

FOR LEASE

# WASHINGTON PLAZA

*Prime Safeway-Anchored Shopping  
Center Retail Opportunity*

1717-1803 GEORGE WASHINGTON WAY  
RICHLAND, WA 99354



KIDDER.COM

km Kidder  
Mathews

# WASHINGTON PLAZA

## Prime retail available in Tri-Cities Center

Prime Safeway-Anchored Shopping Center  
Retail Opportunity

Join this high-traffic center, with excellent co-tenancy: Safeway, Planet Fitness, Starbucks, Taco Bell, AutoZone and many more

Ample parking and strong traffic counts, located directly on major thoroughfare George Washington Way, minutes from I-182, Hwy 240

Call brokers for lease rates

## CALL BROKERS

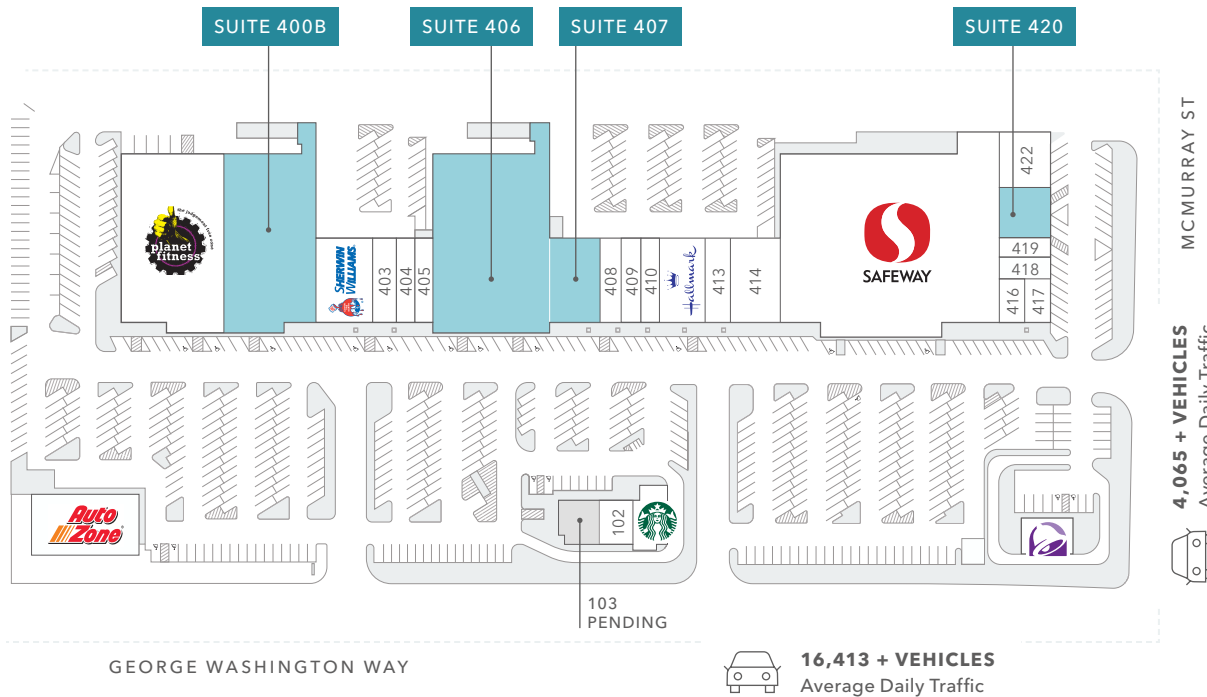
FOR LEASE RATES

# \$3.09

2026 EST NNN



# SITE PLAN



## AVAILABILITIES

Unit(s)	Tenant	Area SF
400A	Planet Fitness	
400B	<b>Vacant</b>	<b>21,370 SF</b>
401	Sherwin Williams	
403	Franz Bakery	
404	T-Mobile	
405	EZ Fix Smartphone Repair	
406	<b>Vacant</b>	<b>23,570 SF</b>
407	<b>Vacant</b>	<b>4,800 SF</b>
408	H&R Block	
409	Westside Pizza	
411	UPS Store	
412	Hallmark	
413	Richland Cigar & Vape	
414	Pasco Health Foods	
415	Safeway	
416	Sports Clips	
417	Edward Jones	
418	Farmers Insurance	
419	Fancy Nails	
420	<b>Vacant</b>	<b>1,728 SF</b>
422	Wonderland Dance	
424	Taco Bell	
425	AutoZone	
101	Starbucks	
102	Jersey Mike's	
103	<b>Pending</b>	



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# *EASY- ACCESS* LOCATION

Conveniently located near major Interstates 82, 182, and Highways 240 and 395.

