BADGER HEIGHTS PLAZA

www.bh-plaza.com

Nestled in the heart of a high-end 13,499+ residential community, actively expanding to 4,749 homes and providing access to over 35,000 vehicles daily within 1 mile through I-82 and N Dallas Road, we welcome you to the first retail PLAZA at Badger Mountain South, BADGER HEIGHTS PLAZA.

BADGER HEIGHTS PLAZA is situated next to the busy Country Mercantile; this project leads as the first of three Class A buildings in Badger Mountain South, creating a busy and sustainable neighborhood-tenant mix. This is an ideal spot for businesses to establish an exclusive prominent presence in a location that offers minimal competition within a 5-mile radius. Offering exclusive rights for certain amenities. Tenant Improvement allowance negotiable.

AVAILABLE FOR LEASE

5069 AVA WAY, RICHLAND WA. | MLS# 286978

BUSH B REALTY

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BADGER HEIGHTS PLAZA®

The property features up to 6-suites, ranging from 1,221 to 9,729 sqft. The two-story layout allows for balconies and views of the expanding area undergoing rapid growth and development.

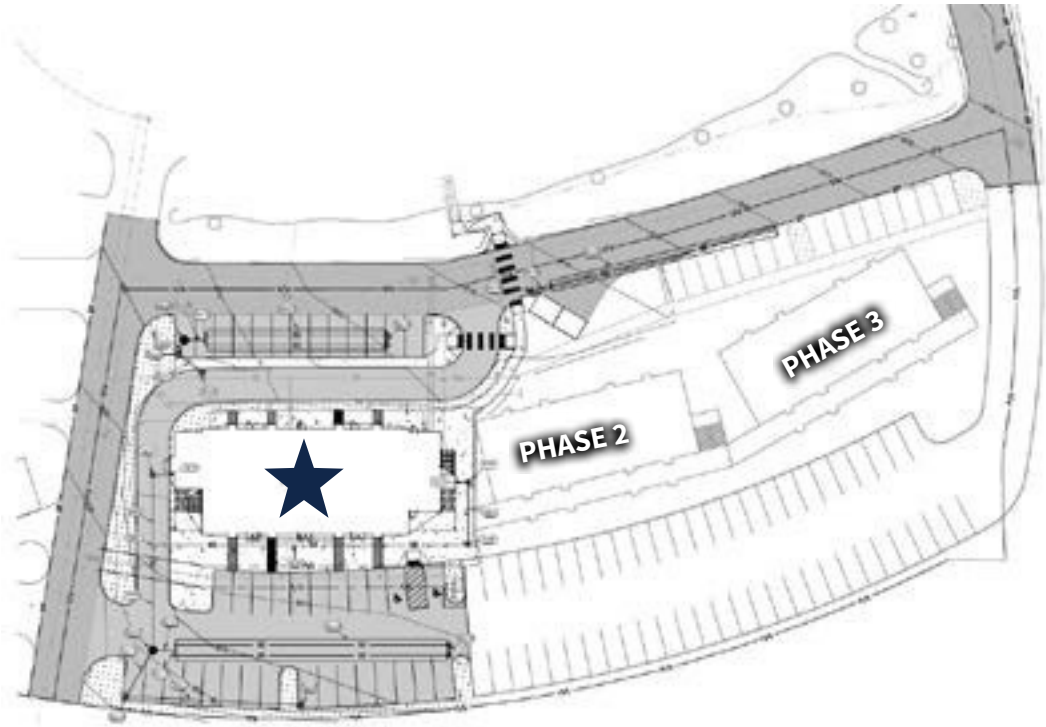
Actively under construction, is a 33-acre city Park neighboring the brand new fire station, as well as a 170-unit complex hosting a 55 and over community; all within walking distance of the BADGER HEIGHTS PLAZA. The area is expected to be the future home of 2 elementary schools, 1 middle school, and further amenities including an additional gas station, future dental clinics, medical offices, and destination retail.

