

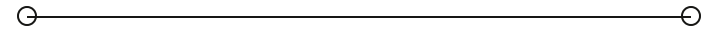


LEASE

1450 Bombing Range Rd Bldg B Suite 1

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Richland, WA 99352



PRESENTED BY:

JAMES WADE

O: 509.737.9429

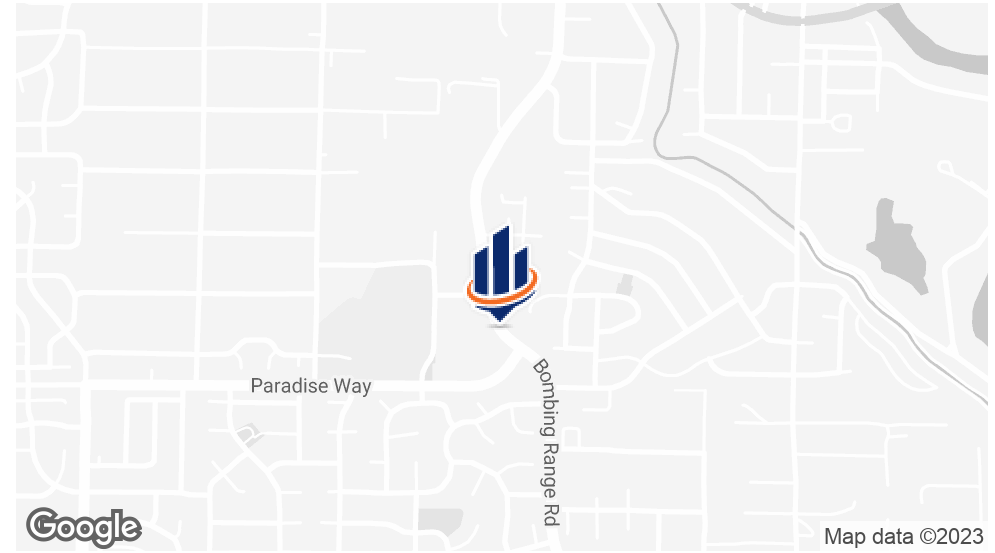
james.wade@svn.com

SCOTT HOWELL

O: 509.379.3111

scott.howell@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (NNN)
BUILDING SIZE:	6,000 SF
AVAILABLE SF:	1,200 - 6,000 SF
LOT SIZE:	1.99 Acres
YEAR BUILT:	2023
ZONING:	Commercial General
APN:	106984020214002

PROPERTY OVERVIEW

New buildings with Class A office/retail available for lease. High traffic intersection of Paradise and Bombing Range. TI's negotiable. Two buildings being built along with Swigg Coffee Bar. Individual suites are 1,200 sqft but can go up to 6,000 contiguous square feet. Please reach out to LA for floor plans and details.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Class A Office/Retail in Heart of West Richland
- 5 suites at 1,200 sqft each or up to 6,000 sqft contiguous

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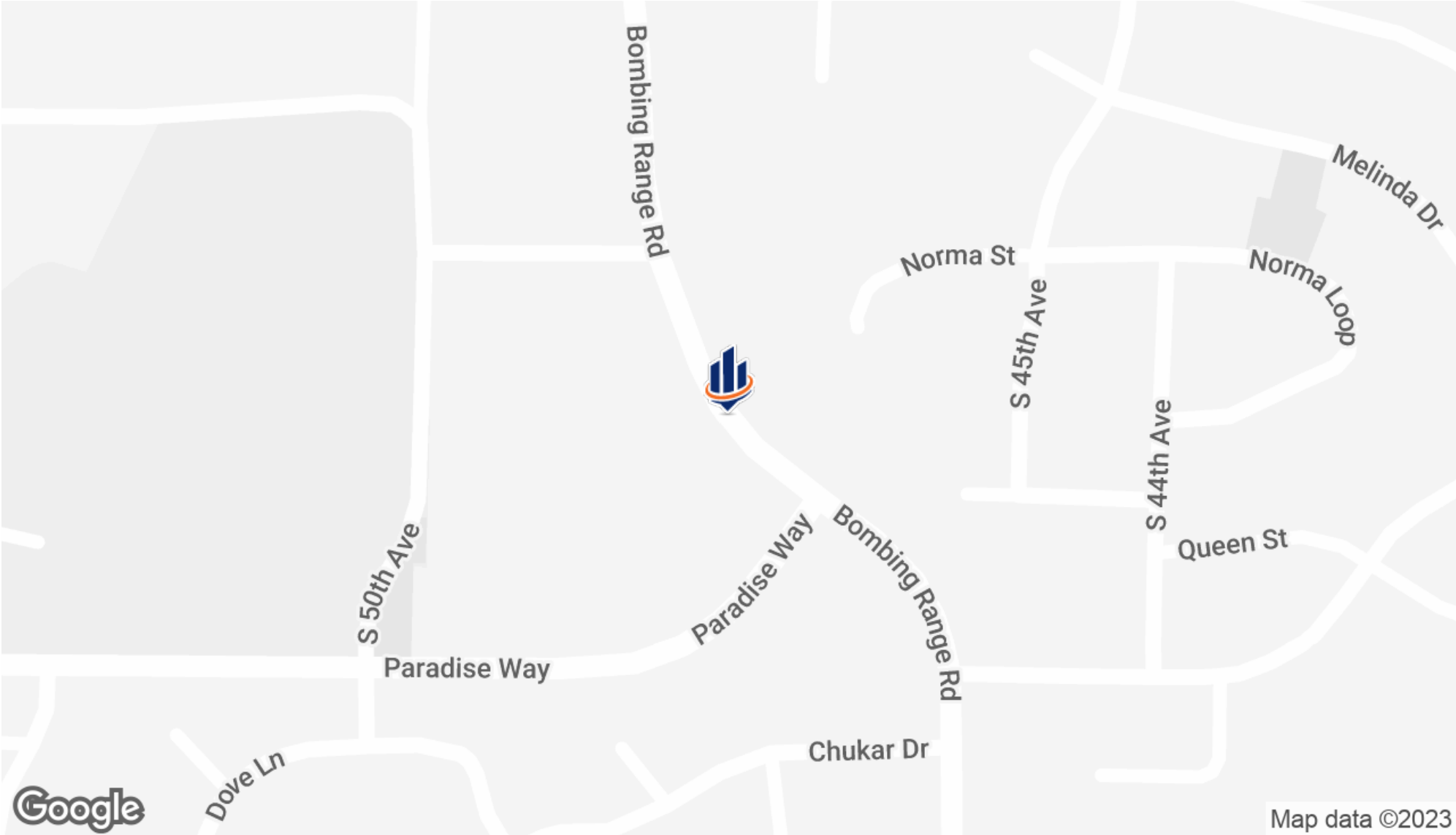
ADDITIONAL PHOTOS



