



TAPTEAL RETAIL SPACE FOR LEASE

1340 TAPTEAL DRIVE
RICHLAND, WA 99352

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



PROPERTY INFORMATION 1

- Property Summary
- Property Description
- Complete Highlights
- Floor Plan

LOCATION INFORMATION 2

- Regional Map
- Location Maps
- Aerial Map
- Market Map

DEMOGRAPHICS 3

- Demographics Map
- 1 Mile InfoGraphics
- 3 Mile InfoGraphics
- 5 Mile InfoGraphics

1 PROPERTY INFORMATION

1340 Tapteal Drive
Richland, WA 99352

Property Summary



Lease Rate

\$10.50 SF/YR

PROPERTY OVERVIEW

Large space for lease, with highway frontage, in a premium area for retail. This space was formerly part of Ashley Home Store's footprint and is now available as they have reduced the size of their space.

OFFERING SUMMARY

Building Size:	51,226 SF
Available SF:	12,410 SF
Lot Size:	2.65 Acres
Year Built:	2007
Zoning:	C-3 General Business
Market:	Kennewick-Pasco-Richland
APN:	1.3099.400.0035.000

The space is fully finished, but easily renovated if needed. It features open ceilings, ample lighting and open space.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Description

ZONING

The property is zoned as C-3 General Business Use District by the City of Richland. Defined in the Richland Municipal Code, Chapter 23.22 as:

The general business use district [C-3] is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are either designated as commercial or designated as industrial and located adjacent to SR 240 under the city of Richland comprehensive plan.

LOCATION OVERVIEW

Prime Retail Location. At the entrance to the Columbia Center Blvd corridor, this site is surrounded by established retailers and features highway frontage. The property is easily accessible from both Columbia Center Boulevard and Steptoe. The building is anchored by an Ashley Homestore and the Mattress Firm.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport [PSC] offers direct daily flights to Seattle, Portland, Los Angeles, San Francisco, Denver, Salt Lake City, and Minneapolis.

Since 2000, no other community in the state of Washington has grown faster than the Tri-Cities. Current population estimates for Benton and Franklin counties is now 273,100. Located three and a half hours from Seattle, WA and Portland, OR, businesses' products and services move quickly.



