

RICHLAND
WASHINGTON



COSTCO
WHOLESALE

TRUMAN AVE

QUEENSGATE DR

KENNEDY RD

DUPORTAIL ST

KEENE RD

21570 VPD

LOT 1 FOR LEASE

LOT 3 FOR LEASE

24,462 VPD

LOT 2 FOR LEASE

LOT 4 FOR LEASE

21570 VPD

29,007 VPD

KEENE JUNCTION

DUPORTAIL ST & KEENE RD
RICHLAND, WA 99352

PACIFIC ASSET ADVISORS, INC.



KEENE JUNCTION

GROUND LEASE OR BUILD-TO-SUIT

Located in the heart of the Tri Cities area and moments from Interstate 82 and the Vintner Square, the site is adjacent to Home Depot and along the same block as the Walmart Supercenter and Target. The intersection boasts excellent visibility to more than 50,000 cars per day and is in the retail core of Richland, servicing the local population as well as commuter and tourist traffic.

The land consists of 7 lots on the hard corner of the parcel and is available for Ground Lease or Build-to-Suit.

Richland, is known for its favorable climate, low cost of living, and central location. Sitting just four hours from Seattle, Portland, Boise, and Spokane, the area has become a popular destination for conferences, sports tournaments, festivals, agri-tourism, and other attractions.

ADDRESS: Duportail St & Keene Rd
Richland, WA 99352

SPACE AVAILABLE: Ground Lease or Built-to Suit
Lot 1 - 1.42 AC
Lot 5 - 1.41 AC
Lot 6 - 0.53 AC
Lot 7 - 2.23 AC

SURROUNDING AREA: Costco, Target, Walmart Supercenter, Petco, Home Depot, & more!



SITE PLAN

ZONE

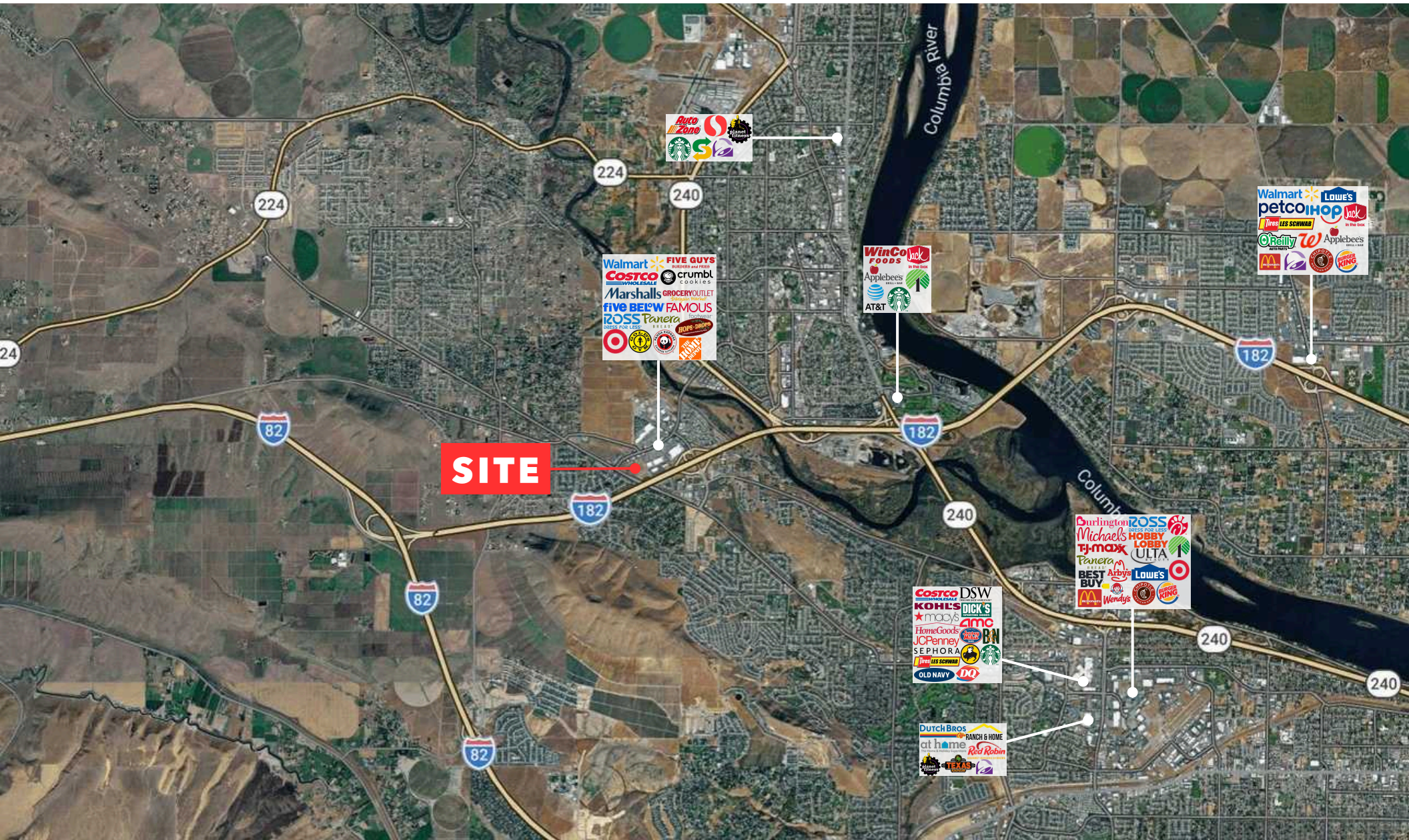
C-2 RETAIL BUSINESS

- Retail Stores
- Restaurants
- Offices
- Service Establishments

LOTS

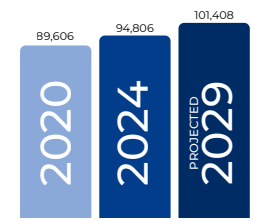
- 1 1.42 ACRES - Ground Lease
- 2 *Chick Fil A*
- 3 *Valvoline*
- 4 *Quick Quack Car Wash*
- 5 1.92 ACRES - Ground Lease
- 6 0.53 ACRES - Ground Lease
- 7 2.23 ACRES - Ground Lease





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,080	42,619	94,806
HOUSEHOLDS	2,032	16,136	36,595
AVERAGE HH INCOME	\$185,290	\$156,271	\$146,618
DAYTIME POPULATION	2,718	22,606	55,793



5 MILE RADIUS POPULATION GROWTH



SOUTH RICHLAND'S PREMIER GROWTH CORRIDOR

The intersection of Keene Road and Duportail Street sits at the heart of one of the Tri-Cities' fastest-growing commercial and residential districts. Fueled by the opening of the Duportail Bridge and continued expansion throughout South Richland, this corridor has become a primary connection point between established neighborhoods, the thriving Queensgate area, and the broader Tri-Cities market.

Over the past several years, significant public infrastructure investments, roadway enhancements, and new residential development have driven increased traffic counts and consumer activity throughout the area. National retailers, healthcare providers, restaurants, and service-oriented businesses have been drawn to the corridor, recognizing its strategic location and growing customer base.

Today, Keene and Duportail serve a highly desirable trade area characterized by strong household incomes, continued population growth, and excellent regional accessibility. With additional residential communities, commercial projects, and transportation improvements planned, the corridor is well-positioned to remain a dominant retail destination for years to come.



ADAM GREENBERG

SENIOR VICE PRESIDENT | PARTNER
ADAM@PAADVISORS.COM

425.503.1339

