

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

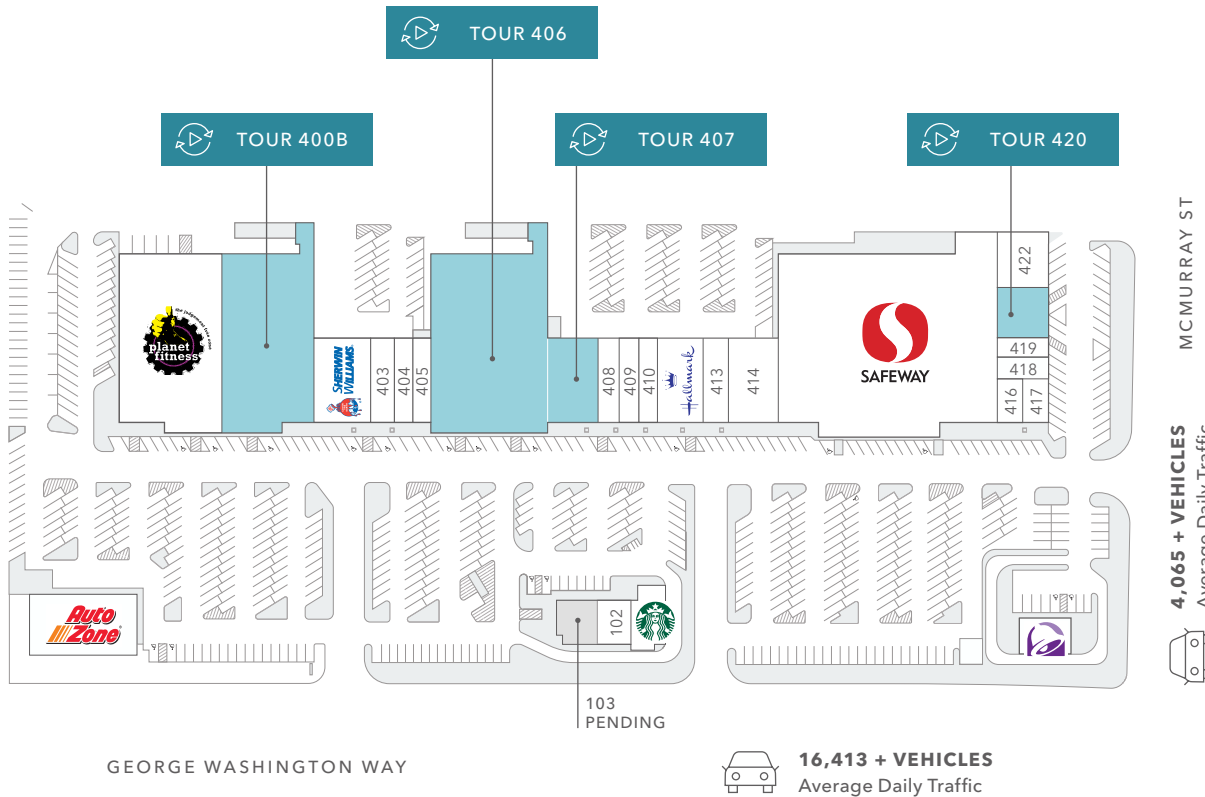
FOR LEASE RATES

\$3.09

2026 EST NNN



SITE PLAN



AVAILABILITIES

Unit(s)	Tenant	Area SF
400A	Planet Fitness	
400B	Vacant	21,370 SF
401	Sherwin Williams	
403	Franz Bakery	
404	T-Mobile	
405	EZ Fix Smartphone Repair	
406	Vacant	23,570 SF
407	Vacant	4,800 SF
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	Vacant	1,728 SF
422	Wonderland Dance	
424	Taco Bell	
425	AutoZone	
101	Starbucks	
102	Jersey Mike's	
103	Pending	



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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%