Site Plan (2.02 acres, x3 buildings)

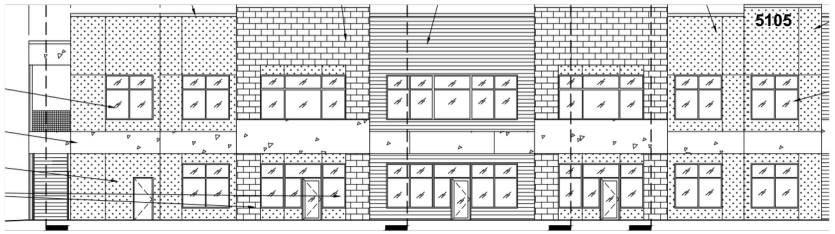
BADGER HEIGHTS PLAZA

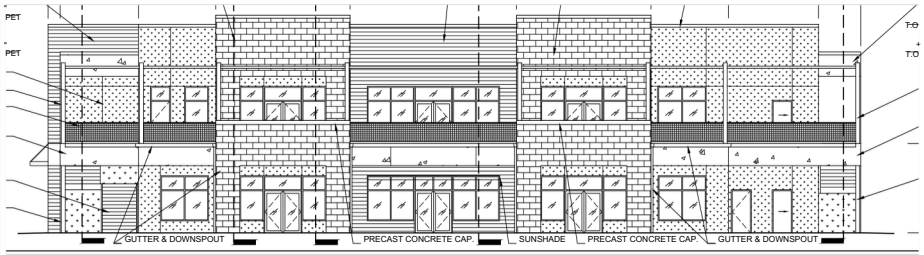
$27-29/SF/yr +NNN

Tenant Improvements (TI's) Available



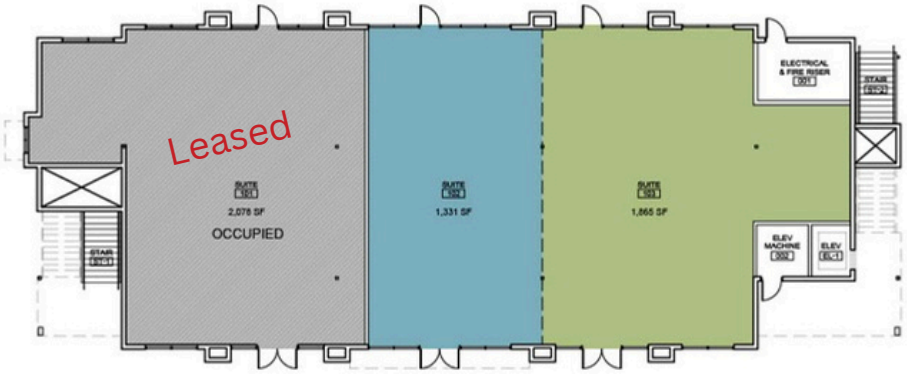
LEASEABLE SF	9,729 sf
LAND AREA	2.02 AC
DELIVERY	Complete
SUITES	6
YEAR BUILT	2025
PARKING	80+
ADDRESS	5069 Ava Way Richland WA



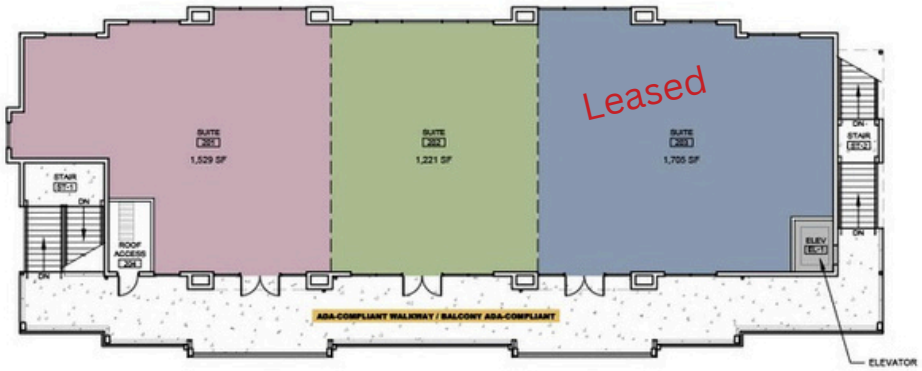


First of x3 CLASS A Buildings

5069 AVA WAY
LOWER FLOOR PLAN



5069 AVA WAY
UPPER FLOOR PLAN



BADGER HEIGHTS PLAZA

Join early to ensure a built-to-fit retail suite!

