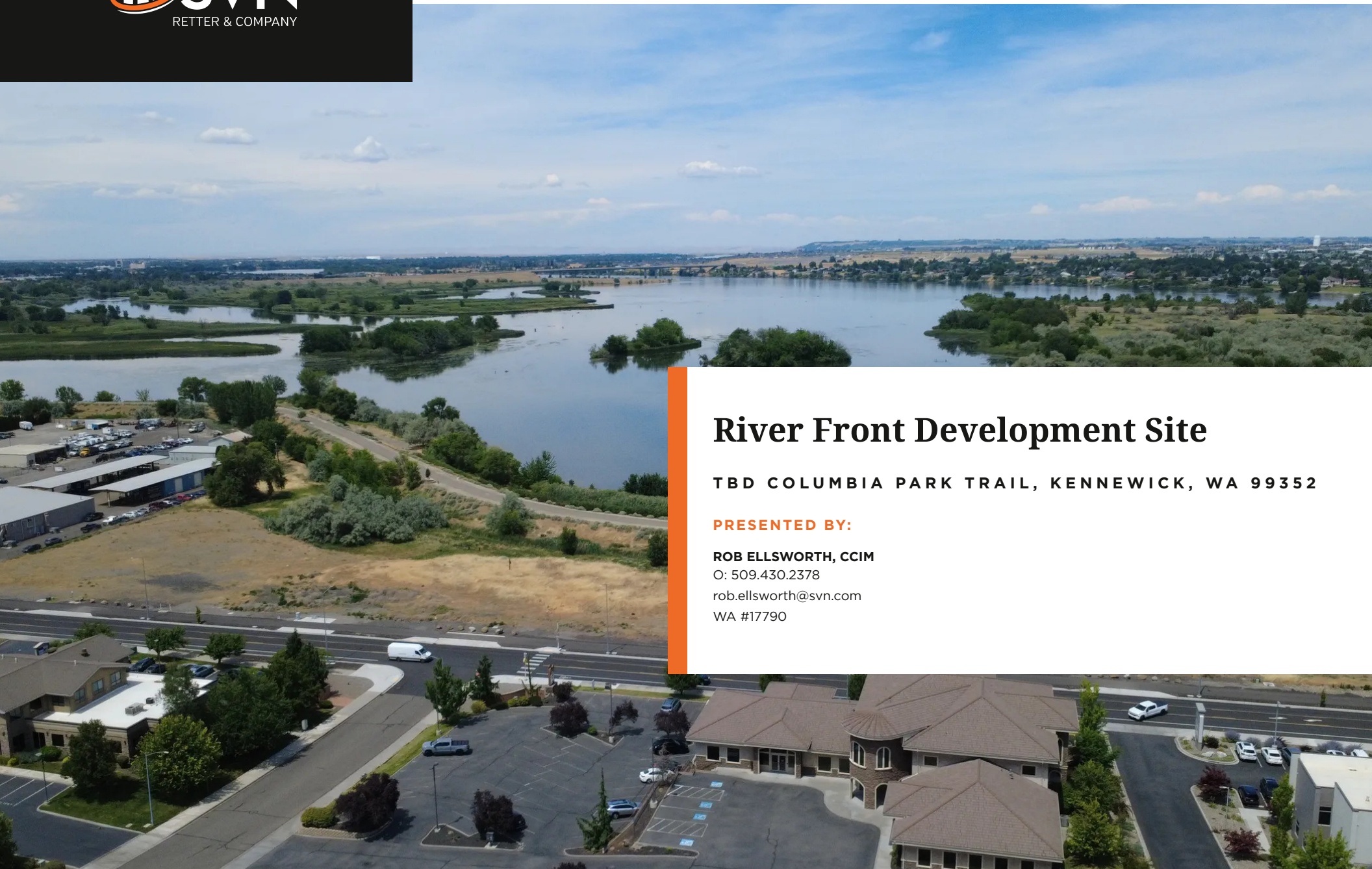
Offering Memorandum



River Front Development Site

TBD COLUMBIA PARK TRAIL, KENNEWICK, WA 99352

PRESENTED BY:

