



OFFERING MEMORANDUM

Dollar Tree Anchored Strip Within WinCo Foods Shopping Center

81 COLUMBIA POINT DR, RICHLAND, WA 99352

Marcus & Millichap



(79,000 ADT)



Columbia Point Dr
(13,542 ADT)

George Washington Way
(38,000 ADT)

Columbia River



George Washington Way
(38,000 ADT)

INVESTMENT OVERVIEW

81 Columbia Point Dr, Richland, WA 99352

PRICE: \$6,825,000

CURRENT CAP RATE: 6.25%

2029 CAP RATE: 7.11%

Marcus & Millichap has been selected to exclusively market for sale the Dollar Tree Anchored Strip within WinCo Foods Shopping Center located at 81 Columbia Point Drive in Richland, Washington. The property consists of a 25,049 SF retail strip center situated on 1.98 acres within WinCo Foods Shopping Center. The retail center is strategically positioned with convenient access to George Washington Way, I-182, and SR-240 while benefiting from exceptional visibility and strong traffic counts.

Dollar Tree (NASDAQ: DLTR) has occupied the property since 2004, highlighting its long-term commitment to the location. The lease includes a 15% rental increase scheduled for February 2029. The Wash has recently signed a brand new 15-year Absolute Triple Net (NNN) lease with 3% annual rental increases beginning November 2027. Both tenants reimburse their pro-rata share of taxes, insurance, and common area maintenance, minimizing landlord responsibilities. Recent capital improvements include a partial roof replacement and a newly completed 5,083 SF interior buildout for The Wash.



INVESTMENT HIGHLIGHTS

81 Columbia Point Dr, Richland, WA 99352



INVESTMENT HIGHLIGHTS

Long-Term National Credit Tenant

Dollar Tree (NASDAQ: DLTR) has a BBB credit rating from S&P and a Baa2 rating from Moody's. The tenant has occupied the property since 2004.

Scheduled Rent Growth

Dollar Tree has a scheduled 15% rental increase in February 2029. The Wash has 3% annual rental increases beginning November 2027.

7.11% Cap Rate in 2029

The scheduled rental increases raise the cap rate to 7.11% in 2029.

WinCo Foods Anchored Shopping Center

The property is situated within a WinCo Foods anchored shopping center with strong visibility along George Washington Way and convenient access to Interstate 182 and State Route 240.

Dynamic Retail Trade Area

The property is surrounded by national retailers including Starbucks, Valvoline, AT&T, and Applebee's.

High-Growth Metro

Since 2000, the Tri-Cities has been the fastest growing metro area in Washington state.

OFFERING SUMMARY

81 Columbia Point Dr, Richland, WA 99352



Listing Price
\$6,825,000



Cap Rate
6.25%



of Suites
2

OFFERING SUMMARY

Listing Price	\$6,825,000
Current Cap Rate	6.25%
2029 Cap Rate	7.11%
Price/SF	\$272.47
Gross Leasable Area	25,049 SF
Lot Size	1.98 AC
Type of Ownership	Fee Simple
Zoning	C-2 - Retail Business
Year Built	2003



OFFERING SUMMARY

81 Columbia Point Dr, Richland, WA 99352

ANNUALIZED OPERATING DATA

OPERATING STATEMENT	CURRENT	NOTES
Income		
Base Rental Income	\$429,439	1
Expenses Reimbursements		
Taxes	\$38,469	2
Insurance	\$5,788	3
CAM	\$29,699	4
Total Expense Reimbursements	\$73,956	
Effective Gross Income	\$503,395	
Expenses		
Taxes	\$38,469	2
Insurance	\$5,788	3
CAM	\$29,699	4
Reserves	\$2,995	5
Total Expenses	\$76,951	
NET OPERATING INCOME	\$426,444	

NOTES

1. Base Rental Income per current rent roll
2. Taxes per 2026 Benton County assessor
3. Insurance per 2026 actuals
4. CAM includes the following: - 2026 WinCo CAM budget - Columbia Point Master Association Assessment - Sprinkler/Backflow - Repairs & maintenance adjusted to \$0.25/SF
5. Reserves adjusted to \$0.15/SF for the Dollar Tree space

Financing Quote

Down Payment	\$2,388,750
Loan Amount	\$4,436,250
Loan to Value	65%
Interest Rate	6.35%
Amortization	25 Years
Loan Term	10 Years (5 Years Fixed)