*2 MIN*

DRIVE TO SR-240

*6 MIN*

DRIVE TO I-182



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	11,648	31,592	71,642
2020 CENSUS	12,212	36,880	90,757
2025 ESTIMATED	12,847	39,725	96,681
2030 PROJECTED	13,342	41,281	99,909

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.1	36.5	36.7
% FEMALE	48.8%	49.6%	50%
% MALE	51.2%	50.4%	50%

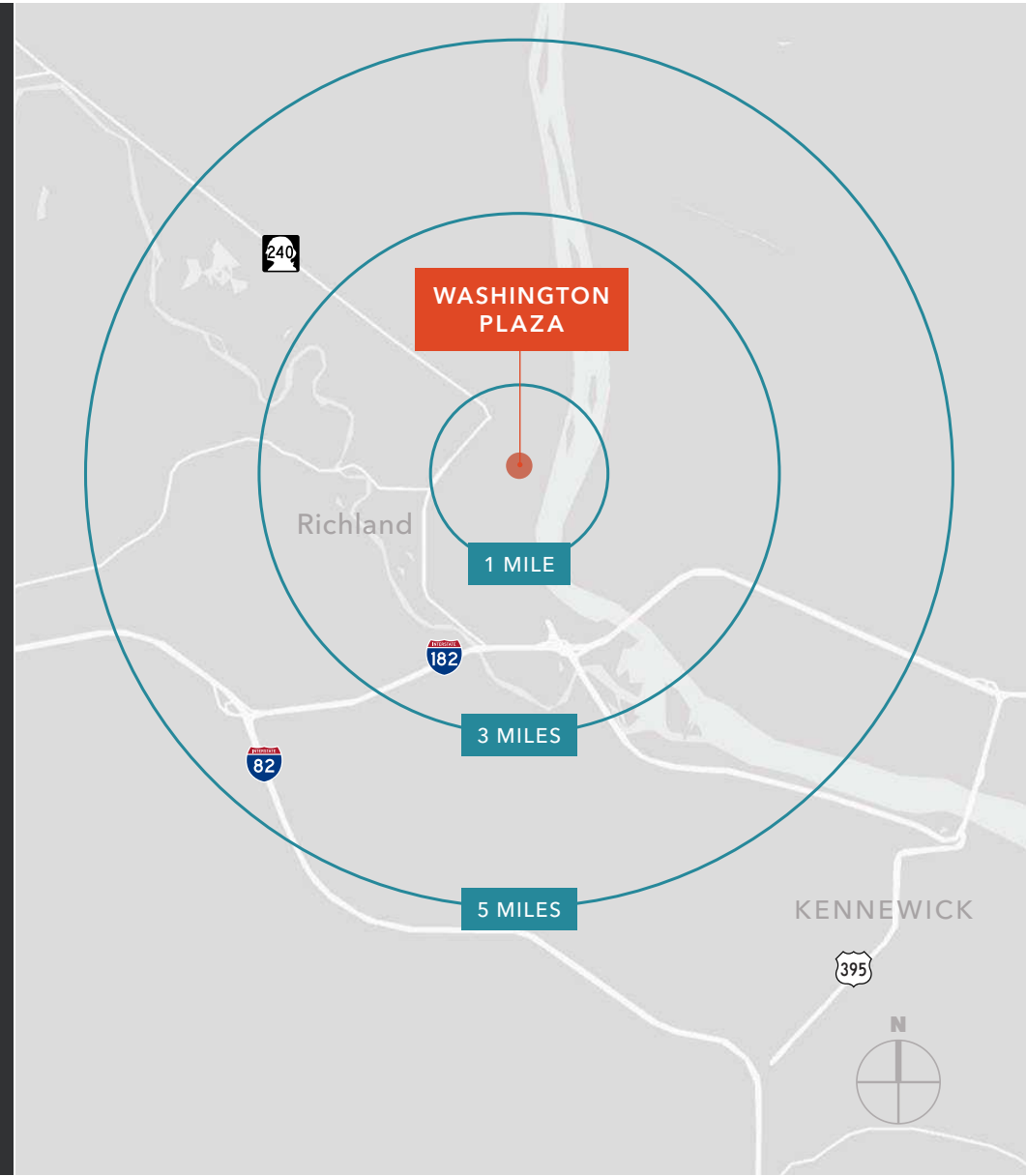
## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$79,323	\$90,346	\$105,384
2030 MEDIAN PROJECTED	\$79,208	\$90,419	\$105,466
2025 AVERAGE	\$103,583	\$116,977	\$136,652
2030 AVERAGE PROJECTED	\$103,051	\$116,644	\$136,579

## BUSINESS AND EMPLOYEES

	1 Mile	3 Miles	5 Miles
EMPLOYEES	2,253	21,355	32,127

Data Source: ©2026, Sites USA





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*For more information on  
this property, please contact*

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