ROB ELLSWORTH, CCIM
O: 509.430.2378
rob.ellsworth@svn.com
WA #17790

TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	4
Property Highlights	5
Property Photos	6
Utility Locations	7
Location.City Description	8
Zoning Description	9
LOCATION INFORMATION	10
Regional Map	11
Location Map	12
Aerial Map	13
DEMOGRAPHICS	14
Demographics Map & Report	15
1 Mile InfoGraphics	16
3 Mile InfoGraphics	17
5 Mile InfoGraphics	18
Disclaimer	19

SVN
RETTER & COMPANY

Property Information

PROPERTY SUMMARY

VIDEO

OFFERING SUMMARY	
SALE PRICE:	$4,217,044
LOT SIZE:	4.61 Acres

PROPERTY DESCRIPTION

This 4.61-acre prime land offering presents an exceptional opportunity for a high-quality development with stunning Columbia River views. The site features extensive frontage along Columbia Park Trail, with all city services available. This section of Columbia Park Trail was recently widened and repaved, and now includes generous bike and pedestrian pathways, further enhancing the property's accessibility, visibility, and long-term development potential.

The Waterfront Use District zoning designation provides flexibility for a variety of mixed-use concepts and multiple development opportunities, allowing the site to accommodate a broad range of potential uses.