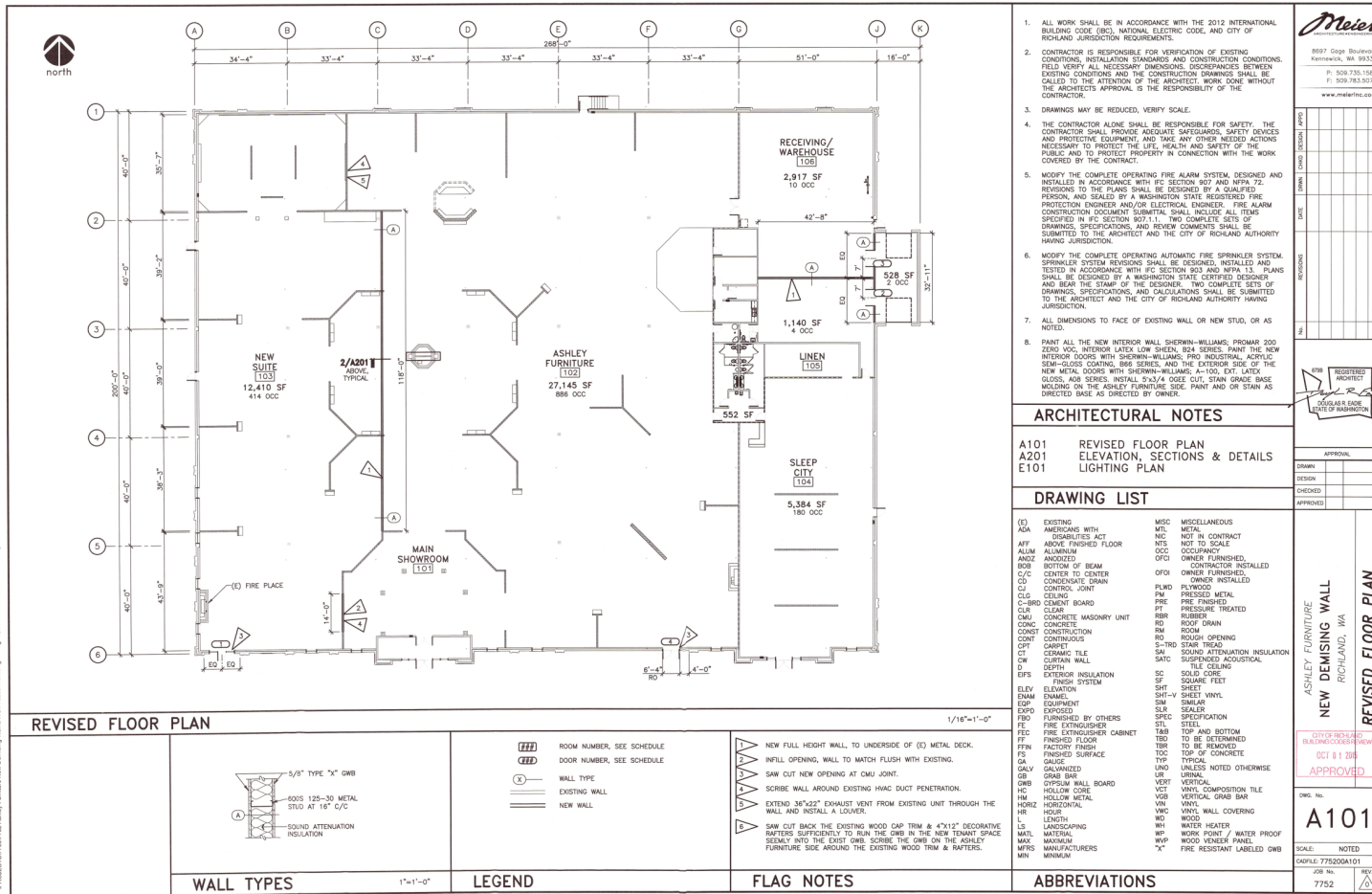
Complete Highlights

LEASE HIGHLIGHTS

- 12,2410 sf
- For Lease
- Prime Retail Location
- Highway Frontage
- Over 55,000 Cars Per Day
- Easily Accessible
- Fully Finished Space
- NNN Lease



Floor Plan



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC), NATIONAL ELECTRIC CODE, AND CITY OF RICHLAND JURISDICTION REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. FIELD VERIFY ALL NECESSARY DIMENSIONS. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. WORK DONE WITHOUT THE ARCHITECT'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. DRAWINGS MAY BE REDUCED, VERIFY SCALE.
4. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR SAFETY. THE CONTRACTOR SHALL PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND TAKE ANY OTHER NEEDED ACTIONS NECESSARY TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE WORK COVERED BY THE CONTRACT.
5. MODIFY THE COMPLETE OPERATING FIRE ALARM SYSTEM, DESIGNED AND INSTALLED IN ACCORDANCE WITH IFC SECTION 907 AND NFPA 72. REVISIONS TO THE PLANS SHALL BE DESIGNED BY A QUALIFIED PERSON AND SEALED BY A WASHINGTON STATE REGISTERED FIRE PROTECTION ENGINEER AND/OR ELECTRICAL ENGINEER. FIRE ALARM CONSTRUCTION DOCUMENT SUBMITTAL SHALL INCLUDE ALL ITEMS SPECIFIED IN IFC SECTION 907.1.1. TWO COMPLETE SETS OF DRAWINGS, SPECIFICATIONS AND REVISION COMMENTS SHALL BE SUBMITTED TO THE ARCHITECT AND THE CITY OF RICHLAND AUTHORITY HAVING JURISDICTION.
6. MODIFY THE COMPLETE OPERATING AUTOMATIC FIRE SPRINKLER SYSTEM. SPRINKLER SYSTEM REVISIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH IFC SECTION 903 AND NFPA 13. PLANS SHALL BE DESIGNED BY A WASHINGTON STATE CERTIFIED DESIGNER AND BEAR THE STAMP OF THE DESIGNER. TWO COMPLETE SETS OF DRAWINGS, SPECIFICATIONS AND CALCULATIONS SHALL BE SUBMITTED TO THE ARCHITECT AND THE CITY OF RICHLAND AUTHORITY HAVING JURISDICTION.
7. ALL DIMENSIONS TO FACE OF EXISTING WALL OR NEW STUDIO, OR AS NOTED.
8. PAINT ALL THE NEW INTERIOR WALL, SHERWIN-WILLIAMS, PROMAR 200 ZERO GLOSS INTERIOR LATEX LOW SHEEN, BEA SERIES PAINT THE NEW INTERIOR DOORS WITH SHERWIN-WILLIAMS, PRO INDUSTRIAL, ACRYLIC, SEH-GLOSS COATING BEA SERIES AND THE EXTERIOR SIDE OF THE NEW METAL DOORS WITH SHERWIN-WILLIAMS, A-100, EXT. LATEX GLOSS, A08 SERIES. INSTALL 3/4" X 4 GUGE CUT STAIN GRADE BRASS MOLDINGS ON THE ASHLEY FURNITURE SIDE. PAINT AND OR STAIN AS DIRECTED (DOE AS DIRECTED BY OWNER).

