

4862 W. Hildebrand Blvd.  
Kennewick, WA 99336

Presented By:  
Harley Huston  
C: 509-851-2743  
hhuston@crowpropertymanagement.com



# REGIONAL OVERVIEW

Tri-Cities is located in Southeastern Washington and provides over 300 days of sunshine annually. Situated along the confluence of the Columbia, Snake, and Yakima Rivers, the area provides a wide variety of recreational activities including world-class fishing, golf, boating, water-skiing and paddling, hunting, bike trails, hiking trails, and parks. For the 52<sup>nd</sup> year, Tri-Cities will host the Water Follies Columbia Cup Hydroplane race. Thousands of spectators will line the shores of the Columbia River the last full weekend in July to watch the world's fastest boats and air show.

Tri-Cities is also in the heart of Washington States' wine country. In recent years, Tri-Cities has become a large player in the state's booming wine industry and boasts over 200 wineries within a 50-mile radius, contributing over \$1 billion to the economy. Due to the local climate and geography, local winemakers produce some of the finest wines in the world.

In early 2025, many commercial projects were put on hold due to economic uncertainty, but they are now being reactivated. Developers and clients who delayed plans because of high interest rates and inflation are moving forward aggressively in 2025. Current ongoing projects are highlighted below:

- Versova, one of the country's largest egg producers, is moving into the former Reser's building.
- Washington Energy is in the process of leasing 425 acres in Richland for a clean energy park.
- Atlas Agro is planning to build a \$1.3 billion fertilizer plant in Richland.
- The Department of Energy is considering different sites for data centers that power AI.
- The Kennewick Three Rivers Convention Center expansion is expected to generate substantial economic activity and draw incremental commercial demand beyond the immediate site. The approved project will add 115,000 sq ft —with completion expected in late 2026. This expansion is projected to draw about 200,000 attendees annually, generating 70,000 hotel room nights per year.



# OFFERING SUMMARY & PROPERTY HIGHLIGHTS / FEATURES



## OFFERING SUMMARY: 4682 HILDEBRAND FOR LEASE

LEASE RATE:	\$23 / sf
TI ALLOWANCE:	Negotiable
LOT SIZE:	1.38 Acres
BUILDING SIZE:	8,314 +/- sf
TERM/LEASE:	10-20 Years