Yearly Leasing Price Starting from
$27 / sq. ft. + NNN $7 / sq. ft. Monthly
Lease Starting from $3,459.50
*including NNN

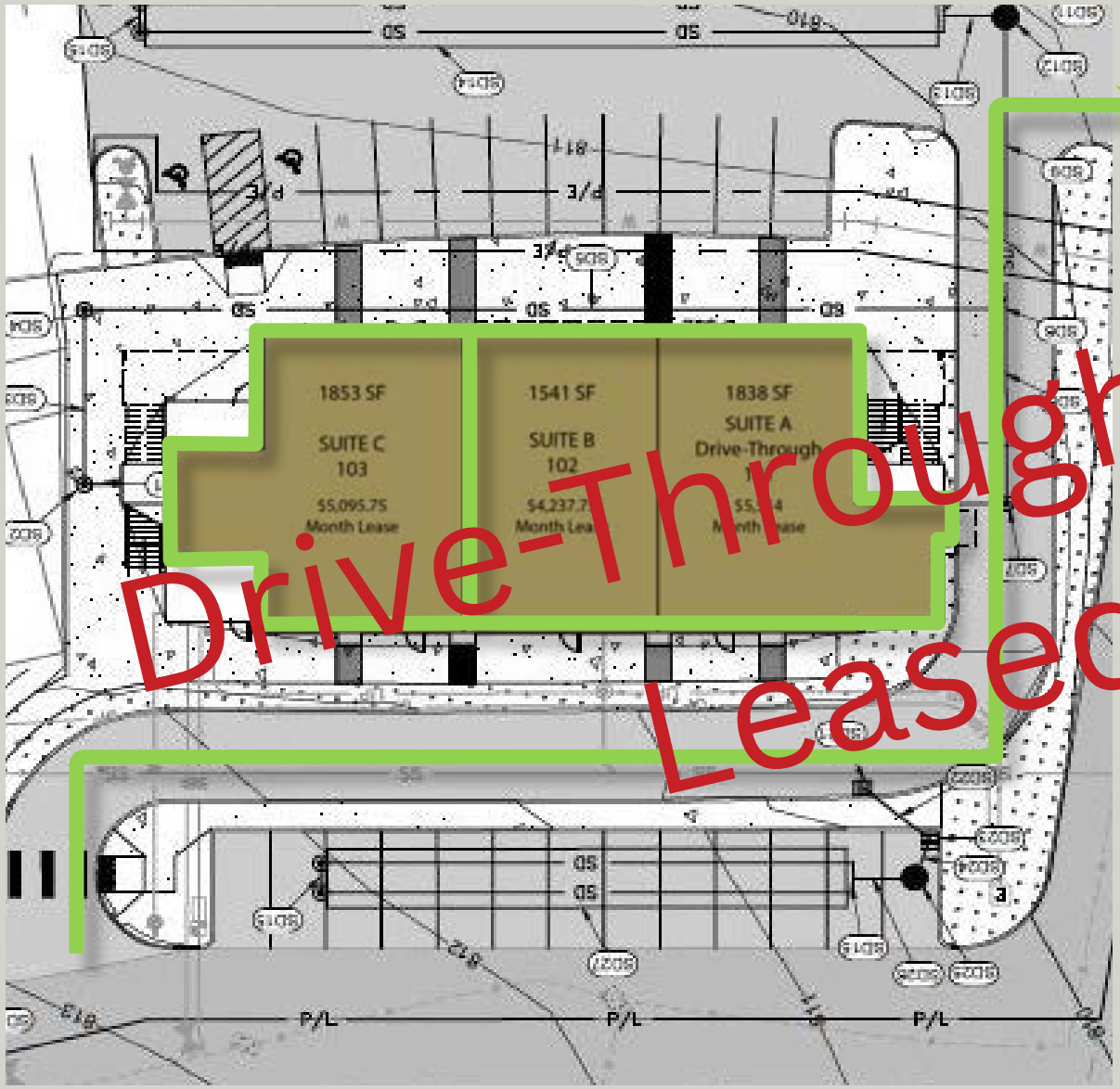
- Up to 4 suite offerings
- Suites ranging from 1,221 sf and up

- 9,729 sf Upper or lower level options
- Second floor suites offer scenic views
- ~~One drive-through available~~ - Leased
- Unique offering of retail/office mix
- Market leader opportunity
- Opportunity for corporate partners

Each Suite includes:

- 24-hour exterior security cameras
- Utilities Stubbed
- Electrical Panel (Installed)
- Rooftop HVAC Unit
- Demising Wall
- Concrete Slab (Will be poured after 1st tenant designs utility layout)

SUGGESTED DRIVE-THROUGH END CAP SUITE + SUITE C



BADGER HEIGHTS PLAZA

Drive-Through Suite

- +/- 3,379 SF
- $30/SF
- Tenant improvement allowance negotiable
- 5 year term minimum

Suite C

- +/- 1,853 SF
- $27/SF
- Tenant improvement allowance negotiable
- 3+ year term minimum