JAMES WADE
O: 509.737.9429
james.wade@svn.com

SCOTT HOWELL
O: 509.379.3111
scott.howell@svn.com

LOCATION MAP



JAMES WADE
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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

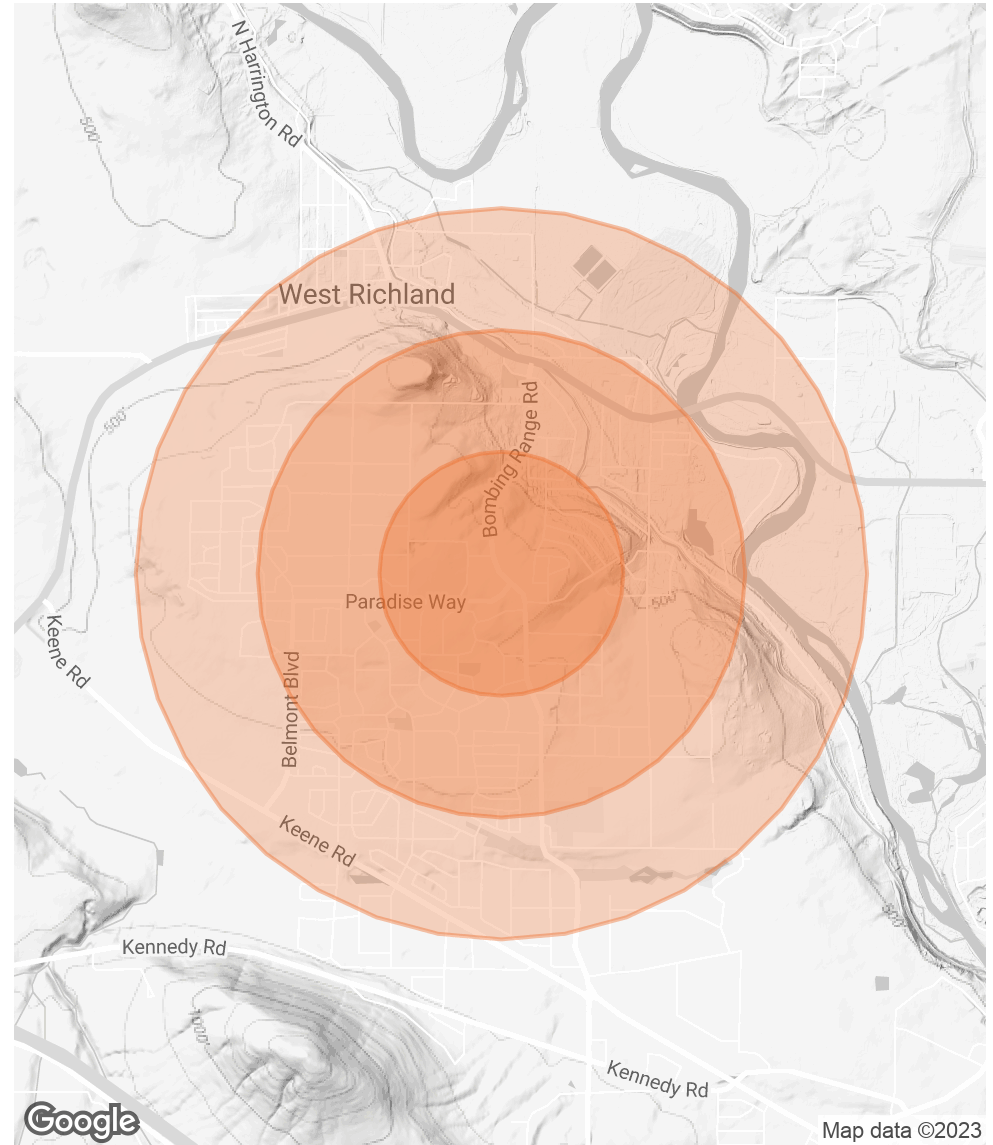
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,755	5,925	10,912
AVERAGE AGE	40.0	38.2	36.6
AVERAGE AGE (MALE)	36.7	36.3	35.9
AVERAGE AGE (FEMALE)	41.5	38.4	35.5

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	587	2,025	3,712
# OF PERSONS PER HH	3.0	2.9	2.9
AVERAGE HH INCOME	\$115,513	\$110,655	\$112,469
AVERAGE HOUSE VALUE	\$306,399	\$300,094	\$297,973

* Demographic data derived from 2020 ACS - US Census



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