

RETAIL PROPERTY FOR LEASE

# Rivers Edge Plaza

2600 N Columbia Center Blvd, Richland, WA 99352



## OFFERING SUMMARY

Available SF: 10,799 - 16,352 SF

Lease Rate: \$12.00 SF/yr (NNN)

NNN Rate: \$3.01

Building Size: 101,727 SF

## PROPERTY OVERVIEW

Retail center located along the river off I-240, less than a mile to Columbia Center Regional Mall

## PROPERTY HIGHLIGHTS

- Fully built-out restaurant available
- Exceptional Parking - Average of 6 stalls per 1,000 SF (650 stalls)
- Nearby retailers include Kohl's, Staples, Starbucks, Costco, and Arby's

AGM, INC.  
2100 124th Avenue NE, Suite 100, Bellevue, WA 98005  
425.576.8700 | agmrealestate.com

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The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

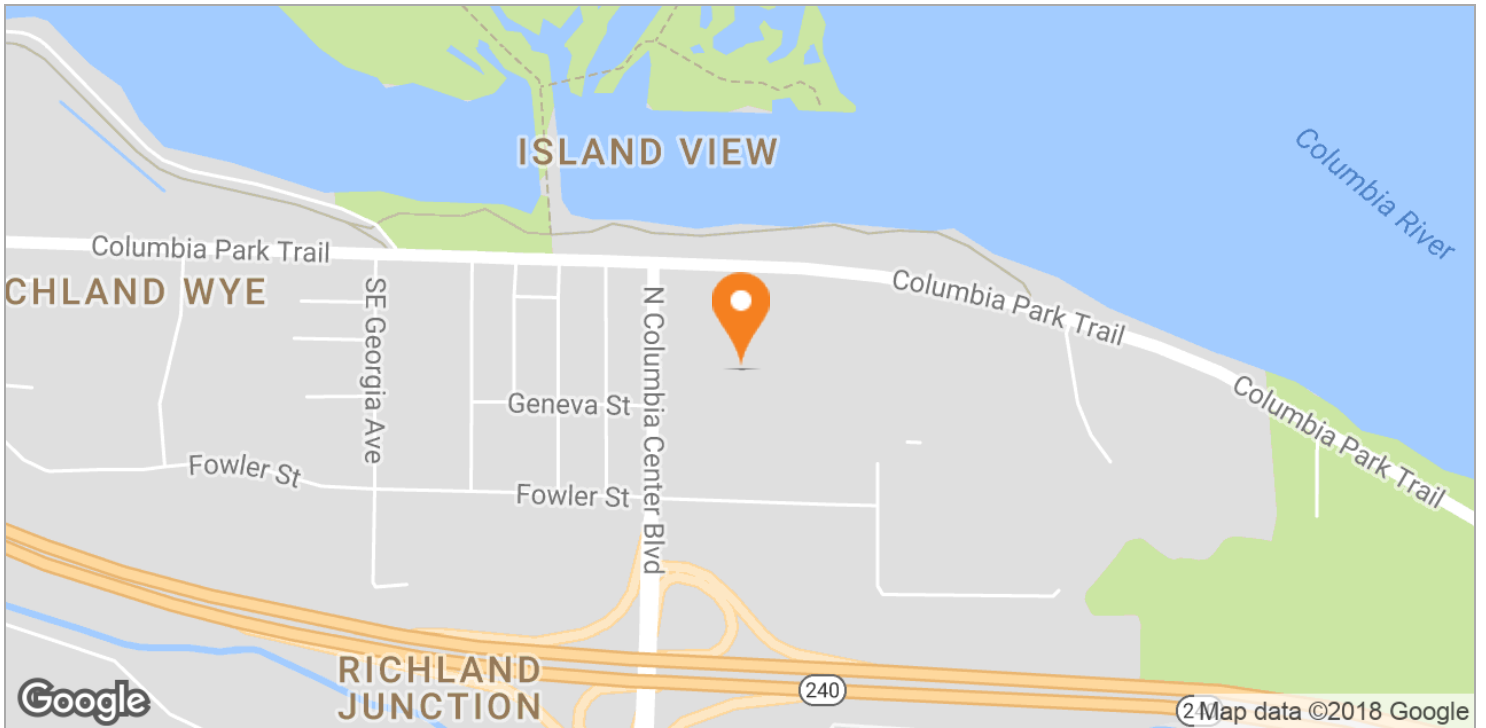
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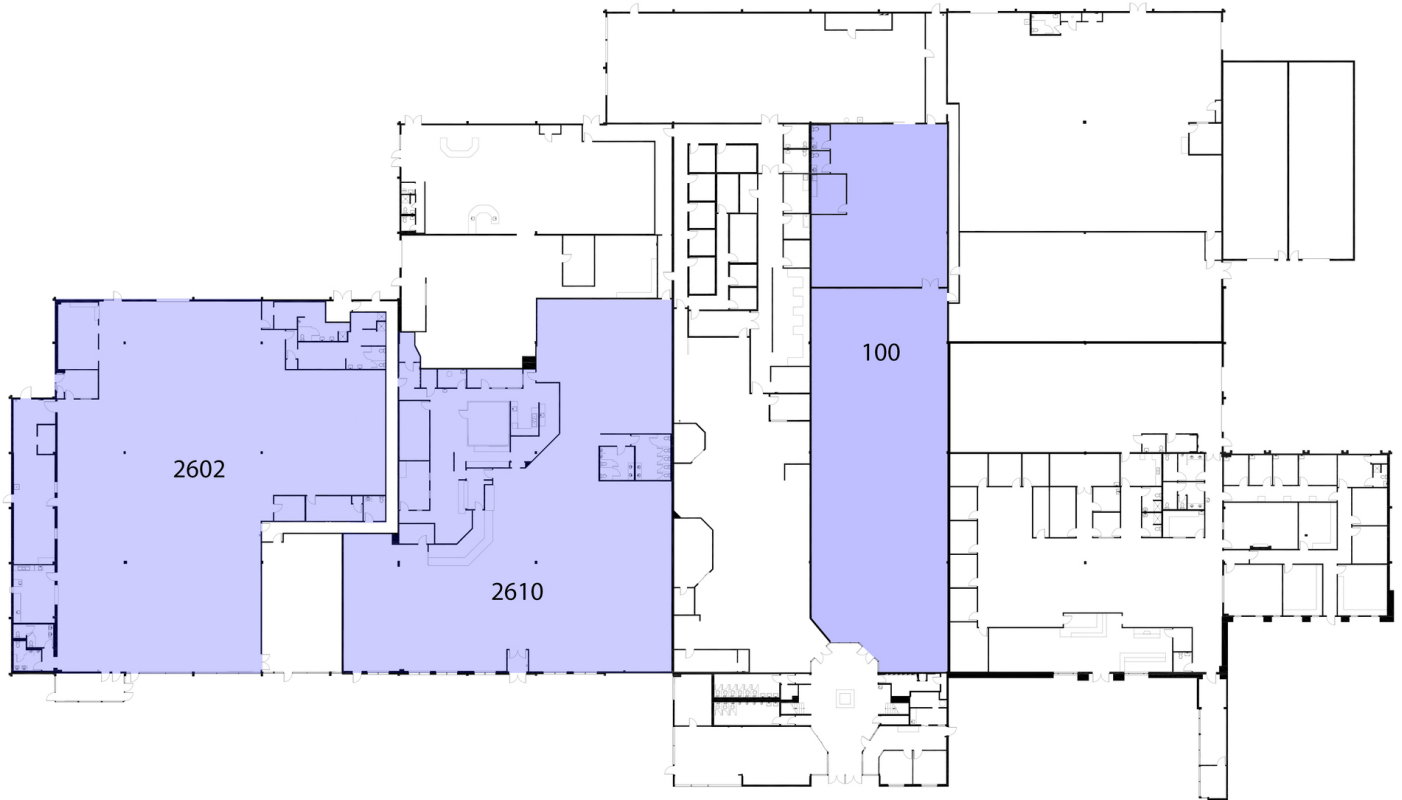


