



585 Stevens Dr, Ste B563

Richland, Washington 99352

Property Overview

Positioned just east of Wellsian Way, a classic arterial in Richland, WA, this retail/office property offers excellent visibility and access.

The site features two buildings with a total of 4 available suites: P595 (1,100 SF), P599 (1,680 SF), B563 (1,620 SF), and B565 (1,620 SF).

Ideal for a variety of retail or office users, the property provides flexible leasing opportunities. Ownership is motivated and open to negotiate.

Property Highlights

- Well established commercial area
- New paint and carpet offered up front
- Customizable to fit your needs
- Reasonable landlords with experience

Offering Summary

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	±1,620 SF

For More Information

Vicki Monteagudo

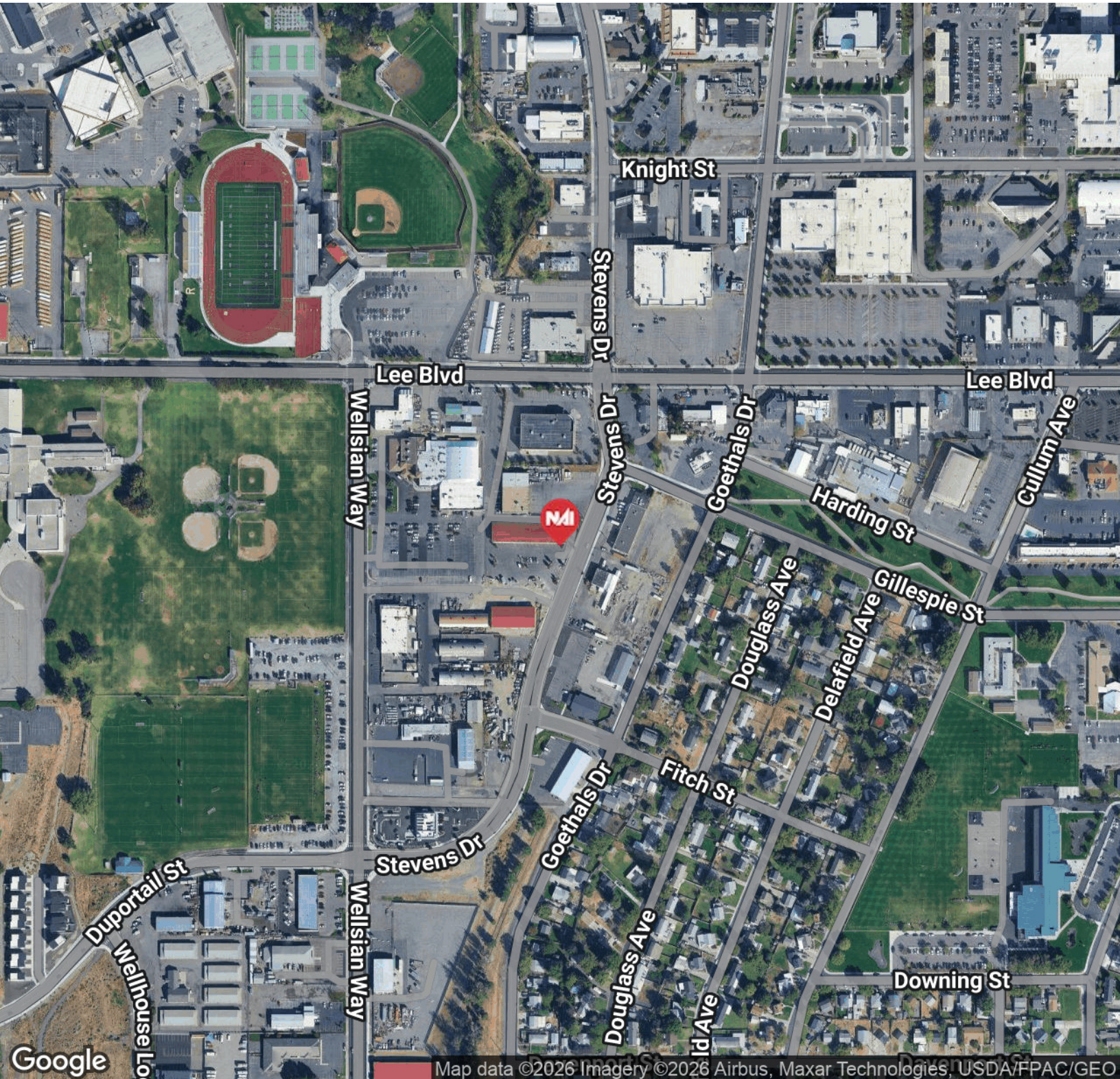
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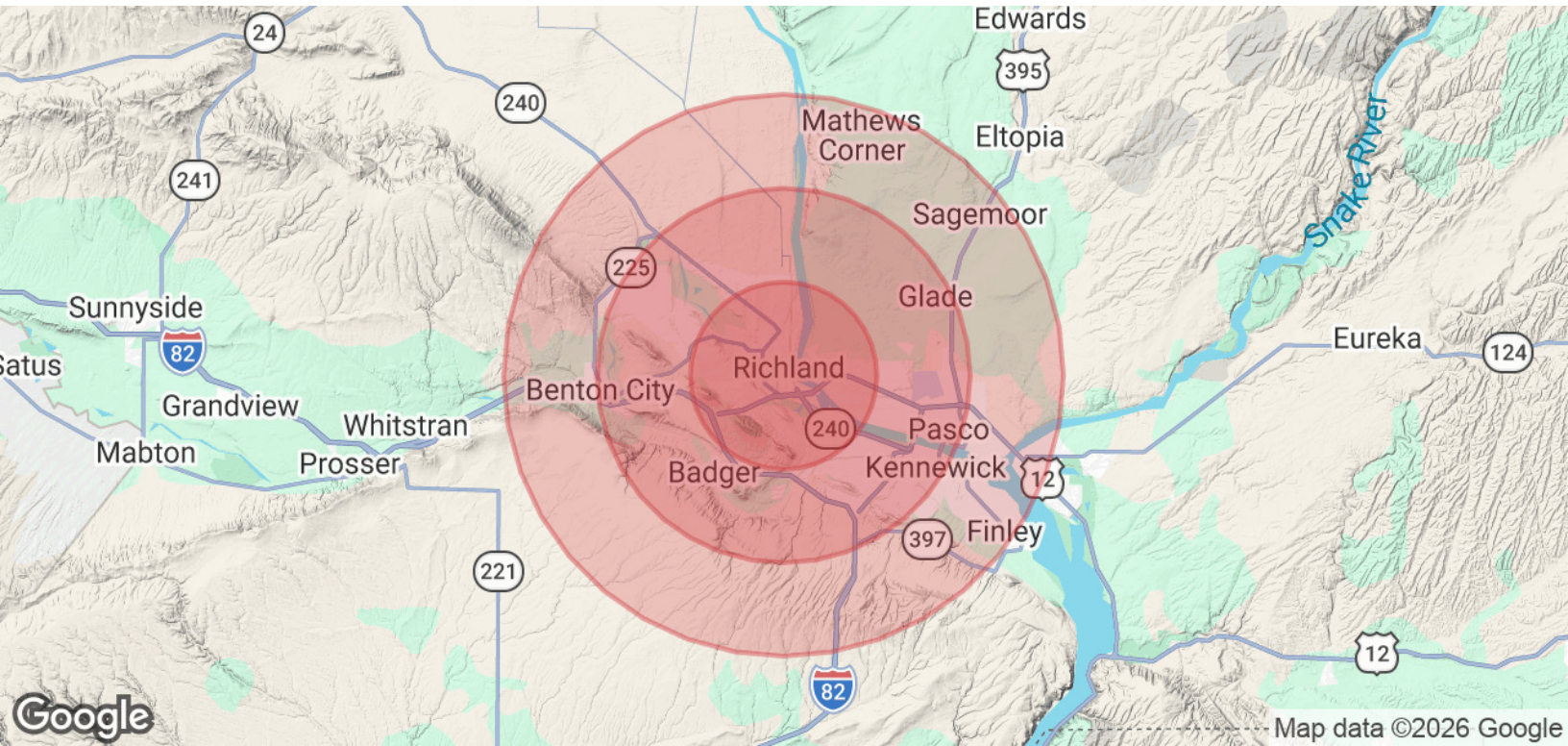






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Population	5 Miles	10 Miles	15 Miles
Total Population	105,574	246,180	277,615
Average Age	36.9	35.6	35.2
Average Age (Male)	36.3	35.3	34.9
Average Age (Female)	37.8	36.2	35.8
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	39,662	87,832	96,980
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$124,776	\$111,690	\$111,080
Average House Value	\$415,373	\$396,523	\$390,145

2023 American Community Survey (ACS)