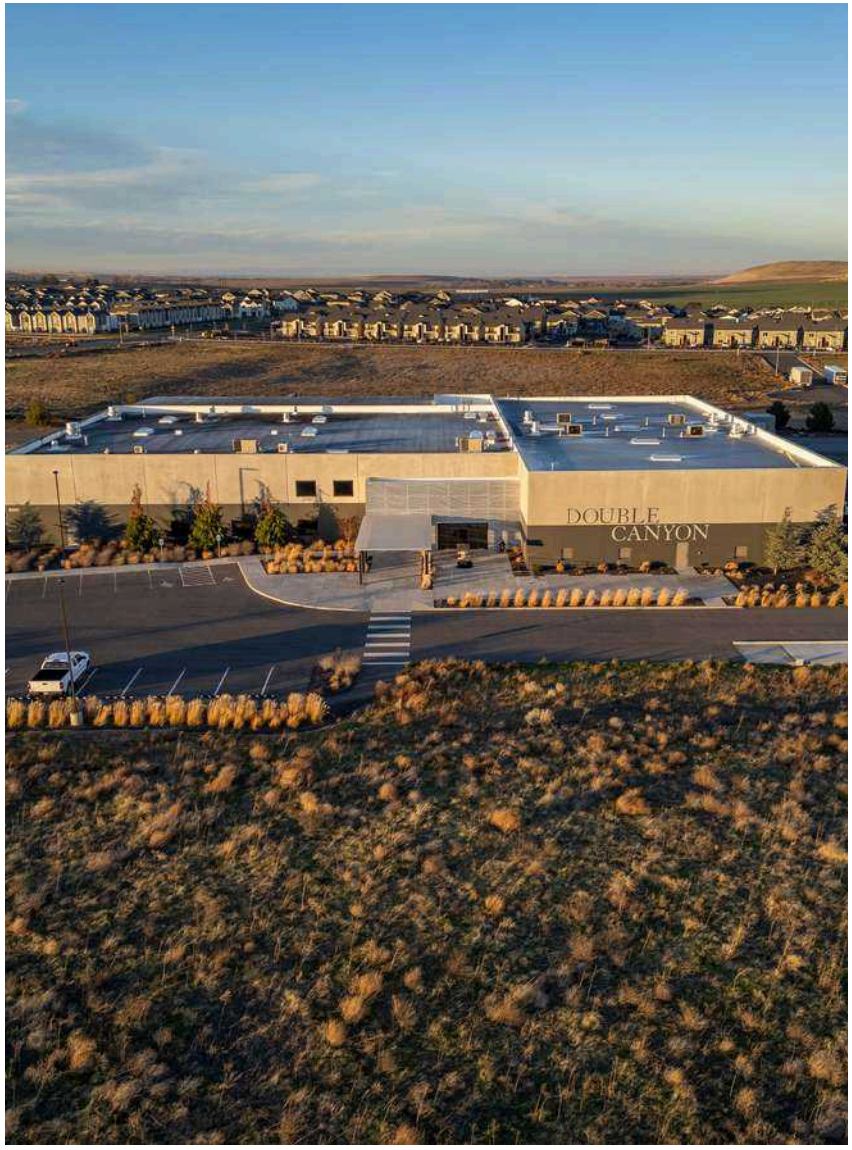
POPULATION	2 MILE	5 MILE	10 MILE
2029 Population Projection	11, 580	48, 638	151, 265
Annual Growth 2024-2029	1.60%	1.5$	1.60%
Median Age	38	38.4	37.5
Bachelor's Degree or Higher	36%	36%	37%

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2029 Households Prohection	3,970	17,967	56,340
Annual Growth 2024-2029	1.60%	1.5$	1.60%
Owner Occupied Households	3,573	14,001	39,775
Renter Occupied Households	39700%	396,700%	1,656,500%
Avg Household Size	290%	270%	270%
Total Specified Consumer Spending ($)	**$164.1M**	**$693.1M**	**$2.1B**