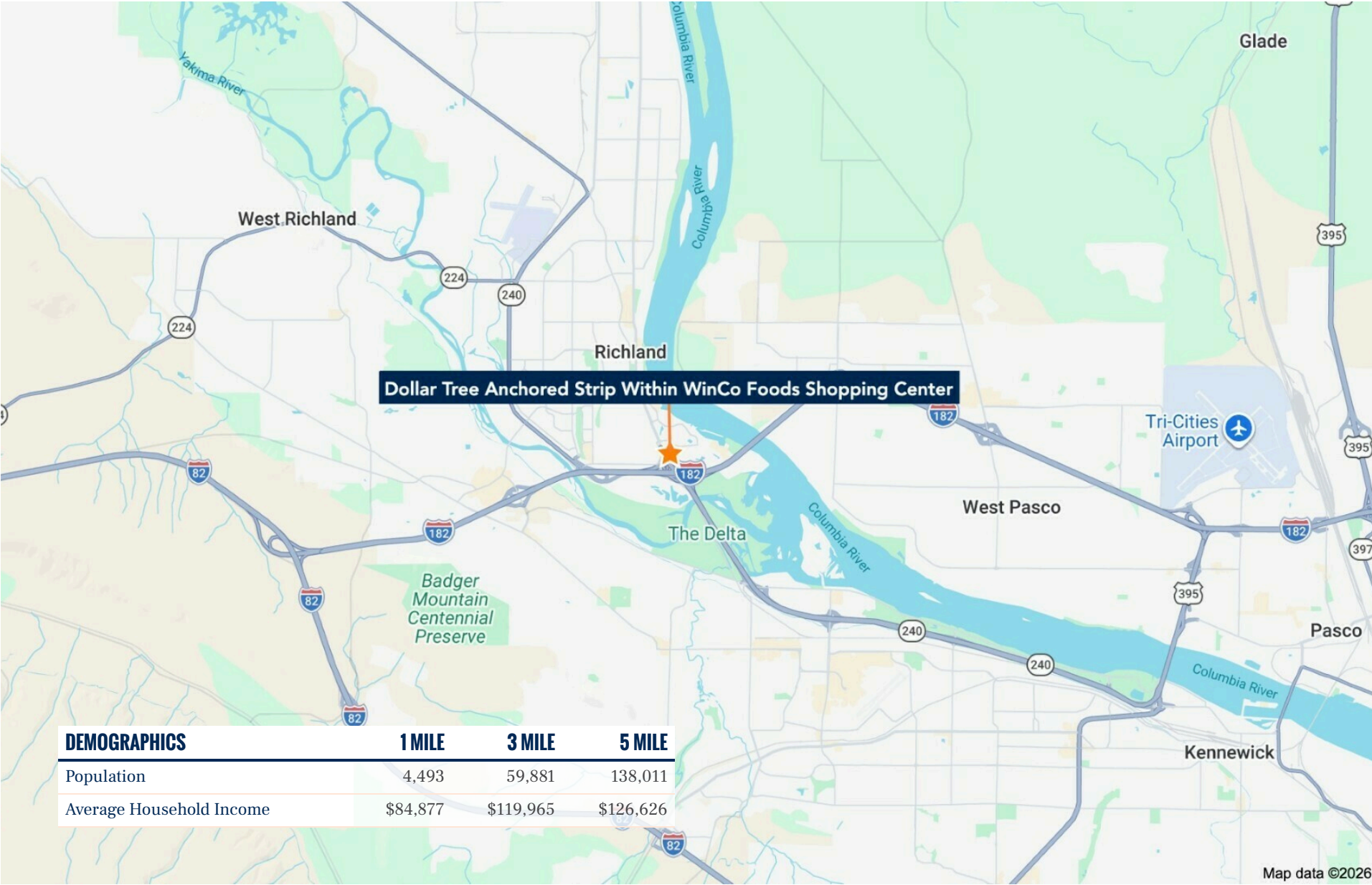
RENT ROLL

81 Columbia Point Dr, Richland, WA 99352

TENANT	SQUARE FOOTAGE	% OF NSF	LEASE COMMENCEMENT	LEASE EXPIRATION	RENT	RENT/SF	CHANGES ON	CHANGES TO	OPTIONS
	19,966	79.7%	1/1/2004	1/31/2032	\$329,439	\$16.50	FEB-2029 OPTION 3 OPTION 4	\$378,954.68 \$378,954.68 \$435,857.78	OPTION 3: 2-YEAR OPTION 4: 5-YEAR
	5,083	20.3%	6/6/2025	10/31/2040	\$100,000	\$19.67	NOV-2027 NOV-2028 NOV-2029 NOV-2030 NOV-2031 NOV-2032 NOV-2033 NOV-2034 NOV-2035 NOV-2036 NOV-2037 NOV-2038 NOV-2039 OPTION 1 OPTION 2	\$102,999.96 \$106,089.96 \$109,272.60 \$112,550.88 \$115,927.32 \$119,405.16 \$122,987.28 \$126,676.92 \$130,477.32 \$134,391.60 \$138,423.36 \$142,576.08 \$146,853.36 FMV FMV	OPTION 1: 5-YEAR OPTION 2: 5-YEAR
TOTAL	25,049	100%			\$429,439				
RENTAL INCREASES:									
- Dollar Tree has a 15% rental increase in February 2029 - The Wash has 3% annual rental increases beginning November 2027									

AREA MAP & DEMOGRAPHICS

81 Columbia Point Dr, Richland, WA 99352



MARKET OVERVIEW

81 Columbia Point Dr, Richland, WA 99352

TRI-CITIES, WA

Located in the southeastern portion of Washington state, the Tri-Cities of Kennewick, Pasco, and Richland are within 225 miles of Seattle and Portland. The metro comprises Benton and Franklin counties. Favorable demographics aid economic activity in the region, including a median household income above the United States average and expected population growth of more than 13,000 people over the next five years. The Columbia, Yakima, and Snake rivers also offer many recreational activities amid the area's pleasant climate, adding to the quality of life.