## KEY HIGHLIGHTS

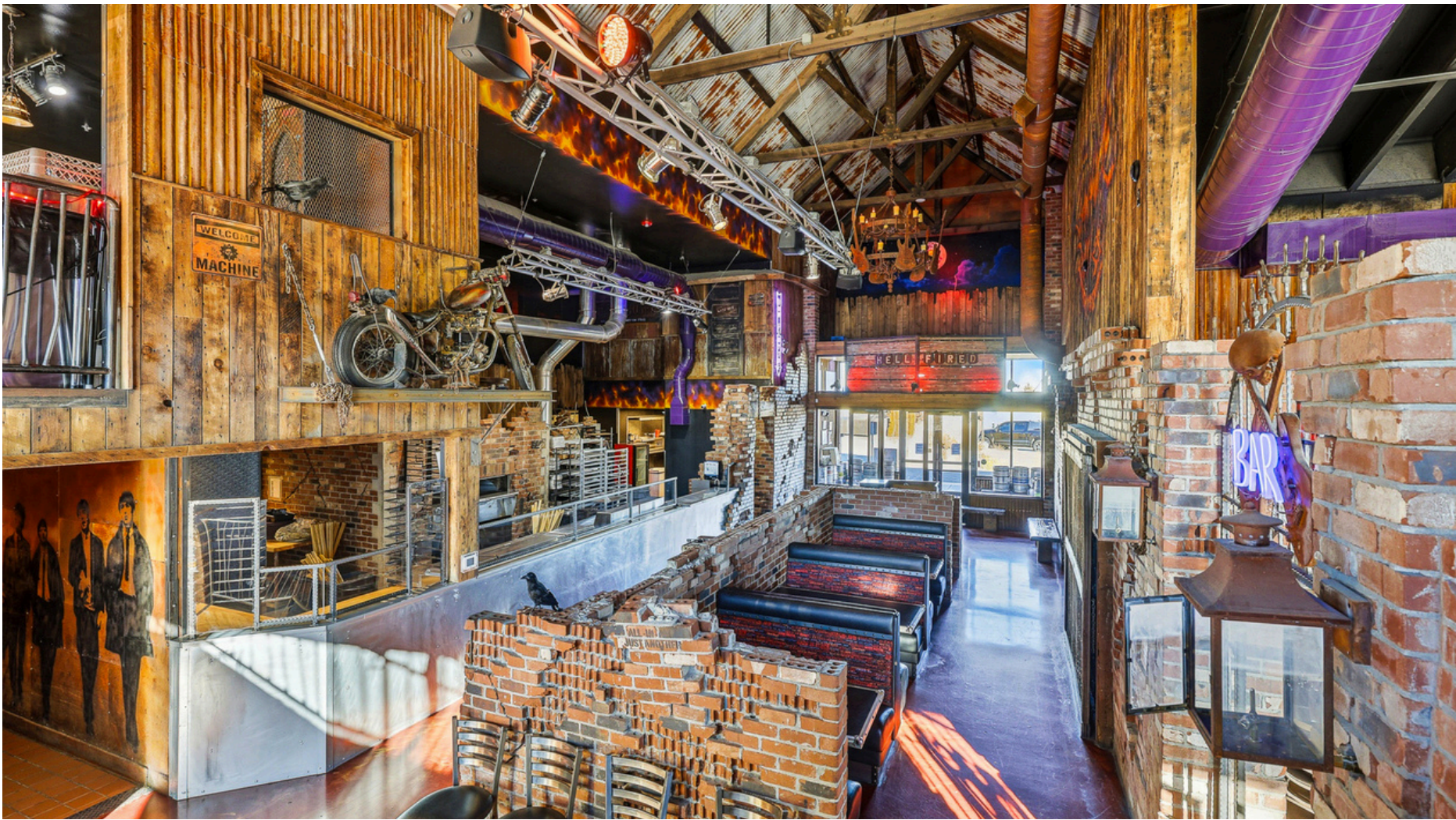
- Strong frontage and visibility along Hwy 395
- Abundant on-site parking
- Located by: Southridge sports & event complex - 52 acre multi-sports development that holds local, regional, and national tournaments for a variety of sports; Numerica Pavilion - 30,000 sf facility that holds events, tournaments, and recreational sports; Trios Health, Southridge High School, and Hampton Inn

