FOR SALE » RICHLAND, WASHINGTON

FORMER BANK BRANCH

Richland is one of the fastest and smartest growing cities in the region. Part of the Tri-Cities, it is home to over 55,000 residents and is a hub for innovation, education, technology and energy. Some of the key industries in Richland include industrial manufacturing, wine production, agriculture, microbreweries, wineries, spirits, research and development. Richland is also a science and engineering hub, home to two college campuses, and a national laboratory.

LOCATION

1275 Lee Blvd, Richland, WA

PRICE

$699,000

AVAILABLE SPACE

Approx. 7,432 SF bldg with drive-thru on 0.66 acres (±28,723 SF)

First Floor: 4,540 SF | Basement: 2,892 SF

TRAFFIC COUNTS

Lee Blvd – 9,724 ADT ('18)

George Washington Way – 39,033 ADT ('18)

HIGHLIGHTS

- Located just blocks from the Columbia River and the popular Howard Amon Park.
- Nearby businesses include Kadlec Regional Medical Center, Washington State University TriCities, Les Schwab, WinCo, Big 5 Sporting Goods, Dollar Tree, Fred Meyer, and several national chain hotels.
- Zoned Commercial.
- Site has 32 parking spaces to the south of the building.
- A pole sign is located on the corner of Lee Boulevard and Goethals Drive.

CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Alex MacLean 503.709.3563 | alex@cra-nw.com

503.274.0211
www.cra-nw.com

FORMER BANK BRANCH

RICHLAND, WASHINGTON

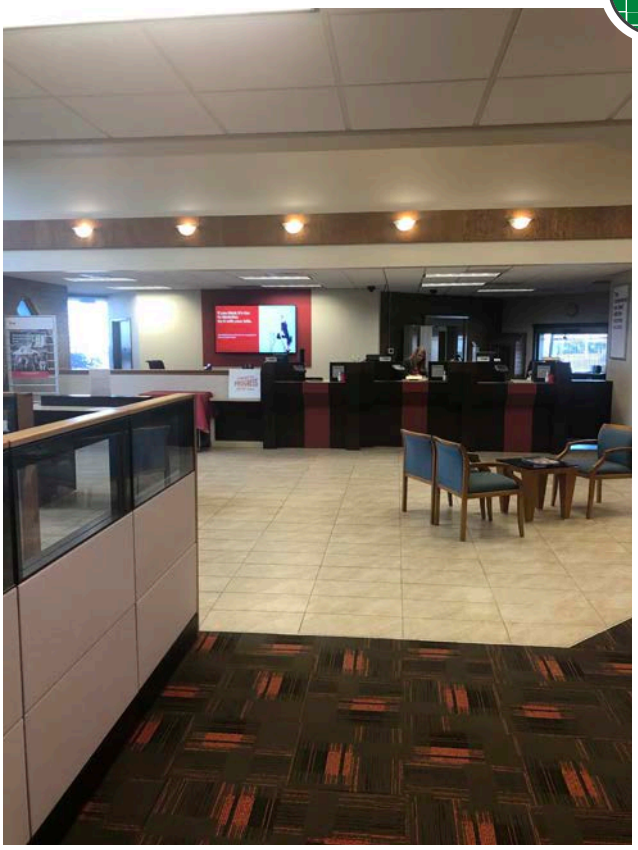
Richland
Airport-RLD
McMurray St
Jadwin Ave
George Washington Way
Wright Ave
Thayer Dr
Bronco Ln
240
CHIEF JOSEPH MIDDLE SCHOOL
Davison Ave
Terminal Dr
38,965 ADT (18)
Van Giesen St
8,642 ADT (18)
23,068 ADT (18)
JEFFERSON ELEMENTARY SCHOOL
Jefferson Park
Williams Blvd
7,020 ADT (18)
Columbia River
By Pass Hwy
34,262 ADT (18)
Swift Blvd
Cottonwood Dr
Lee Blvd
Stevens Dr
KADLEC REGIONAL MEDICAL CENTER
12,291 ADT (18)
Richland
LIBRARY
Columbia Playfield
RICHLAND HIGH SCHOOL
2,005 STUDENTS
John Dam Plaza
FRAN RISH STADIUM
12,195 ADT (18)
9,724 ADT (18)
9,033 ADT (18)
Howard Amon Park
Wellsian Way
9,627 ADT (18)
LEWIS & CLARK ELEMENTARY SCHOOL
Bradley Blvd
Goethals Playground
Duportail St
41,908 ADT (18)
James J Lawless Park
Yakima River
Lawless Dr
Aaron Dr
62,761 ADT (18)
CRA