HOUSING	2 MILE	5 MILE	10 MILE
Media Home Value	$382,089	$362,731	$372,104



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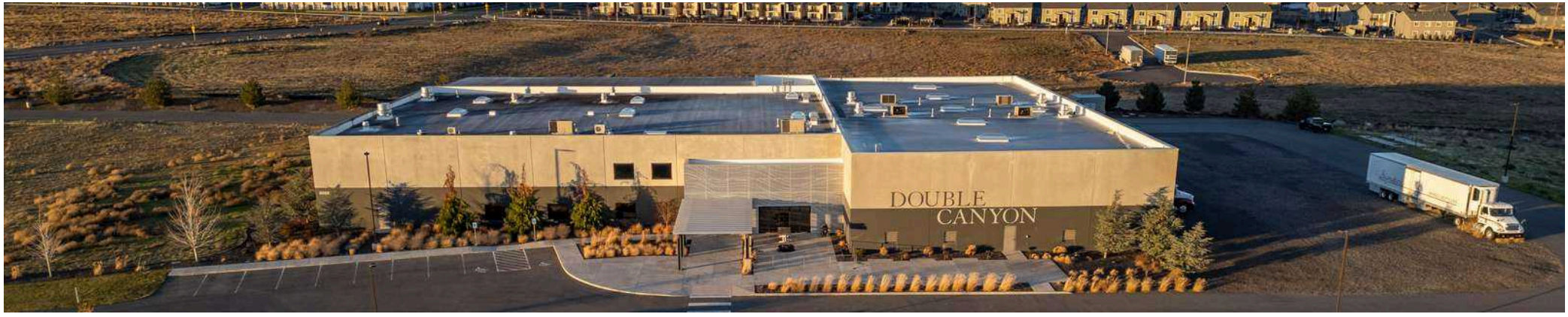
COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
W Van Giesen St	Keene Rd SW	2,962	2025	0.18mi
W Van Giesen St	Keene Rd NE	3,661	2025	0.23mi
State Rte 224	E Red Moutain Rd	3,694	2025	0.71mi
East State Route 224	E Red Moutain Rd	3,892%	2025	0.71mi

EMPLOYER	EMPLOYEES	BUSINESS/ SERVICE
Population Growth '24-'29	↑ 9.46%	↑ 7.89%
Household Growth '24-29	↑ 9.52%	↑ 7.94%

INCOME	2 MILE	5 MILE	10 MILE
Avg Household Income	$132,665	$123,057	$119,864
Median Household Income	$113,123	$101,251	$95,189



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2025 FACT SHEET

THREE RIVERS. FOUR CITIES. UNLIMITED POSSIBILITIES.

The Tri-Cities, WA, is a vibrant and rapidly growing region located at the confluence of the Columbia, Snake, and Yakima Rivers in the heart of the Pacific Northwest.

Powered by a strong energy sector, advanced research, and world-class food and beverage manufacturing, the Tri-Cities is where innovation meets opportunity.

With a skilled workforce, faster permitting, affordable living, and unmatched quality of life, the Tri-Cities is the ideal place for your business to start, expand, and thrive.

322,875 Population

150,375 Labor Force

4.6% Unemployment Rate

TRI-CITIES

WASHINGTON
KENNEWICK • PASCO
RICHLAND • WEST RICHLAND

CONTACT US FOR MORE INFORMATION:
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TRI-CITIES COMMUNITY

POPULATION

	2000 Census	2010 Census	2020 Census	2025 Estimate
Tri-Cities, MSA	191,822	253,340	303,622	322,875
Benton County	142,475	175,177	206,873	219,625
Kennewick	54,751	73,917	83,921	87,790
Richland	38,708	48,058	60,560	64,930
West Richland	8,385	11,811	16,295	18,430
Franklin County	49,347	78,163	96,749	103,250
Pasco	32,066	59,781	77,108	82,990