## PROPERTY DESCRIPTION

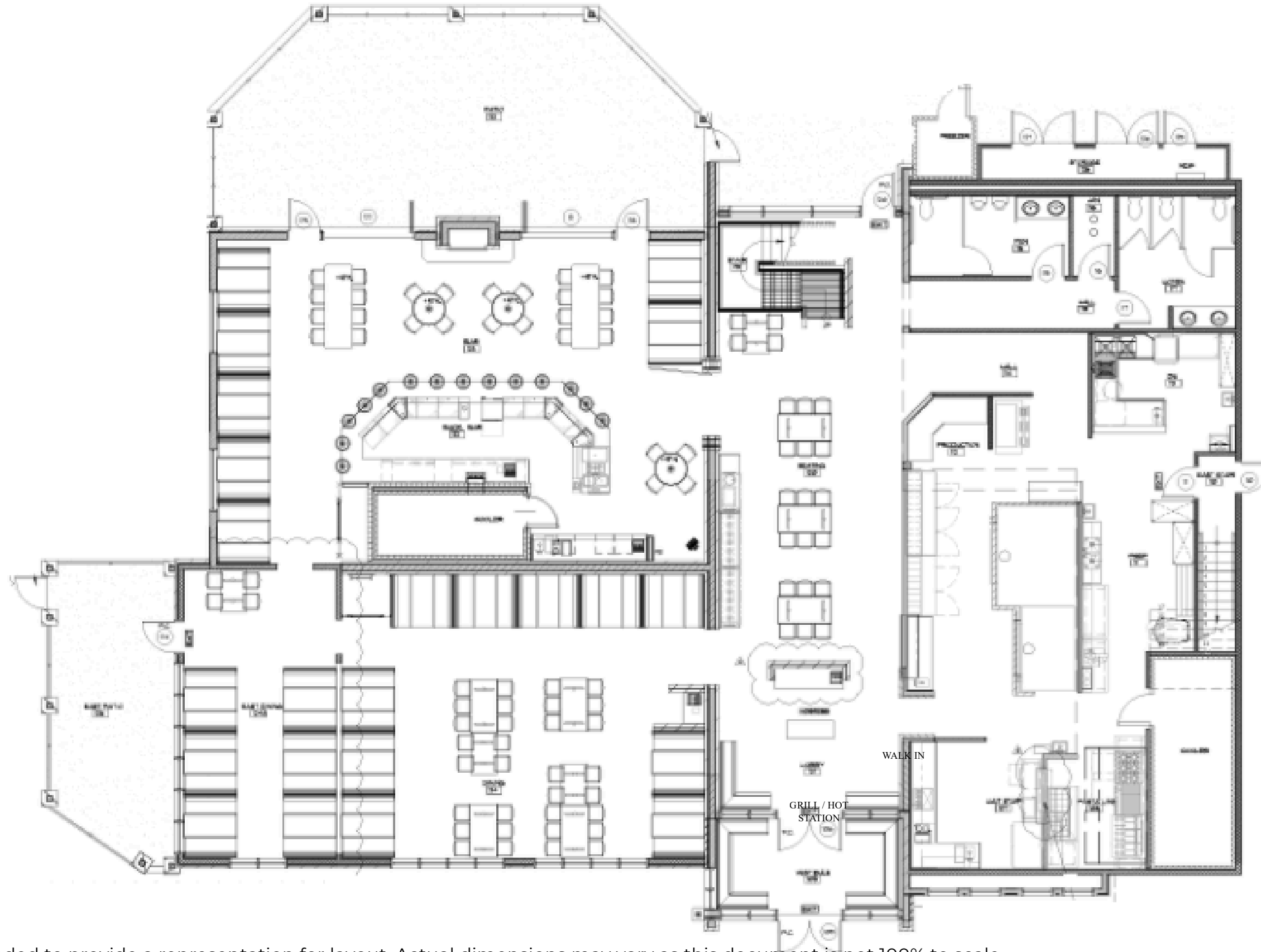
Positioned along the high-visibility Hwy 395 corridor, 4862 W. Hildebrand Blvd. offers approximately 8,314 SF of versatile restaurant, bar, or entertainment space in a rapidly expanding trade area. This prominent location provides exceptional exposure, strong traffic counts, and convenient access for both local residents and regional visitors. The surrounding community continues to see significant residential and commercial growth, enhancing the site's long-term demand and customer draw.

The space was formerly occupied by Hellfired Pizza Restaurant and maintains a substantial amount of existing infrastructure—including specialty equipment and built-ins.