Meier
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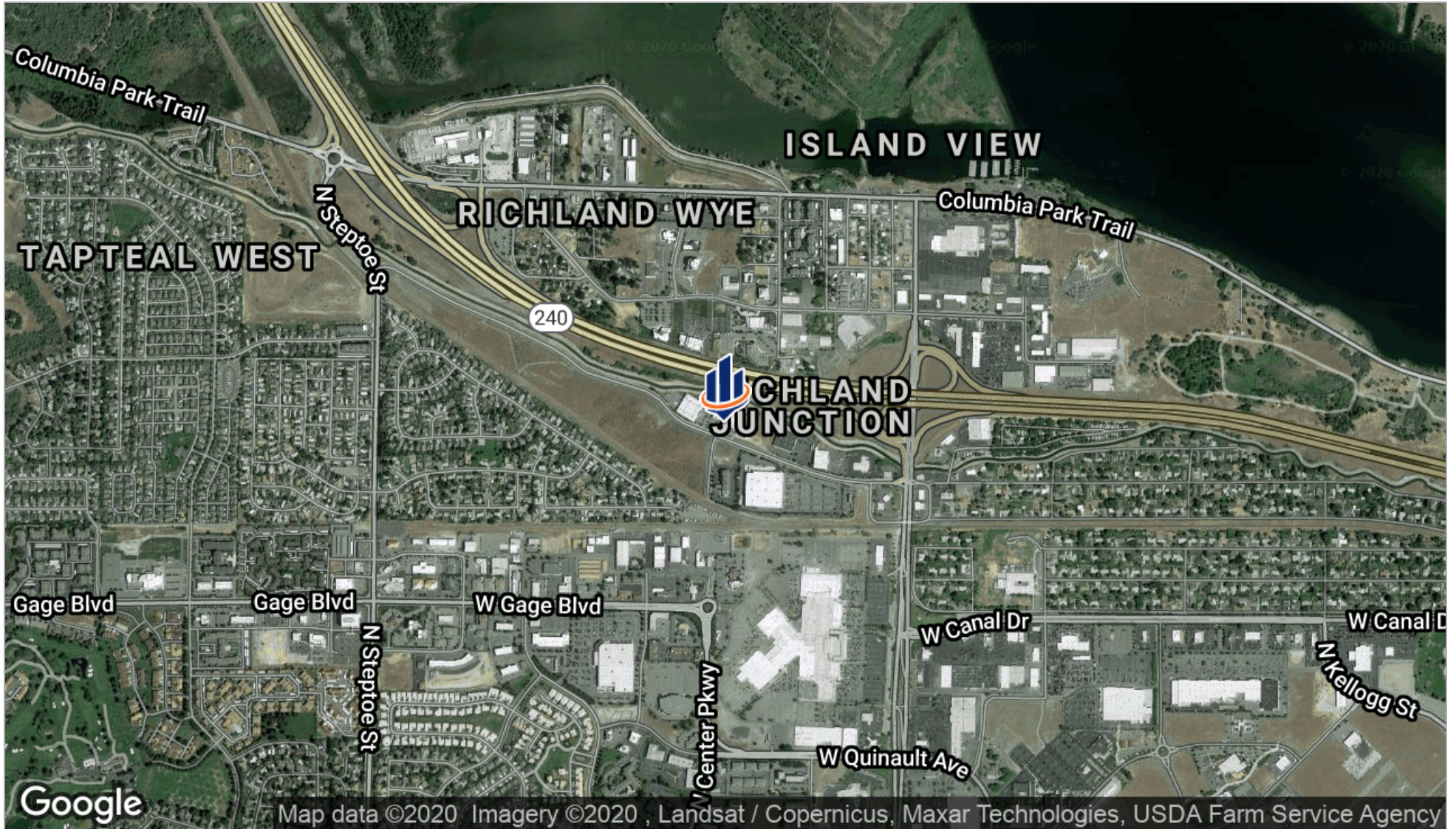
2 LOCATION INFORMATION

