

FOR LEASE

WASHINGTON PLAZA

*Prime Safeway-Anchored Shopping
Center Retail Opportunity*

1717-1803 GEORGE WASHINGTON WAY
RICHLAND, WA 99354



KIDDER.COM

km Kidder
Mathews

WASHINGTON PLAZA

Prime retail available in Tri-Cities Center

Prime Safeway-Anchored Shopping Center
Retail Opportunity

Join this high-traffic center, with excellent
co-tenancy: Safeway, Planet Fitness, Starbucks,
Taco Bell, AutoZone and many more

Ample parking and strong traffic counts,
located directly on major thoroughfare George
Washington Way, minutes from I-182, Hwy 240

Call brokers for lease rates

CALL BROKERS

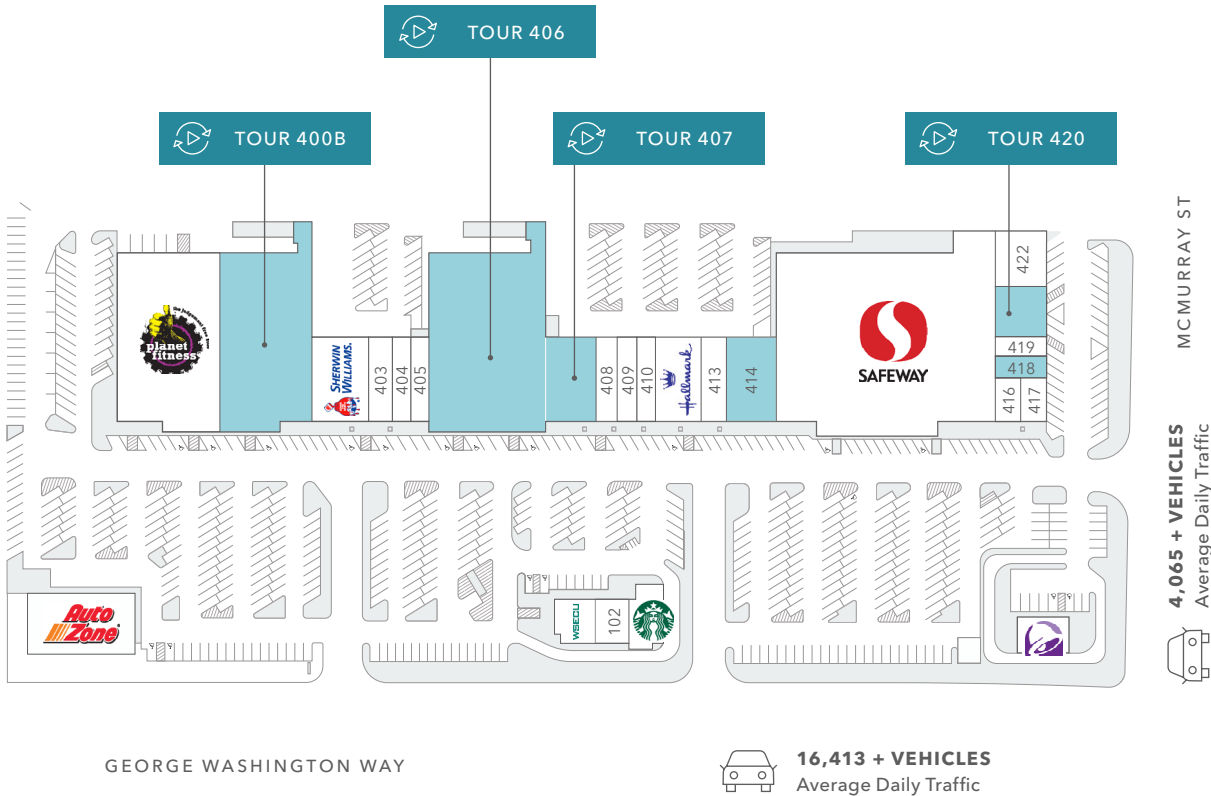
FOR LEASE RATES

\$3.09

2026 EST NNN



SITE PLAN



AVAILABILITIES

Unit(s)	Tenant	Area SF
400A	Planet Fitness	
400B	Available	21,114 SF
401	Sherwin Williams	
403	Franz Bakery	
404	T-Mobile	
405	EZ Fix Smartphone Repair	
406	Available	22,881 SF
407	Available	4,800 SF
408	H&R Block	
409	Westside Pizza	
411	UPS Store	
412	Hallmark	
413	Richland Cigar & Vape	
414	Available	2,740 SF
415	Safeway	
416	Sports Clips	
417	Edward Jones	
418	Available	880 SF
419	Fancy Nails	
420	Available	1,670 SF
422	Wonderland Dance	
424	Taco Bell	
425	AutoZone	
101	Starbucks	
102	Jersey Mike's	
103	WSECU	



WASHINGTON PLAZA

SAFeway

BIG! LOTS

planet fitness

Health Foods
The UPS Store
Bakers Outlet
Dance & Sideshow-Williamsburg

DRIVE THRU
Mobile
Sport Clips
Fancy Nails
HAB BLOCK

1801



WASHINGTON PLAZA



EASY- ACCESS LOCATION

Conveniently located near major Interstates 82, 182, and Highways 240 and 395.