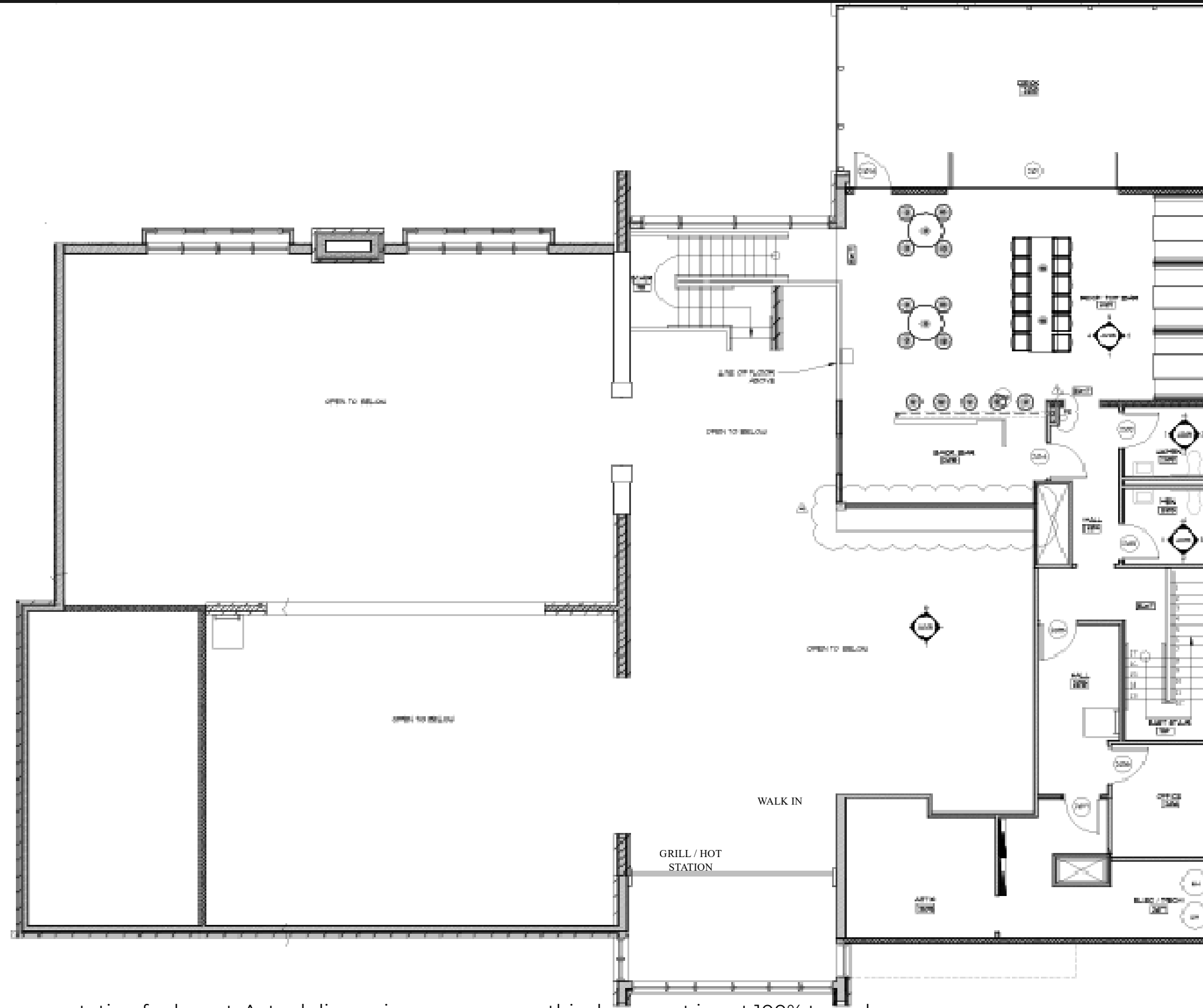
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Please note: Plan is intended to provide a representation for layout. Actual dimensions may vary as this document is not 100% to scale.