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Regional Map



Location Maps



Aerial Map



Market Map

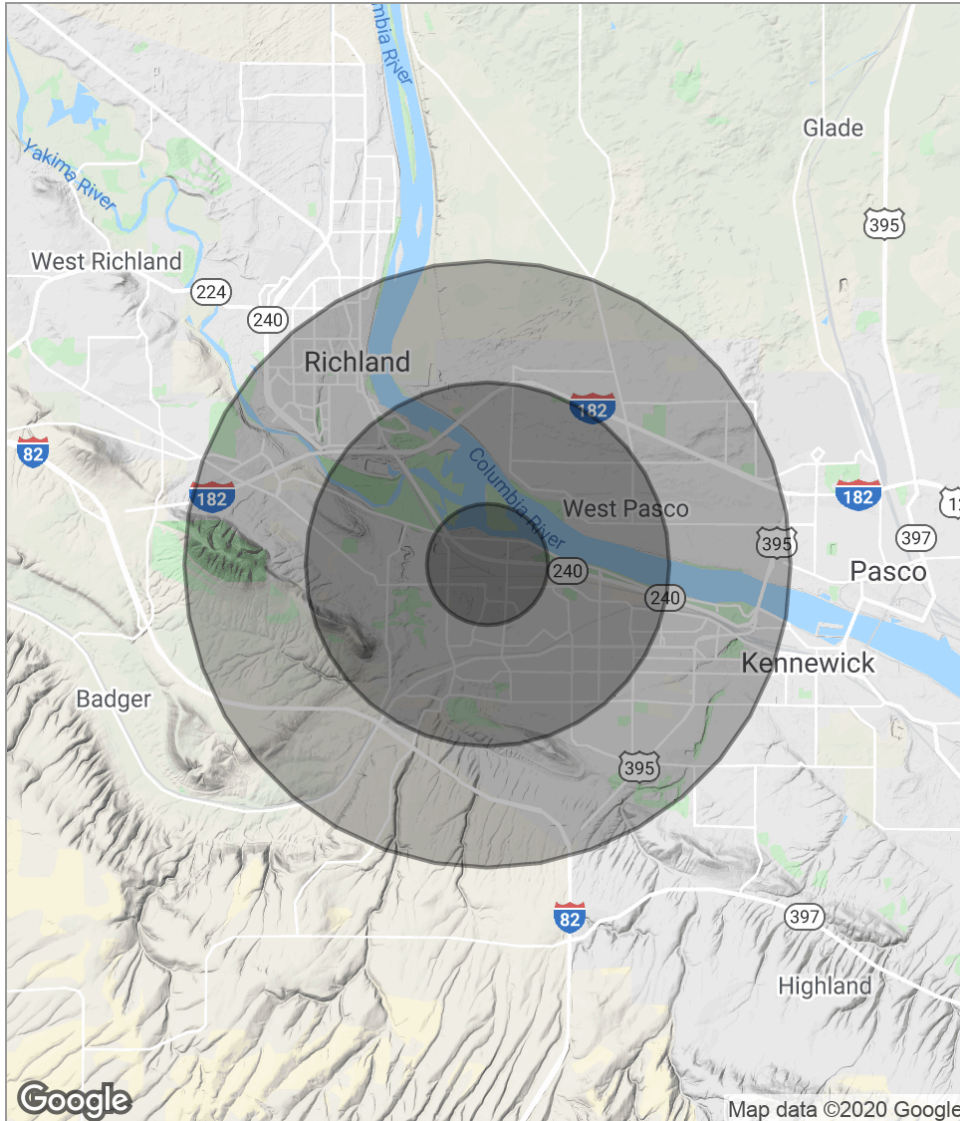