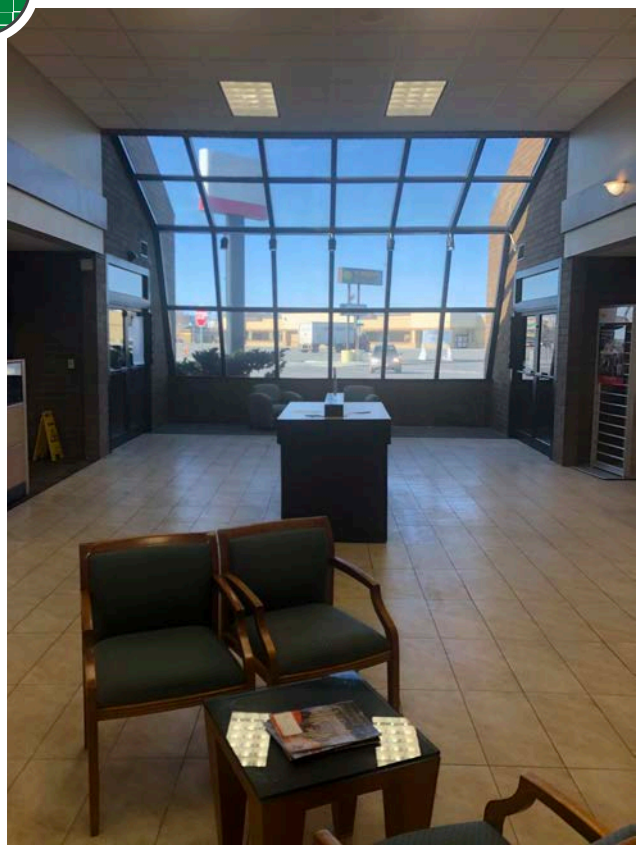
CLOSE-IN VIEW

FORMER BANK BRANCH

RICHLAND, WASHINGTON

INTERIOR IMAGES





FORMER BANK BRANCH

RICHLAND, WASHINGTON

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	9,173	45,251	105,619
Projected Population 2025	9,996	48,980	113,890
Average HH Income	$74,301	$105,814	$110,427
Median Age	34.5	37.4	36.8
Total Businesses	797	1,744	3,966
Daytime Demographics 16+	13,247	34,043	77,159

105,619

Estimated 2020 Population

5 MILE RADIUS

$110,427

Average Household Income

5 MILE RADIUS

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 46.2746/-119.2798

RS1

1275 Lee Blvd **Richland, WA 99352**		**1 mi radius**	**3 mi radius**	**5 mi radius**
POPULATION	2020 Estimated Population	9,173	45,251	105,619
	2025 Projected Population	9,996	48,980	113,890
	2010 Census Population	8,808	39,693	87,090
	2000 Census Population	8,459	33,443	59,582
	Projected Annual Growth 2020 to 2025	1.8%	1.6%	1.6%
	Historical Annual Growth 2000 to 2020	0.4%	1.8%	3.9%
	2020 Median Age	34.5	37.4	36.8
HOUSEHOLDS	2020 Estimated Households	3,607	17,887	40,485
	2025 Projected Households	3,921	19,350	43,812
	2010 Census Households	3,473	15,856	33,475
	2000 Census Households	3,338	13,228	23,012
	Projected Annual Growth 2020 to 2025	1.7%	1.6%	1.6%
	Historical Annual Growth 2000 to 2020	0.4%	1.8%	3.8%
RACE AND ETHNICITY	2020 Estimated White	83.6%	83.2%	81.7%
	2020 Estimated Black or African American	2.2%	2.1%	2.2%
	2020 Estimated Asian or Pacific Islander	3.3%	4.9%	4.7%
	2020 Estimated American Indian or Native Alaskan	1.4%	1.0%	1.0%
	2020 Estimated Other Races	9.6%	8.7%	10.4%
	2020 Estimated Hispanic	12.4%	13.1%	16.6%
INCOME	2020 Estimated Average Household Income	$74,301	$105,814	$110,427
	2020 Estimated Median Household Income	$63,007	$90,298	$94,748
	2020 Estimated Per Capita Income	$29,346	$41,900	$42,444
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.3%	2.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.5%	2.9%
	2020 Estimated High School Graduate	30.1%	21.7%	20.9%
	2020 Estimated Some College	27.1%	23.4%	23.6%
	2020 Estimated Associates Degree Only	11.2%	10.0%	10.7%
	2020 Estimated Bachelors Degree Only	14.3%	23.3%	23.3%
	2020 Estimated Graduate Degree	10.1%	16.8%	16.2%
BUSINESS	2020 Estimated Total Businesses	797	1,744	3,966
	2020 Estimated Total Employees	10,544	20,494	45,550
	2020 Estimated Employee Population per Business	13.2	11.7	11.5
	2020 Estimated Residential Population per Business	11.5	25.9	26.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

ALEX MACLEAN 503.709.3563 | alex@cra-nw.com

KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Licensed brokers in Oregon & Washington

15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224

www.cra-nw.com **503.274.0211**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, *www.cra-nw.com/home/agency-disclosure.html*. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.