PROPERTY HIGHLIGHTS

- 4.61 Acres
- WF Use District Zoning
- All City Services Available

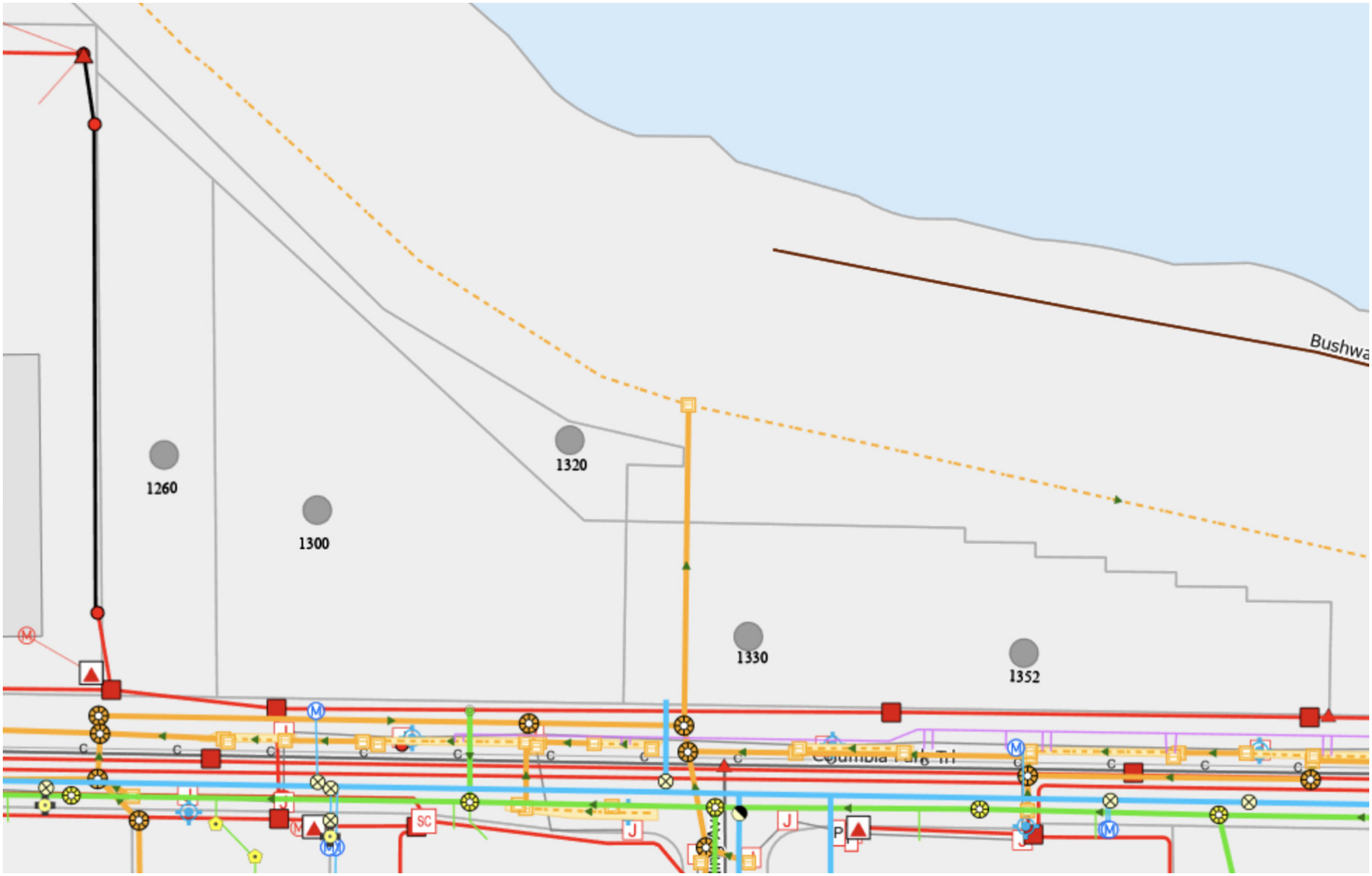
Water Front Zoning

River Views

Central Location

PROPERTY PHOTOS

UTILITY LOCATIONS



LOCATION.CITY DESCRIPTION

This premier development opportunity is ideally positioned Columbia Park Trail, offering scenic Columbia River views to the no Situated between Columbia Center Blvd. and the Steptoe Street/Highway 240 interchange, the property combines outstanding accessibility with a quiet, secluded setting. Its unique location provides exceptional visibility and convenience while remaining removed from heavy traffic, making it well suited for a wide range of commercial, mixed-use, hospitality, or recreational development opportunities.

Richland Washington is a vibrant riverfront community located along the Columbia River in southeastern Washington and is one of the three Tri-Cities. Known for its strong scientific legacy, beautiful parks, and high quality of life, Richland blends innovation, recreation, and small-town charm.

The city is home to the Pacific Northwest National Laboratory and has deep roots tied to the Hanford Site, giving it a long-standing reputation as a center for research, energy, and technology. Today, Richland continues to attract professionals in science, engineering, healthcare, and education.

Howard Amon Park anchors the city's scenic waterfront, offering expansive green space, walking and biking trails, playgrounds, and community events with sweeping river views. The surrounding area features wineries, golf courses, and access to hiking and water recreation, all enhanced by the region's abundant sunshine.

Richland offers a balanced lifestyle—combining economic opportunity, outdoor living, and a welcoming community atmosphere.