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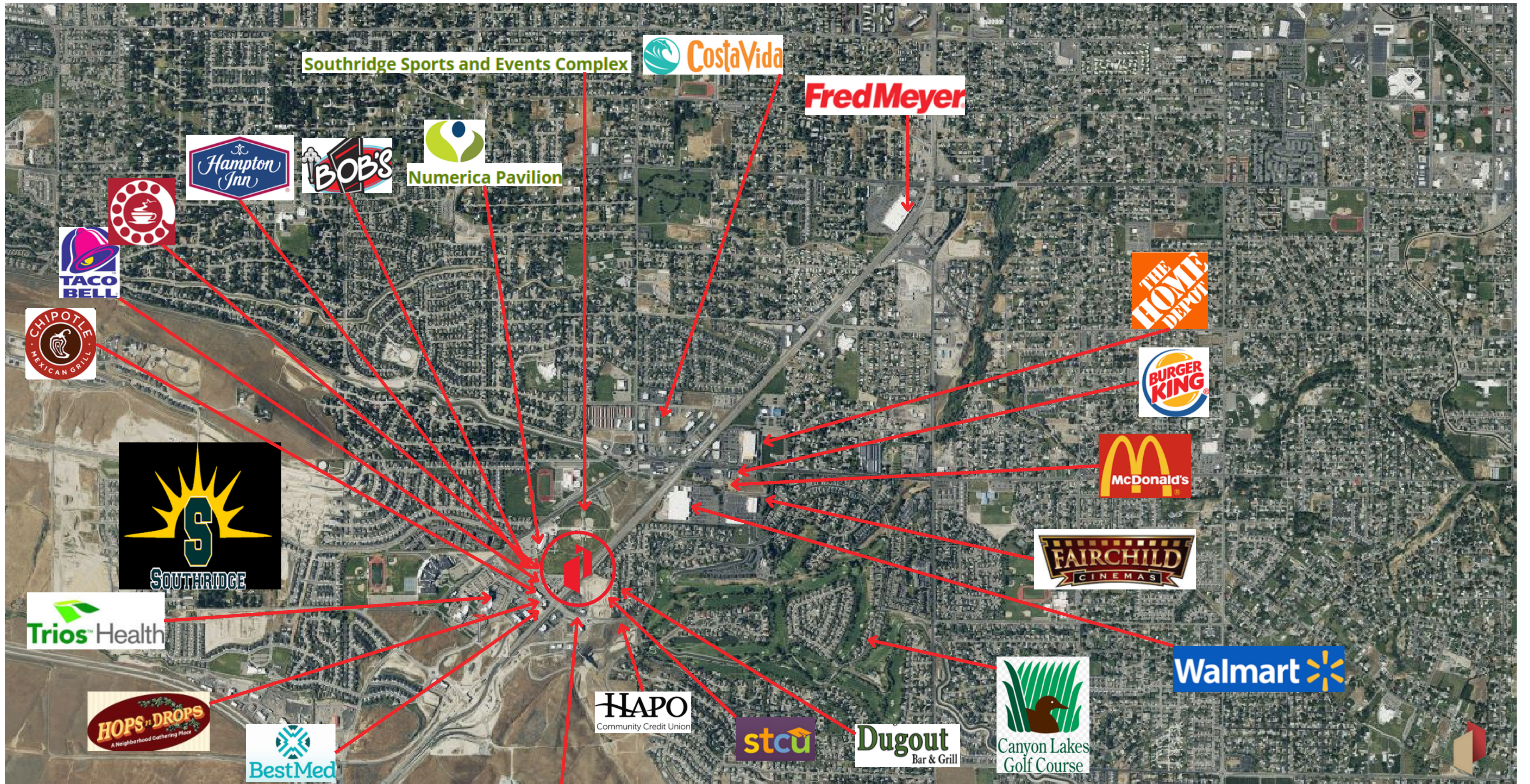
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# MARKET MAP



4862 W. Hildebrand

# AREA ANALYTICS

## 1 MILE

Summary	Census 2020	2025	2030
Total Population	5,174	5,417	5,798
Total Households	1,955	2,038	2,194
Family Households	1,420	1,450	1,554
Average Household Size	2.62	2.62	2.61
Owner Occupied Housing Units	1,536	1,664	1,814
Renter Occupied Housing Units	419	374	380
Median Age	41.7	41.9	42.3

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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## 3 MILE

Summary	Census 2020	2025	2030
Total Population	54,043	57,605	60,374
Total Households	19,883	21,326	22,453
Family Households	13,730	14,357	15,044
Average Household Size	2.70	2.69	2.67
Owner Occupied Housing Units	13,152	14,537	15,688
Renter Occupied Housing Units	6,731	6,789	6,765
Median Age	35.2	36.1	37.0