3

DEMOGRAPHICS

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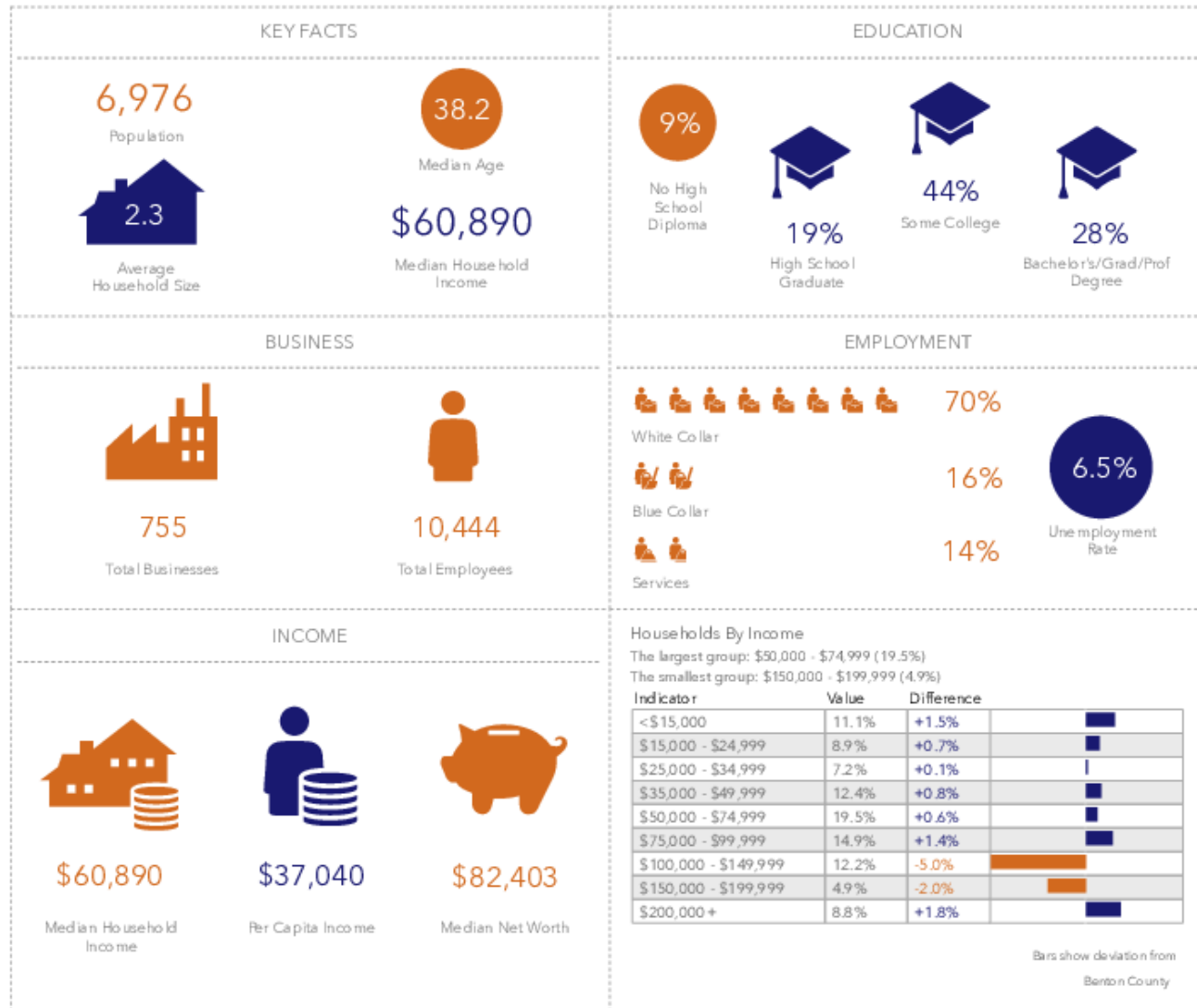
Demographics Map