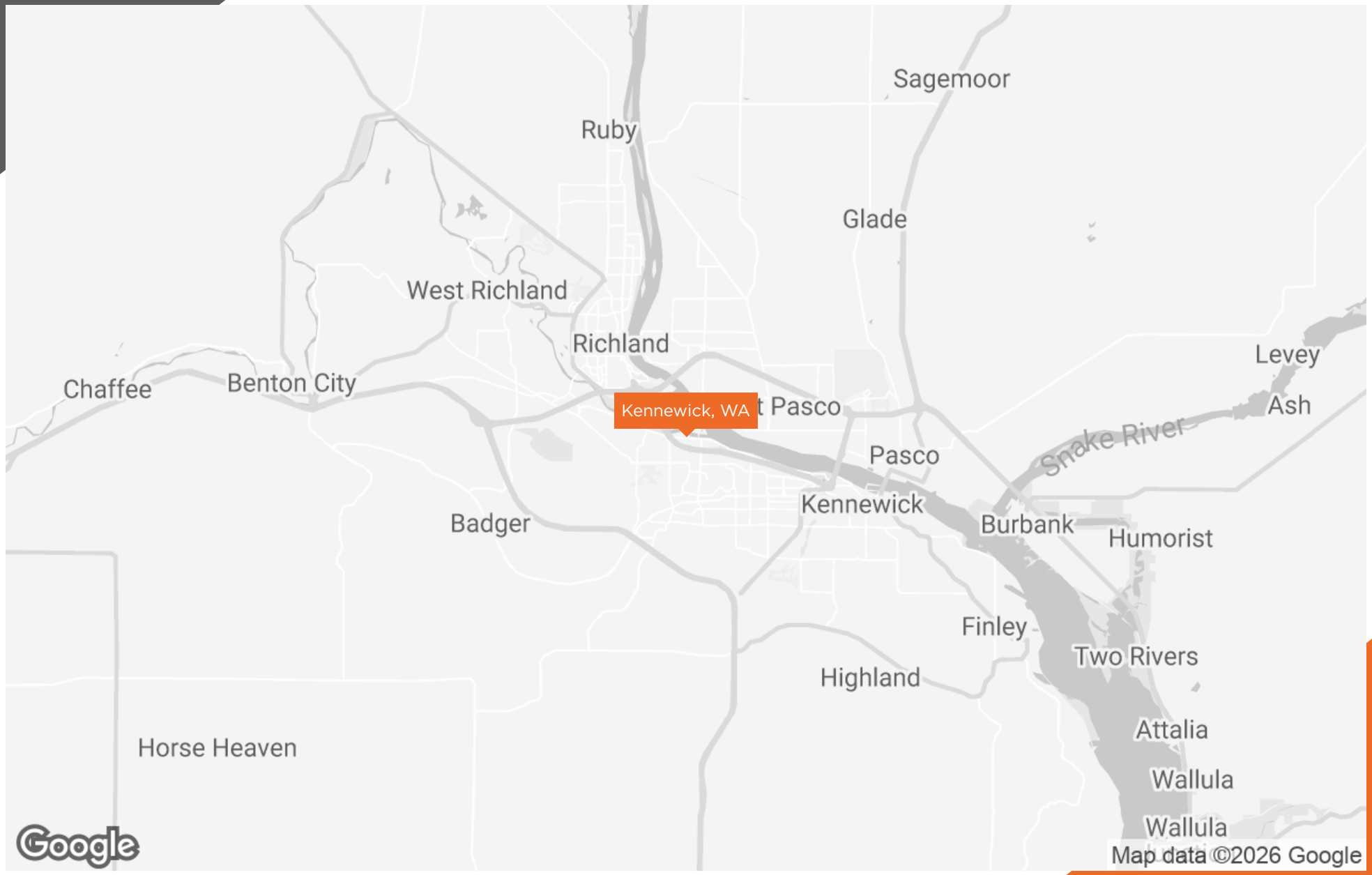
ZONING DESCRIPTION

The property is zoned Waterfront Use District (WF), which is defined in the city of Richland Municipal Code, Chapter 23.22.010 as:

The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title 26, Shoreline Management, and with applicable U.S. Corps of Engineers requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e., related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the city of Richland comprehensive plan.