2 MIN

DRIVE TO SR-240

6 MIN

DRIVE TO I-182



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	11,648	31,592	71,642
2020 CENSUS	12,212	36,880	90,757
2026 ESTIMATED	12,847	39,725	96,681
2030 PROJECTED	13,342	41,281	99,909

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.1	36.5	36.7
% FEMALE	48.8%	49.6%	50%
% MALE	51.2%	50.4%	50%

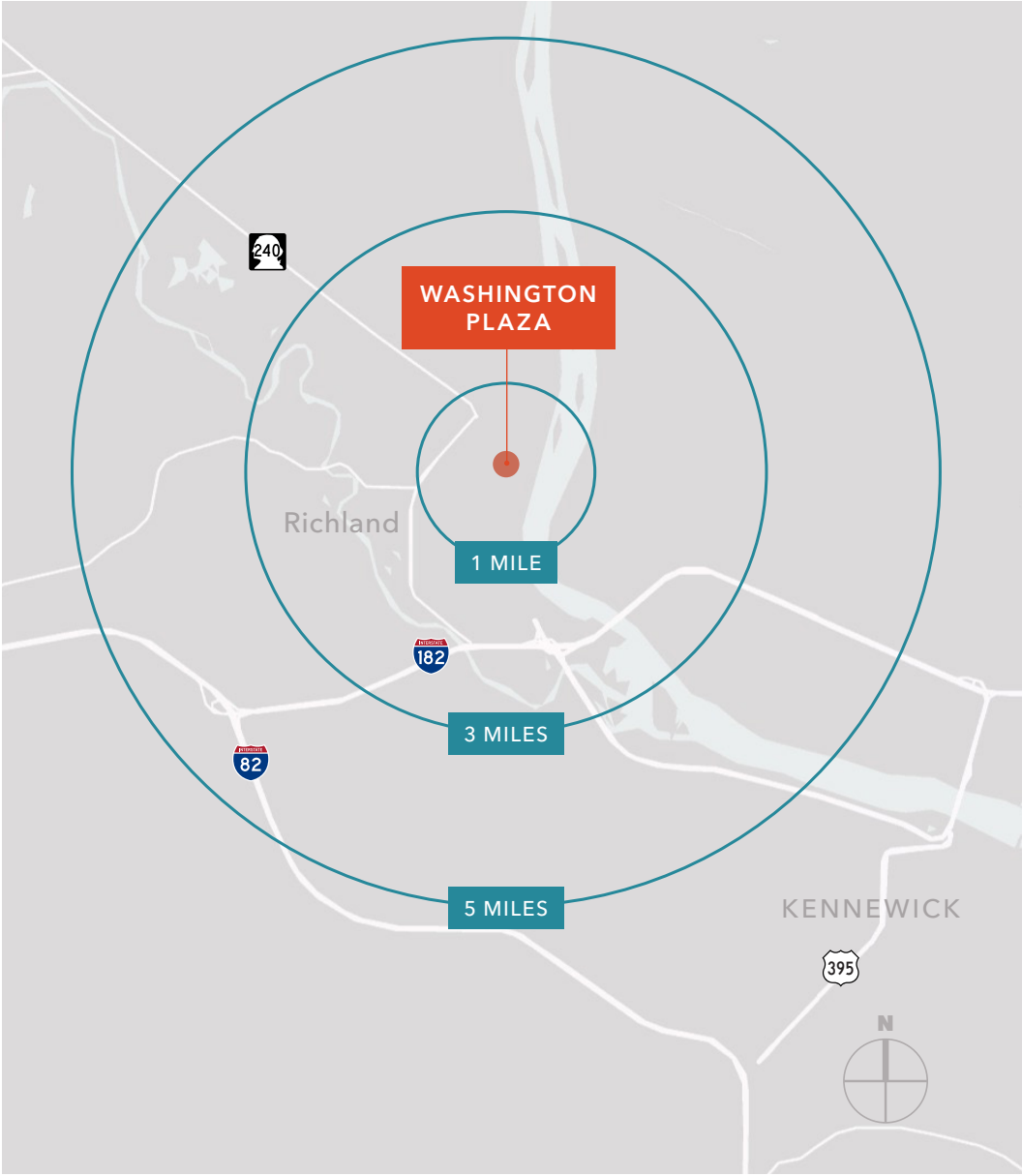
HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
20256 MEDIAN	\$79,323	\$90,346	\$105,384
2030 MEDIAN PROJECTED	\$79,208	\$90,419	\$105,466
2026 AVERAGE	\$103,583	\$116,977	\$136,652
2030 AVERAGE PROJECTED	\$103,051	\$116,644	\$136,579

BUSINESS AND EMPLOYEES

	1 Mile	3 Miles	5 Miles
EMPLOYEES	2,253	21,355	32,127

Data Source: ©2026, Sites USA





WASHINGTON PLAZA

*For more information on
this property, please contact*

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