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

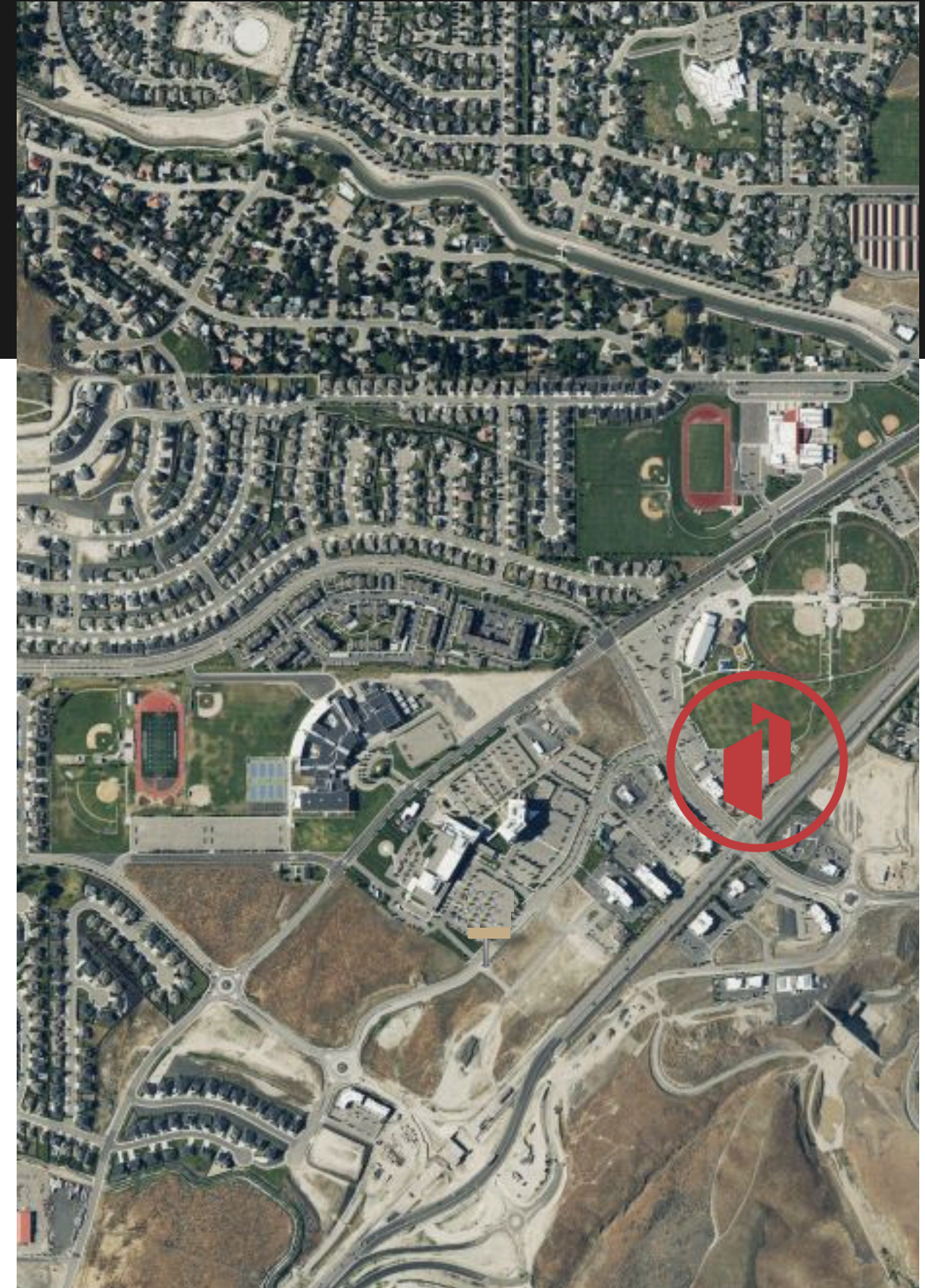
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## 5 MILE

Summary	Census 2020	2025	2030
Total Population	108,244	115,652	121,621
Total Households	39,857	42,733	45,075
Family Households	26,963	28,176	29,586
Average Household Size	2.70	2.69	2.68
Owner Occupied Housing Units	25,568	28,153	30,473
Renter Occupied Housing Units	14,289	14,580	14,602
Median Age	35.2	36.1	37.1

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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COMMERCIAL REAL ESTATE

# CROWN PROPERTY MANAGEMENT

**GROWING INVESTMENTS BEYOND THE DOORS.**

**HARLEY HUSTON**  
COMMERCIAL BROKER  
1.509.851.2743  
HHUSTON@CROWNPROPERTYMANAGEMENT.COM

**OLIVIA KELLY**  
COMMERCIAL BROKERAGE ASSISTANT  
1.509.957.2900  
OKELLY@CROWNPROPERTYMANAGEMENT.COM