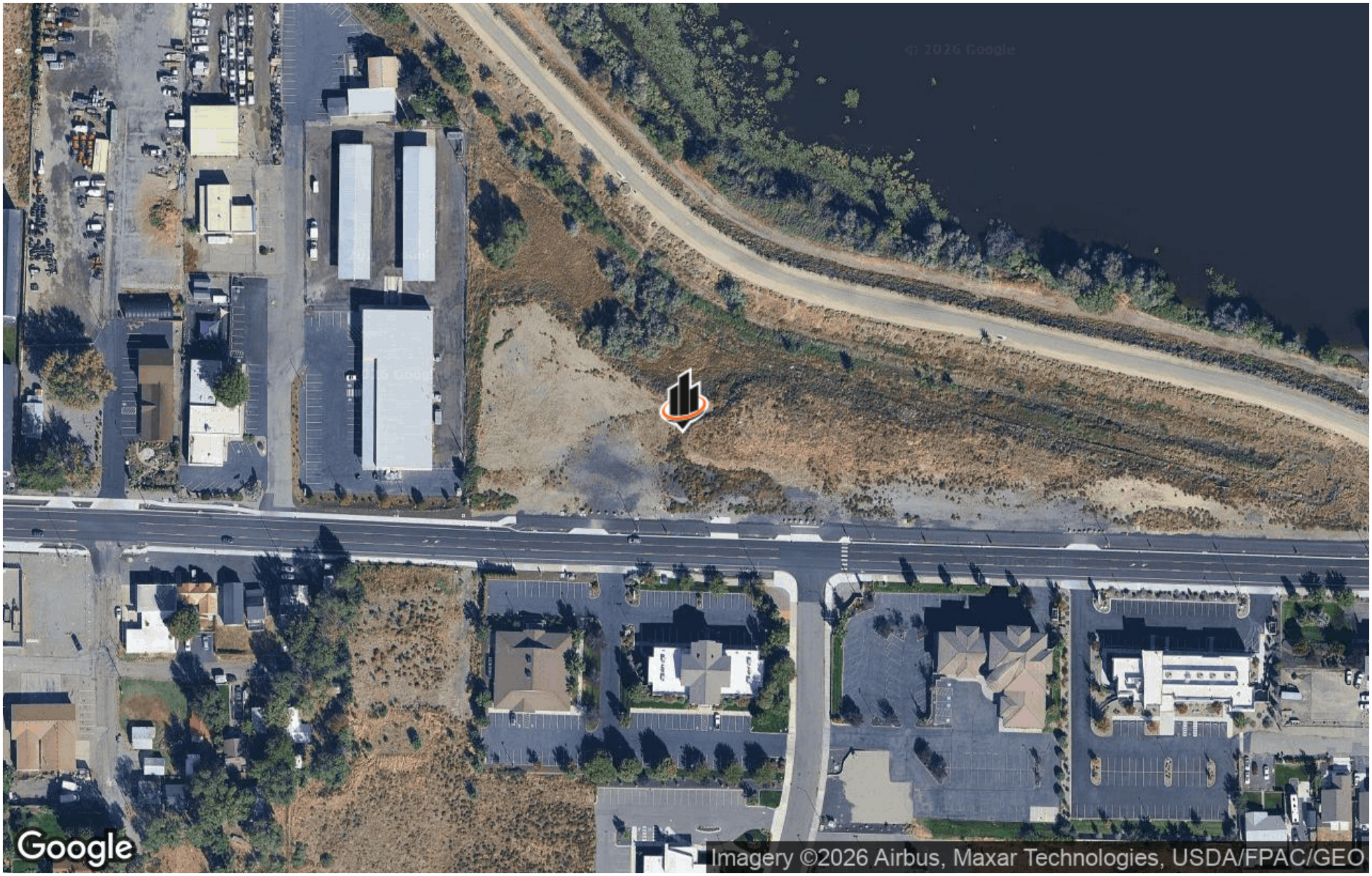
Location Information

REGIONAL MAP



LOCATION MAP

AERIAL MAP


Google
Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

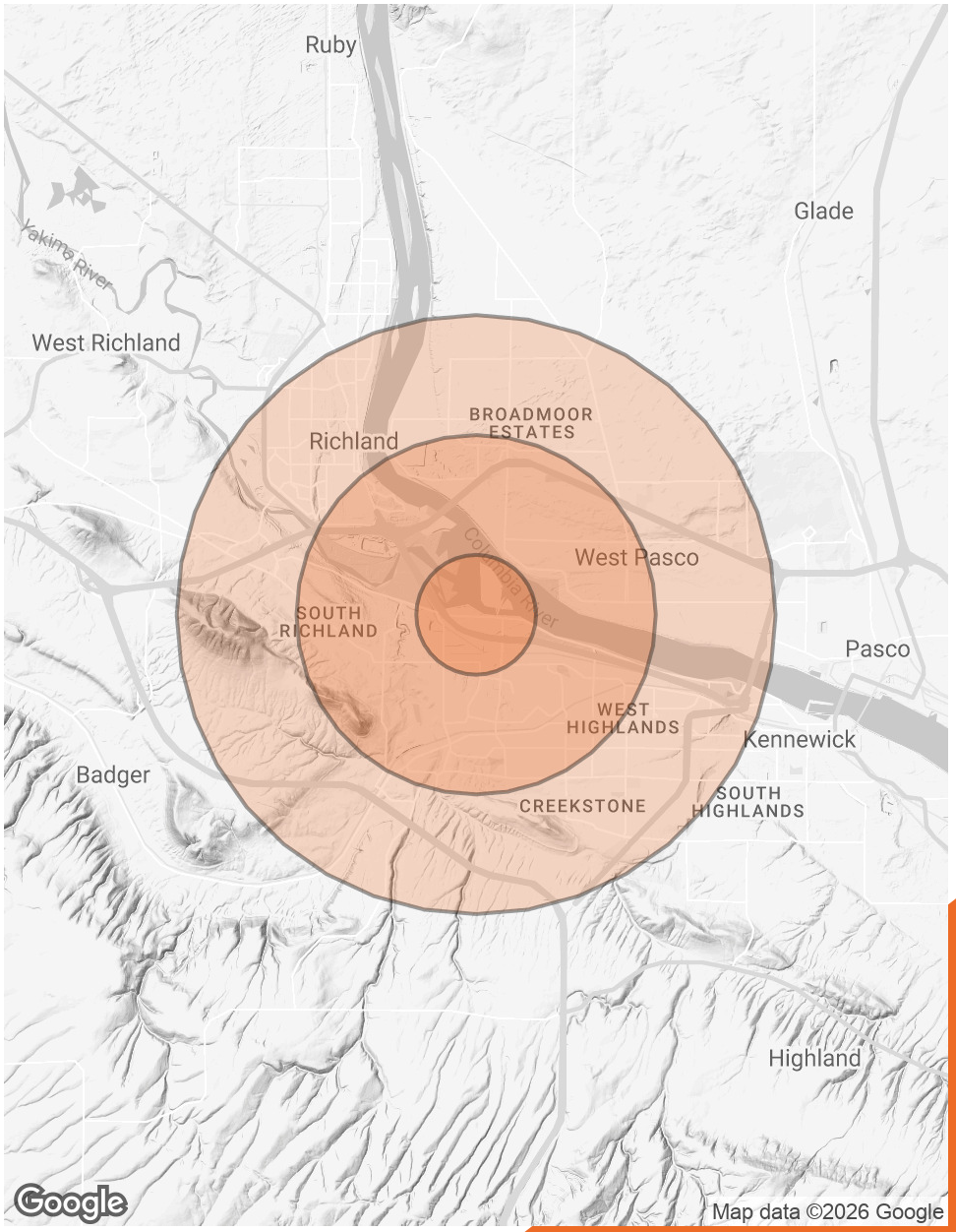
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,300	55,740	148,957
AVERAGE AGE	37.9	38.4	36.4
AVERAGE AGE (MALE)	40.0	38.1	36.0
AVERAGE AGE (FEMALE)	36.8	38.6	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,881	21,811	54,820
# OF PERSONS PER HH	2.3	2.6	2.7
AVERAGE HH INCOME	$98,616	$115,961	$113,942
AVERAGE HOUSE VALUE	$316,425	$422,653	$402,599

