

# University Square

750 Curie St, Richland, WA  
MLS #289955

Contact

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## **SUMMARY**

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Located on a main traffic arterial (Stevens Dr.), near the Pacific Northwest National Laboratory, US Dept. of Energy Offices and the East entrance of the Hanford Site. A great location to service all of North Richland.

The lot is a pad site with street frontage improvements, curb, gutter, landscaping, and street lights already developed.

Utilities are stubbed to the property.

This offering is located in a developing business park. Seller to draft and record a common area maintenance agreement prior to closing. Seller will provide a draft copy of common area maintenance agreement to buyer during feasibility.

## **PRICE**

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**\$704,000 (\$9.50/SF)**

1.70 Acres  
74,052 sq. ft.

## **ADDRESS**

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750 Curie St., Richland, WA 99354

## **CONTACT**

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## ZONING

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Business Commercial

## UTILITIES

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Power & Sewer – City of Richland

Natural Gas – Cascade Natural Gas (near by)

## TAX PARCEL

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123083013398004

## TRAFFIC COUNTS

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Stevens Dr.

2020 Average Daily Traffic Count = 12,131

2018 Average Daily Traffic Count = 14,546

## AREA BUSINESSES

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### Notable Businesses within 1 Mile

Total Energy Management

Westinghouse-Richland

Washington River Protection Solutions

Energy Northwest Offices

Pacific Northwest National Labs

Perma-Fix Northwest

Washington State University

Hanford High School

US DOE Offices

Atkins Engineering

KinderCare

Shogun Teriyaki

Mission Support Alliances Offices

## LINKS

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Municipal

<https://www.ci.richland.wa.us/>

<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>

# AERIAL VIEW



Dalton St

Stevens Dr



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# LOCATION MAP

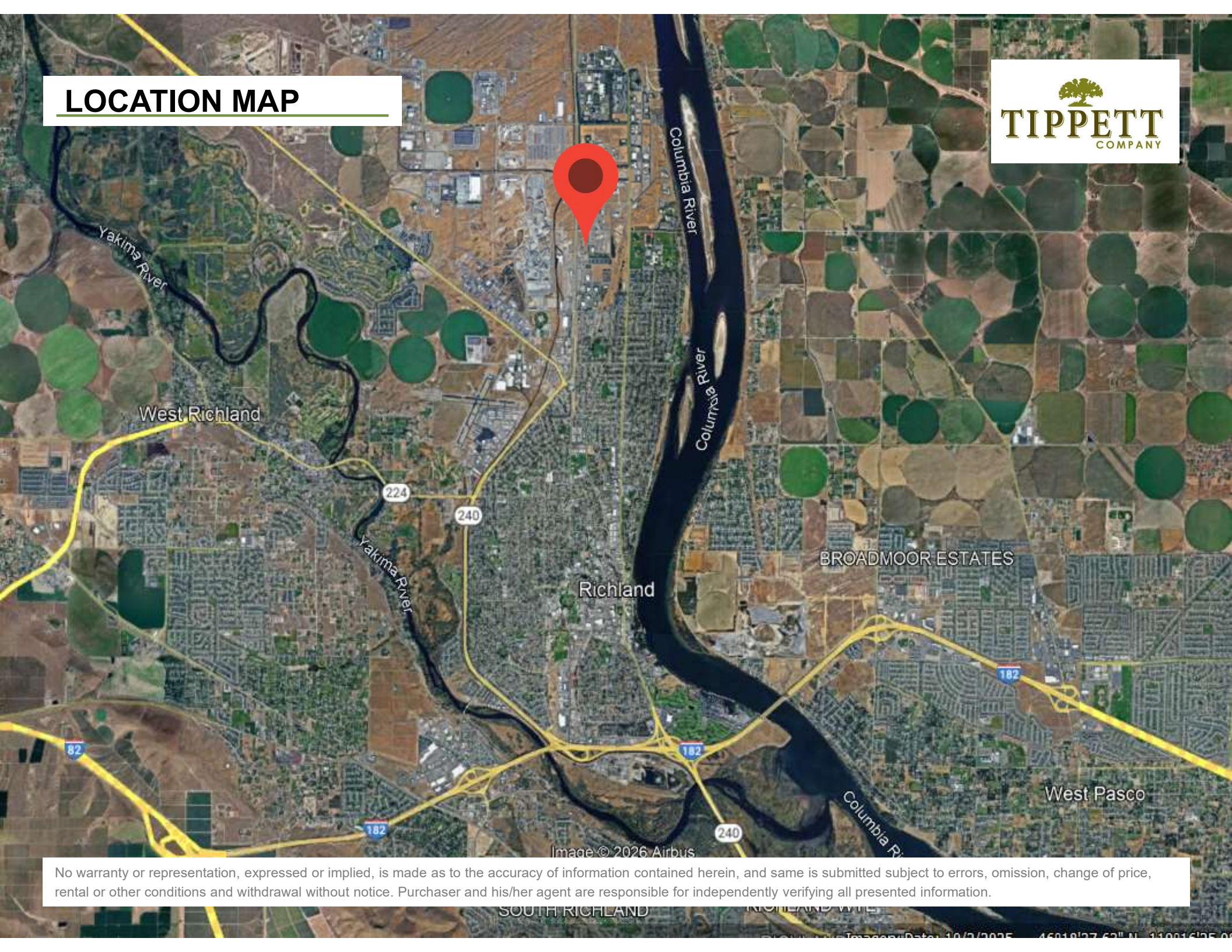


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SOUTH RICHLAND

RICHLAND WIDE

Copyright Data 10/2/2025 46°10'27.62" N 121°01'51.95" W