HEALTHCARE

	Employees	Beds	Staff Physicians
Kadlec Regional Medical Center	4,275	337	889
TriosHealth	1,100	111	369
Lourdes Medical Center	570	35	29
Prosser Memorial	621	25	70

Health Care Providers

Physicians	469
Dentists	185
Chiropractors	92
Optometrists	56

EDUCATION

K-12 Teacher/Student Ratio

KennewickSchoolDistrict	1:17
PascoSchoolDistrict	1:16
RichlandSchoolDistrict	1:18

K-12 Per Pupil Expenditure

Kennewick School District	$16,351
Pasco School District	$16,977
Richland School District	$16,643

High school studentshave the abilitytoattend Tri-Tech Skills Center (vocational high school) andDELTAHighSchool(STEM high school). Faith based educationis also availablethroughout the community.

PostSecondaryInstitutions Enrollment

Washington State University Tri-Cities	1,609
Columbia Basin College (CBC)	8,234

Educational Attainment (Population 25 Years and Above)

	Tri-Cities, MSA	Benton County	Franklin County
High School Graduate	24.00%	23.14%	26.10%
Some College	21.37%	22.11%	19.57%
Associate Degree	10.11%	10.52%	9.10%
Bachelor Degree	18.65%	20.82%	13.40%
Graduate Degree	12.50%	13.99%	8.90%

WORKFORCE DEMOGRAPHICS

150,357 Labor Force → **143,383** Employment → **6,992** Unemployment → **4.6%** Unemployment Rate → **4.7%** Unemployment Rate WA

Source: August 2025 Data, WA State Employment Security Department

Nonfarm Employment

	Employees
Total Nonfarm	127,800
Total Private	108,700
Goods Producing	20,600
Construction	12,000
Manufacturing	8,600
Service-Providing	107,200
Private Service Providing	88,100
Trade, Transportation, Utilities	22,700
Retail	13,700
Financial Activities	4,100
Professional and Business Services	23,000
Education and Health Services	21,400
Leisure and Hospitality	12,300
Government	19,100

Source: August 2025 Data, WA State Employment Security Department

Top 15 Employers

Company	Industry	Employees
PNNL	R&D/National Laboratory	6,437
Kadlec Regional Medical Center	Healthcare	4,275
Lamb Weston	Food Processing	3,000
H2C	Environmental Remediation	2,500
First Fruits Farms	Food Processing	2,500
Pasco School District	Education	2,419
Kennewick School District	Education	2,400
Bechtel National	Engineering & Construction	2,000
HMIS	Support Services (DOE Site)	2,000
Amazon	Distribution/Logistics	1,700
Richland School District	Education	1,500
CPCCo	Environmental Remediation	1,560
Energy Northwest	Utilities	1,100
Trios Health	Healthcare	955
Columbia Basin College (CBC)	Education	893

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COST OF **LIVING**

Property Tax (Per$1,000 Assessed Value)

Benton County Average	$8.81
Franklin County Average	$7.79
WashingtonStateAverage	$8.93

Sales Tax

Benton County (State 6.5% and Local 2.2%)	8.7%
Franklin County (State 6.5% and Local 2.4%)	8.9%

Washington has no personal or corporate income and inventory tax. Businesses do not pay tax on interest, dividends or capital gains.

Cost of Living Index

Transportation	Index	Housing	Utilities		
Tri-Cities, WA	96.0	85.7	82.0		118.4
Yakima, WA	101.4	86.6	113.5		116.8
Spokane, WA	97.8	85.4	100.5		117.3
Seattle, WA	143.4	205.0	100.4		132.0
Moses Lake, WA	101.8	95.9	74.7		124.7
Provo-Orem, UT	97.6	104.0	80.1		103.6
Knoxville, TN	86.2	76.6	86.6		86.9
Portland, OR	115.5	138.3	95.6		124.3
Boise, ID	102.7	103.7	73.7		107.2
Colorado Springs, CO	101.1	104.0	78.2		99.3

Source: ACCRA Cost of Living Index, 2025 Third Quarter Data, Published October 2025