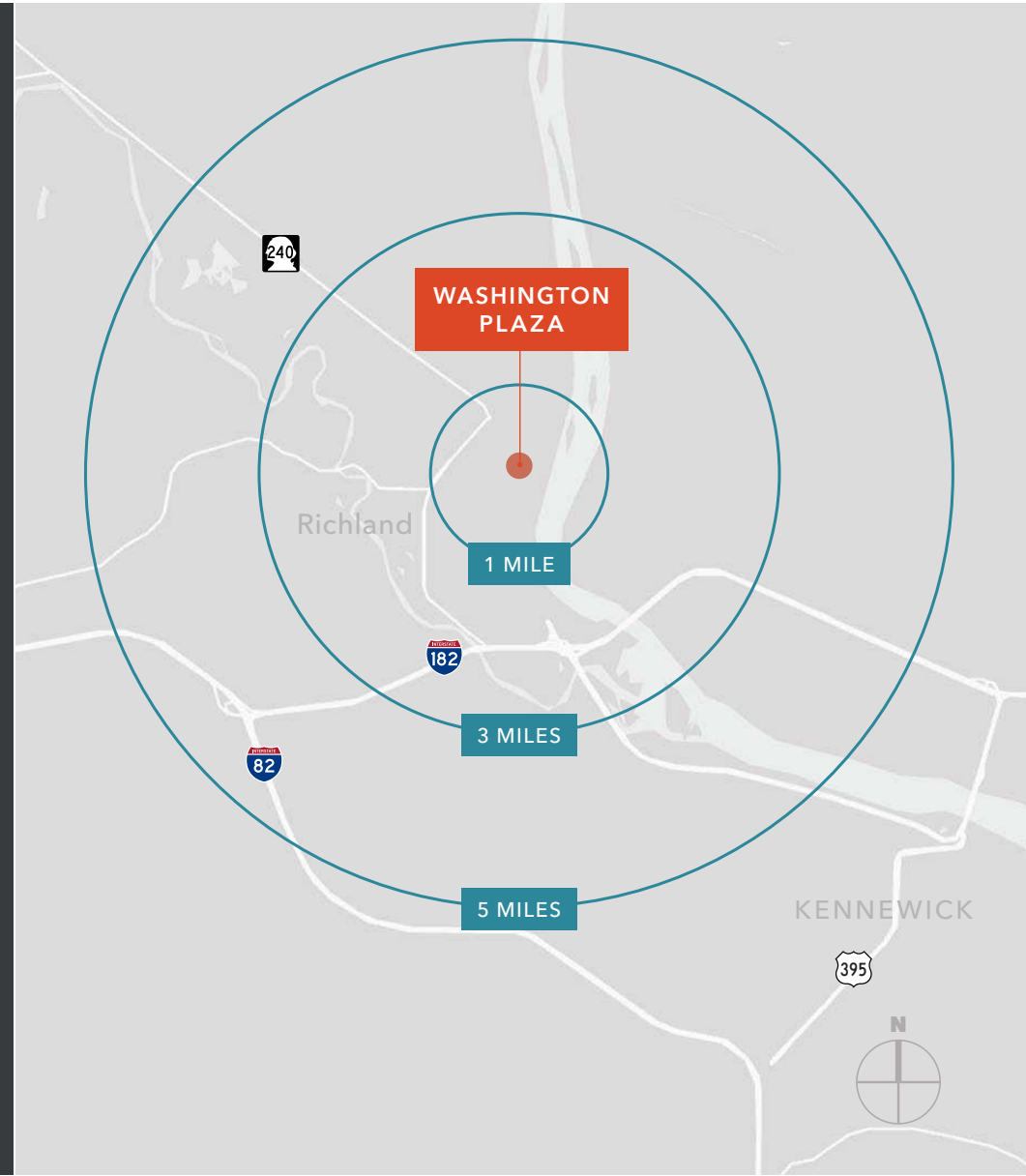
HOUSEHOLD INCOME

	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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