ECONOMY

- The Department of Energy, together with partners and contractors — including Battelle, Bechtel National, Washington River Protection Solutions, and Battelle/PNNL — provides roughly 13,000 jobs here.
- The vital healthcare sector comprises Kadlec Regional Medical Center, Trios Health, Lourdes Medical Center, and Prosser Memorial, employing thousands of workers.
- Plenty of sunny days and a natural landscape that includes rivers and forests lure outdoor enthusiasts to a wide variety of recreational activities. Miles of trails also attract joggers and bicyclists, while the region's vineyards and microbreweries draw tourists.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS



POPULATION

320K

Growth 2025-2029*
4.0%



HOUSEHOLDS

115K

Growth 2025-2029*
4.4%



MEDIAN AGE

35.0

U.S. Median:
40.0

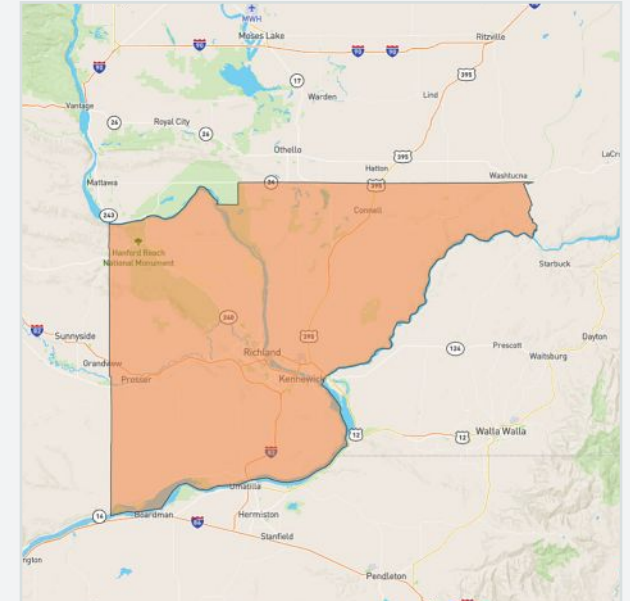


MEDIAN HOUSEHOLD INCOME

\$92,400

U.S. Median:
\$78,200

* Forecast



METRO HIGHLIGHTS



DEPARTMENT OF ENERGY (DOE)

The DOE's vast Hanford Site, Pacific Northwest National Laboratory, and other affiliated programs attract highly skilled engineers, scientists, and researchers.



LARGE AGRICULTURAL SECTOR

Crops — such as wheat, potatoes, apples, and grapes — thrive in the conducive weather. Major employers include Lamb Weston, Tyson Foods, and FirstFruits Farms.



INSTITUTIONS OF HIGHER LEARNING

Washington State University Tri-Cities, Columbia Basin College, Tri-Tech Skills Center, and Charter College help provide an educated workforce.

TENANT OVERVIEW

81 Columbia Point Dr, Richland, WA 99352



DOLLAR TREE

Dollar Tree, headquartered in Chesapeake, VA, is one of North America’s largest and most loved value retailers known for providing great value, convenience, and a “thrill-of-the-hunt” discovery shopping experience. With a team of over 153,000 associates, Dollar Tree operates more than 9,200 stores and 18 distribution centers across 48 contiguous states and five Canadian provinces under the brands Dollar Tree and Dollar Tree Canada. Dollar Tree is committed to caring for its associates, uplifting the communities it serves, and striving to protect the planet for future generations. The company is also committed to serving the best interests of stakeholders and enhancing shareholder value through exceptional performance, responsible business practices, and effective communication.

TENANT OVERVIEW

Founded	1986
Total Locations	9,200+
Total Associates	153,000+
Annual Revenue	\$19 Billion in Total Revenue (2025)
Headquarters	Chesapeake, VA
Website	https://www.dollartree.com/



THE WASH

The Wash is a 5,000-sq-ft, ADA-compliant laundromat located at 81 Columbia Point Drive in Richland, WA. The laundromat is open around the clock with staffed support from 7 AM–9 PM, offering a range of services including eco-friendly laundry, self-service laundry, and wash-and-fold delivery. The facilities cater to everything from personal laundry needs to commercial care, with EV-powered pickup and delivery available within 30+ miles — all within a spotless, welcoming space built for the local community.

TENANT OVERVIEW

Founded	2025
Total Locations	1
Website	https://the-wash.com/

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SELLER 1031 EXCHANGE

Sale is subject to Seller's 1031 exchange. Seller intends to sell the Property and acquire a replacement property located in Clark County, Washington. Seller will not sell the Property unless a satisfactory replacement property is found.

Activity ID #ZAH0110264



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