Average Household Income

Tri-Cities, MSA	$122,000
Kennewick	$105,910
Pasco	$111,672
Richland	$139,216
West Richland	$153,502

Average Household Expenditures

Tri-Cities, MSA	$110,760
Kennewick	$102,916
Pasco	$108,030
Richland	$115,764
West Richland	$130,192

Housing

Average Sold Price (SFR, July 2025)	$471,600
Median Sold Price (SFR, July 2025)	$429,900
Number of Active Listings (SFR, July 2025)	1,124
Average Apartment Rent (2 Bedroom, 2 Bath)	$1,205

INFRA**STRUC TURE**

Utility Providers

	Electricity	Solid Waste
Kennewick	Benton PUD	Waste Management
Pasco	Franklin PUD	Basin Disposal
Richland	City of Richland	City of Richland
City of West Richland	Benton REA	Ed's Disposal
Natural Gas		Cascade Natural Gas
Internet Providers		Spectrum, Ziply Fiber

Capacities

	Kennewick	Pasco	Richland	West Richland
Water (mgd)				
Capacity	24.0	35.0	51.0	10.7
Average Daily Use	11.7	10.0	20.0	3.1
Peak Daily Use	19.8	24.0	36.0	7.8
Waste Water Treatment Service (mgd)				
Capacity	10.0	6.5	11.4	1.5
Average Daily Use	5.6	5.4	7.0	0.9

Public Service

	Kennewick	Pasco	Richland	West Richland	Benton County	Franklin County
Firefighters	93	66	75	BCFD#4	15	6
Fire Ins. Rating	3	5	3	4	4	5
Police Officers	107	82	68	22	60	16

Transportation

Highways	I-82, I-182, US-12, US-395, SR-14, SR-17, SR-22, SR-24, SR-221, SR-225, SR-240, SR-260, SR-263
Rail Service	BNSF, Union Pacific, Columbia Rail, Tri-Cities Intermodal
Barge Service	Columbia River (Port of Benton), Snake River (Port of Pasco)
Local Airports	3
Flights Per Day	22
Air Transportation	Alaska, American, Delta, United Allegiant, Avelo, Breeze
Direct Flight Destinations	10 (AZ: Phoenix-Mesa, Phoenix-Sky Harbor; CA: Burbank, Los Angeles, San Francisco; CO: Denver; MN: Minneapolis; NV: Las Vegas; UT: Salt Lake City; WA: Seattle)
Runways	Up to 7,700 Feet

GLOBAL**ACCESS**

The Tri-Cities has numerous locations to support your business needs, including large sites with up to 500 contiguous acres.

With direct access to interstate highways,BNSF and UP railroads, extensive commercial barge transportation to the Pacific Ocean, and an airport with direct service to 10 major metros across the nation, the Tri-Cities is a gateway to the world.

Visit www.TryTriCitiesSites.org to find your perfect site!

LIFE IN THE **TRI- CITIES**

200 Wineries

10 Breweries

300 Restaurants

10 Golf Courses

37 Pickleball Courts

125 Public Parks

600 Miles of Trails

2 Sports Teams

24 Museums & Art Galleries

Tri-Cities Climate (Annual Averages)

January High/Low . . . 40°F/28°F
July High/Low . . . . . 89°F/61°F
Days of Sunshine 300
Precipitation . . . 9 Inches
Snowfall . . . . . 5 Inches

ABOUT TRIDEC

As the leading economicdevelopment organization for the Tri-Cities MSA, TRIDEC represents Bentonand Franklin Counties and the major cities of Kennewick, Pasco, Richland, and West Richland.

Our mission is to strengthen the region's economy by driving diversification, creating quality jobs, supporting local business, attracting new enterprises, and advancing priorities that ensure long-term stability.

Serving as the unifying voice of the Tri-Cities, TRIDEC is dedicated to fostering sustainable growth and shared prosperity for all.

Contact us today to learn how TRIDEC can help grow your business!

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