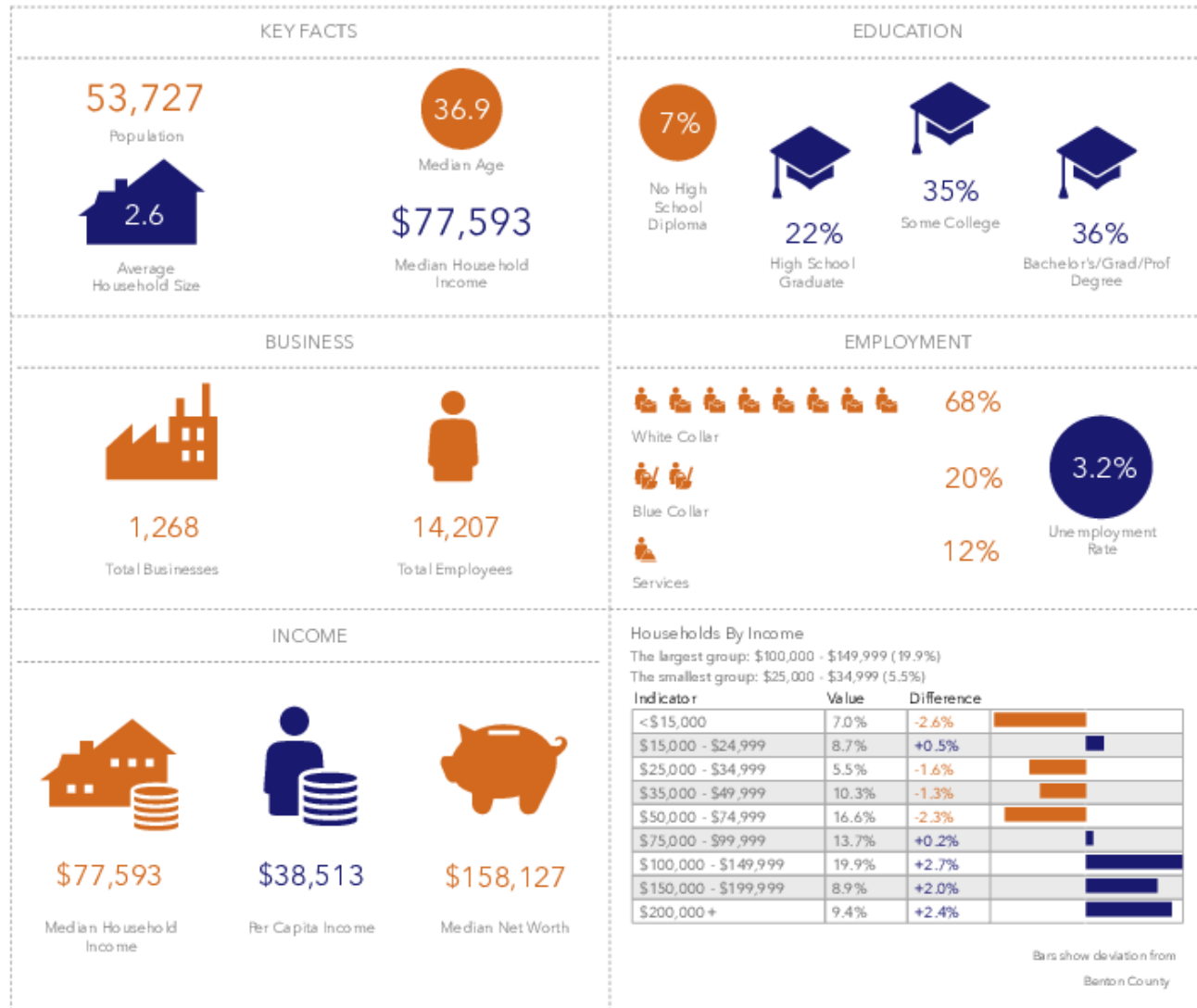
POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,158	45,061	102,946
Median age	34.2	34.8	33.7
Median age [Male]	34.5	34.3	33.0
Median age [Female]	34.1	35.4	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,825	16,668	37,428
# of persons per HH	2.5	2.7	2.8
Average HH income	\$78,738	\$78,594	\$74,319
Average house value	\$205,405	\$214,009	\$207,460