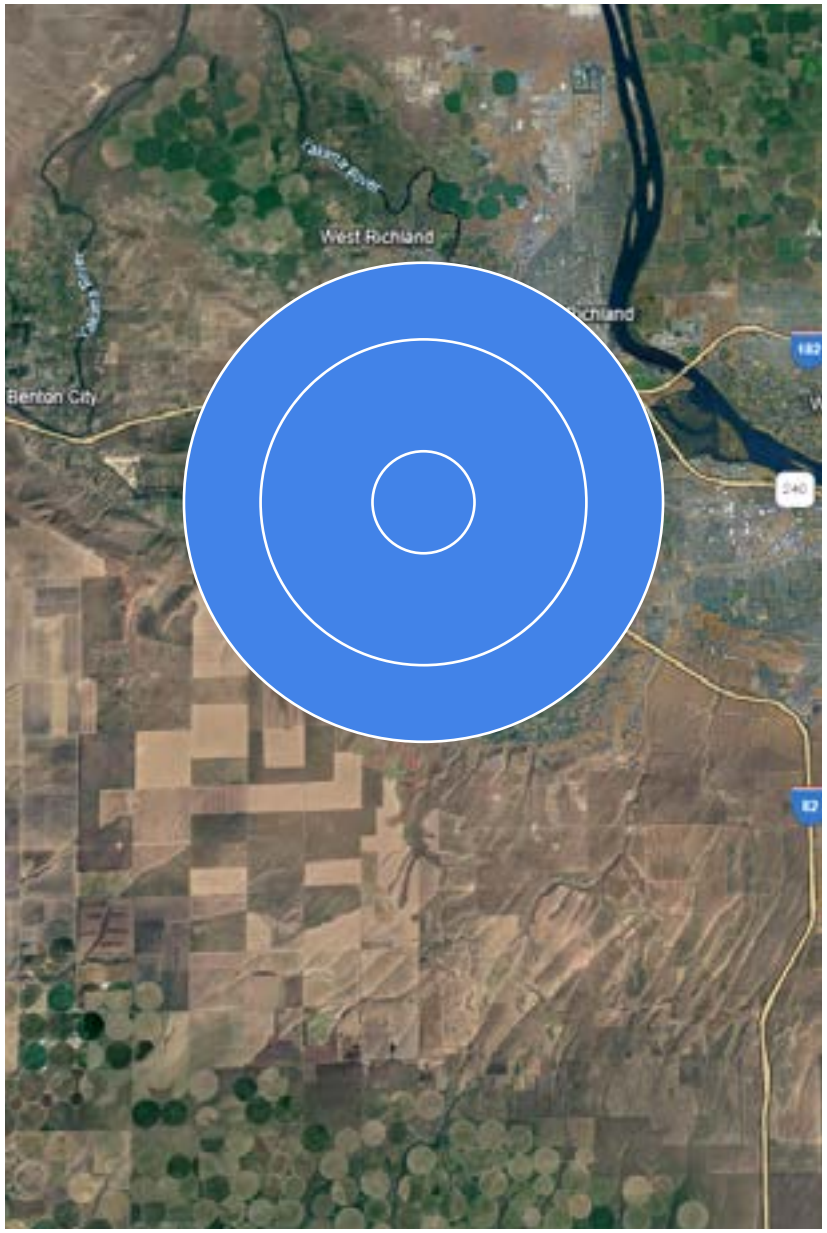
76
TARGA
82
BADGER HEIGHTS PLAZA
Trowbridge Blvd
Dallas Rd
Ava Way
S
E
W
N
Badger Heights Plaza
Commercial Mixed-Use
Destination Retail

Location Overview

Location Overview

BADGER HEIGHTS PLAZA

	1 MILE	3 MILE	5 MILE
2023 POPULATION TOTAL	13,499	30,561	95,359
DWELLINGS ANNUAL GROWTH	4,749	11,322	38,414
2010-2023 ANNUAL GROWTH	150.43%	82.74%	43.84%
2023-2028 MEDIAN AGE	10.86%	8.47%	6.09%
BACHELOR'S DEGREE OR HIGHER	42.2	41.4	38.4
AVG. HOUSEHOLD INCOME	50.93%	54.36%	40.13%
MEDIAN HOUSEHOLD INCOME	$178,060	$172,463	$126,023
DALLAS TRAFFIC COUNTS I82	$154,430	$145,072	$105,727
TRAFFIC COUNTS	5,251	9,633	N/A
	12,000	26,000	27,130