2023 American Community Survey (ACS)



1 MILE INFOGRAPHICS

KEY FACTS

4,718
Population

35.8
Median Age

2.5
Average Household Size

$77,165
Median Household Income

EDUCATION

5%
No High School Diploma

21%
High School Graduate

44%
Some College

30%
Bachelor's/Grad/Prof Degree

BUSINESS

540
Total Businesses

5,978
Total Employees

EMPLOYMENT

61%
White Collar

26%
Blue Collar

13%
Services

5.2%
Unemployment Rate

INCOME

$77,165
Median Household Income

$38,081
Per Capita Income

$164,481
Median Net Worth

2025 Households By Income (Esri)

The largest group: $50,000 - $74,999 (27.8%)

The smallest group: $25,000 - $34,999 (2.3%)

Indicator ▲	Value	Diff
<$15,000	6.6%	-0.7%
$15,000 - $24,999	3.7%	-1.5%
$25,000 - $34,999	2.3%	-3.3%
$35,000 - $49,999	7.4%	-0.7%
$50,000 - $74,999	27.8%	+11.9%
$75,000 - $99,999	19.2%	+4.8%
$100,000 - $149,999	15.6%	-3.8%
$150,000 - $199,999	13.9%	+3.5%
$200,000+	3.6%	-10.0%

Bars show deviation from Benton County

SVN RETTER & COMPANY

3 MILE INFOGRAPHICS

KEY FACTS

59,950
Population

37.1
Median Age

2.6
Average Household Size

$89,864
Median Household Income

EDUCATION

7%
No High School Diploma

22%
High School Graduate

29%
Some College

42%
Bachelor's/Grad/Prof Degree

BUSINESS

1,703
Total Businesses

19,286
Total Employees

EMPLOYMENT

72%
White Collar

18%
Blue Collar

11%
Services

3.1%
Unemployment Rate

INCOME

$89,864
Median Household Income

$46,917
Per Capita Income

$273,620
Median Net Worth

2025 Households By Income (Esri)

The largest group: $100,000 - $149,999 (17.8%)

The smallest group: $15,000 - $24,999 (5.0%)

Indicator ▲	Value	Diff
<$15,000	7.7%	+0.4%
$15,000 - $24,999	5.0%	-0.2%
$25,000 - $34,999	5.9%	+0.3%
$35,000 - $49,999	7.4%	-0.7%
$50,000 - $74,999	13.9%	-2.0%
$75,000 - $99,999	15.1%	+0.7%
$100,000 - $149,999	17.8%	-1.6%
$150,000 - $199,999	9.8%	-0.6%
$200,000+	17.3%	+3.7%

Bars show deviation from Benton County

SVN RETTER & COMPANY

5 MILE INFOGRAPHICS

KEY FACTS

101,750
Population

34.8
Median Age

2.8
Average Household Size

$87,326
Median Household Income

EDUCATION

9%
No High School Diploma

24%
High School Graduate

33%
Some College

34%
Bachelor's/Grad/Prof Degree

BUSINESS

2,520
Total Businesses

28,716
Total Employees

EMPLOYMENT

67%
White Collar

21%
Blue Collar

12%
Services

3.8%
Unemployment Rate

INCOME

$87,326
Median Household Income

$41,213
Per Capita Income

$270,265
Median Net Worth

2025 Households By Income (Esri)

The largest group: $100,000 - $149,999 (19.0%)

The smallest group: $15,000 - $24,999 (4.2%)

Indicator ▲	Value	Diff
<$15,000	6.5%	-0.8%
$15,000 - $24,999	4.2%	-1.0%
$25,000 - $34,999	5.6%	0
$35,000 - $49,999	9.7%	+1.6%
$50,000 - $74,999	15.2%	-0.7%
$75,000 - $99,999	15.6%	+1.2%
$100,000 - $149,999	19.0%	-0.4%
$150,000 - $199,999	10.8%	+0.4%
$200,000+	13.5%	-0.1%

Bars show deviation from Benton County

SVN RETTER & COMPANY

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SVN
COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

329 N. KELLOGG
KENNEWICK, WA 99336

SVN
RETTER & COMPANY

SVNRETTERANDCOMPANY.COM