* Demographic data derived from 2010 US Census

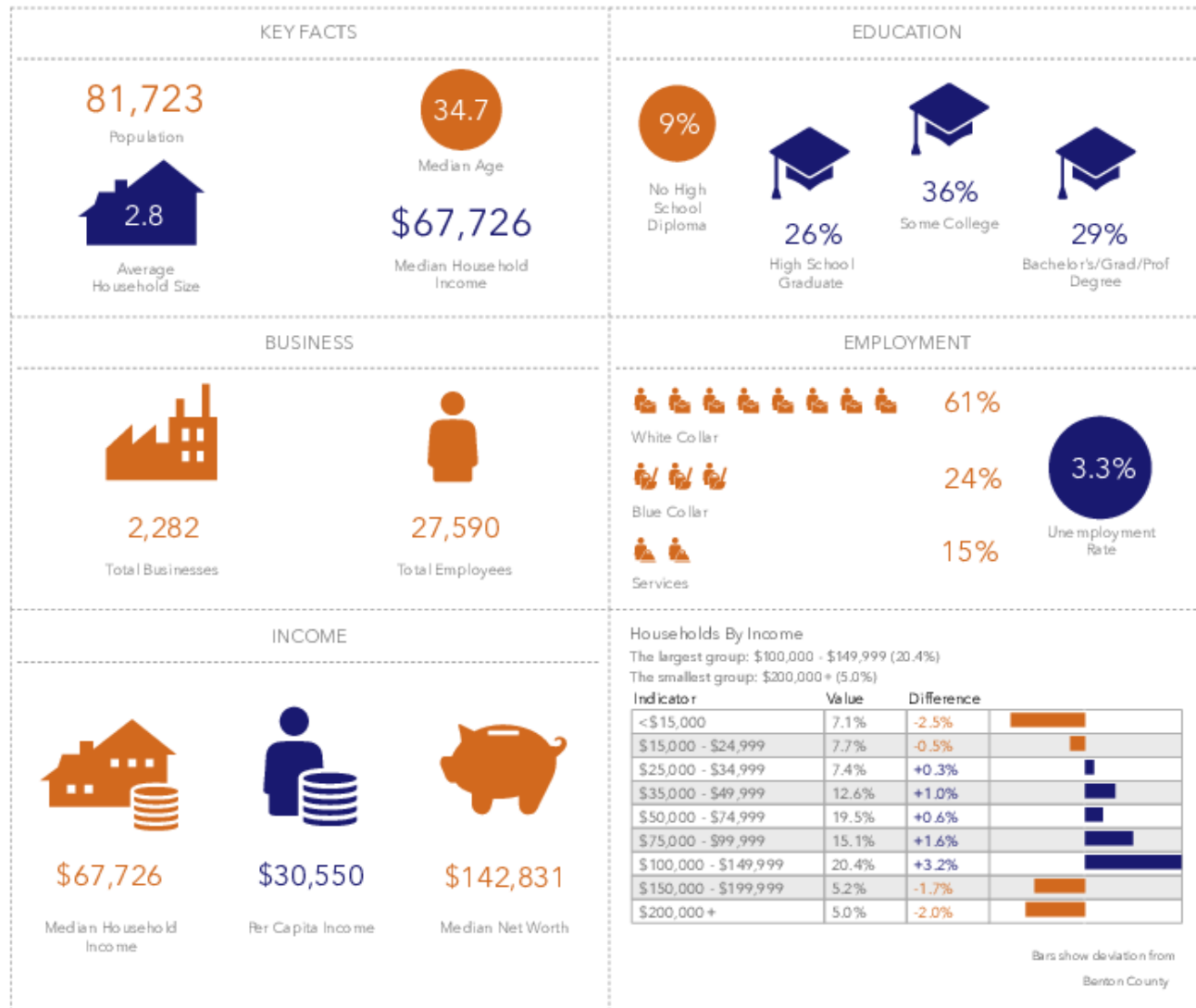
1 Mile InfoGraphics



3 Mile InfoGraphics



5 Mile InfoGraphics





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