Top Employers - Tri-Cities, WA

EMPLOYER	EMPLOYEES	BUSINESS / SERVICE
1. Batelle / PNNL	5,300	Research & Development
2. Kadlec Regional Medical Center	3,800	Health Care
3. Kennewick School District	3,043	Education
4. Lamb Weston	3,000	Food Processing
5. Washington River Protection Solutions	2,336	Environmental Remediation
6. Pasco School District	2,700	Education
7. First Fruits Farms	2,200	Food Processing
8. Richland School District	2,200	Education
9. Central Plateau Cleanup Company	2,100	Evironmental Remediation
10. Bechtel National	2,000	Engineering & Construction
11. Hanford Mission Integration Solutions	1,884	Support Services (DOE Site)
12. Tyson Foods	1,400	Food Processing
13. Columbia Basin College	1,244	Education
14. Trios Health	1,100	Health Care
15. Energy Northwest	1,000	Utilities

Property Photos

BADGER HEIGHTS
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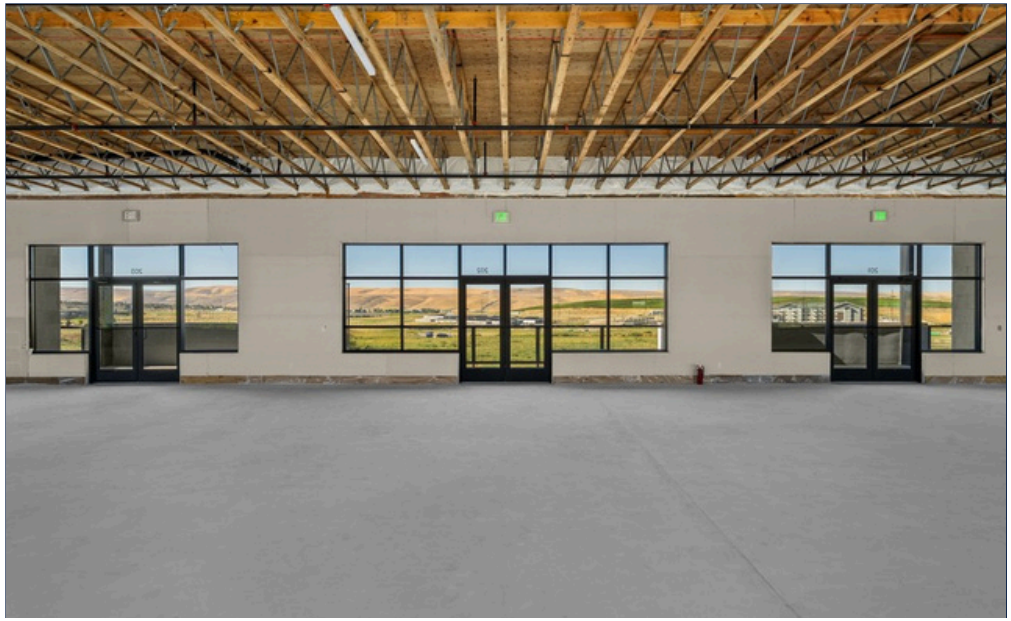

BADGER HEIGHTS
PLAZA

Richland and the Tri-Cities area of Washington present an exciting opportunity for commercial property investment.

The intersection of Dallas Rd and Ava Way in Richland, WA, is a thriving gateway to the rapidly expanding Badger Mountain South community and the Country Mercantile market. This area is becoming a hub for residential and commercial growth, driven by new housing developments that attract families and professionals. The proximity to major roads makes it a strategic location for retail businesses and services, as well as offering scenic views and easy access to outdoor activities.

Richland, part of the Tri-Cities, is one of Washington's fastest-growing regions, known for its strong economic ties to the Hanford Site and Pacific Northwest National Laboratory. These institutions drive a demand for businesses that serve the area's professionals. With its strong infrastructure, family-friendly environment, and pro-business local government, the area around Dallas Rd and Ava Way is set to become a key commercial zone, offering a prime opportunity for businesses looking to benefit from Richland's continued growth.

BADGER HEIGHTS
PLAZA

- Home to 95,000 residents within a 5 mile radius.
- Access to 4,749 households within a mile, with a high walkability factor.
- Access to over 35,000 vehicles through I-82, Dallas Rd, and Reata.
- High purchase power; 42% of households within a mile have a yearly income exceeding $250,000.
- First and shortest TRI-CITIES highway stop for travelers from Pendleton/ Hermiston towards Seattle.
- Closest retail center with access to the valley community.
- Suites ranging from 1,209 to 10,636 Sq.Ft; providing opportunities for all business sizes.
- Tenant improvement allowance negotiable

*3D rendered interpretation. Model may have inaccuracies.

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We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think its strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is exteremly important to us, its what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.

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REMAX COMMERCIAL

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