**LEASE TYPE** | NNN

**TOTAL SPACE** | 10,799 - 16,352 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	10,799 SF	NNN	\$12.00 SF/yr
Suite 2602	Available	16,352 SF	NNN	\$12.00 SF/yr
Suite 2610	Available	14,166 SF	NNN	\$12.00 SF/yr

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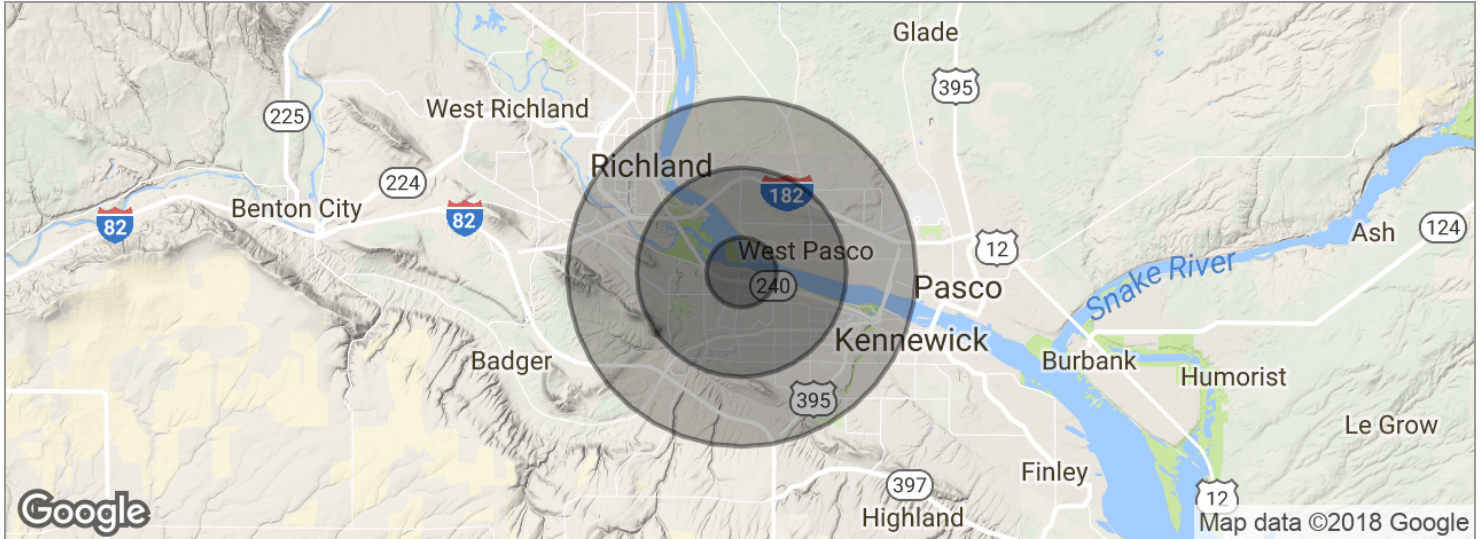
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,949	47,419	106,479
Median age	35.4	33.6	33.4
Median age (Male)	34.7	33.3	32.8
Median age (Female)	36.7	34.2	34.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,858	17,311	38,690
# of persons per HH	2.7	2.7	2.8
Average HH income	\$76,407	\$74,269	\$72,832
Average house value	\$231,430	\$203,176	\$200,413

\* Demographic data derived from 2010 US Census

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