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Nestled in the heart of a high-end 13,499+ residential community, actively expanding to 4,749 homes and providing access to over 35,000 vehicles daily within 1 mile through I-82 and N Dallas Road, we welcome you to the first retail PLAZA at Badger Mountain South, BADGER HEIGHTS PLAZA.

BADGER HEIGHTS PLAZA is situated next to the busy Country Mercantile; this project leads as the first of three Class A buildings in Badger Mountain South, creating a busy and sustainable neighborhood-tenant mix. This is an ideal spot for businesses to establish an exclusive prominent presence in a location that offers minimal competition within a 5-mile radius. Offering exclusive rights for certain amenities. Tenant Improvement allowance negotiable.



AVAILABLE FOR LEASE

5069 AVA WAY, RICHLAND WA. | MLS# 286978



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CONSTRUCTION AND DEVELOPMENT

DESIGN WEST
ARCHITECTS

Financially
HAPO
Business

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*3D rendered interpretation. Model may have inaccuracies.



The property features up to 6-suites, ranging from 1,209 to 10,636 sqft, with completion date of February 2025. The two-story layout allows for balconies and views of the expanding area undergoing rapid growth and development.

Actively under construction, is a 33-acre city Park neighboring the brand new fire station, as well as a 170-unit complex hosting a 55 and over community; Both with expected completion dates of 2025 and within walking distance of the BADGER HEIGHTS PLAZA. The area is expected to be the future home of 2 elementary schools, 1 middle school, and further amenities including an additional gas station, future dental clinics, medical offices, and destination retail.



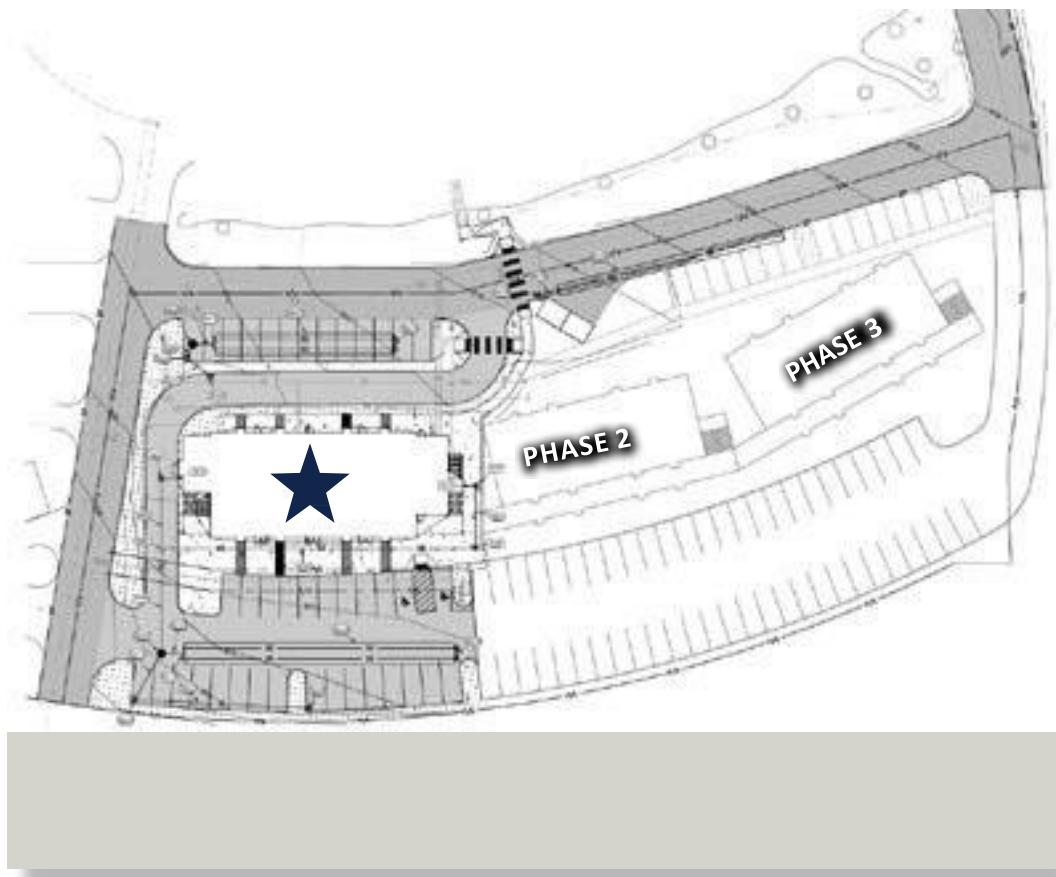
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\$27-30/SF/yr +NNN

Tenant Improvements (TI's) Available



LEASEABLE SF 10,636 sf

LAND AREA 2.02 AC

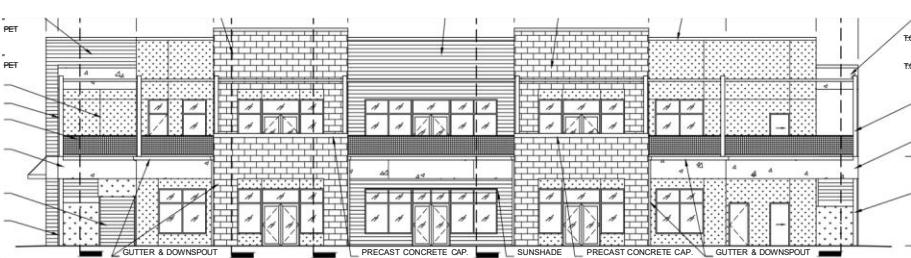
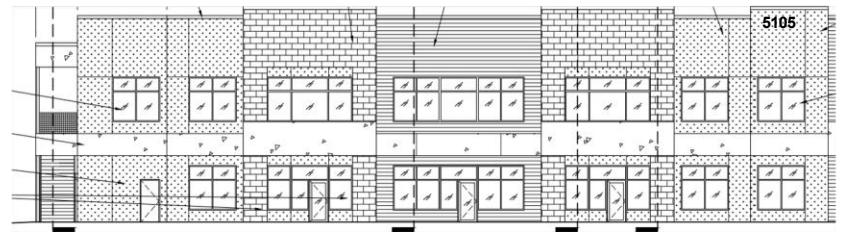
DELIVERY February 2025

SUITES 3-6

YEAR BUILT EST. 2025

PARKING +80 Spaces

ADDRESS 5069 Ava Way, Richland WA, 99352.



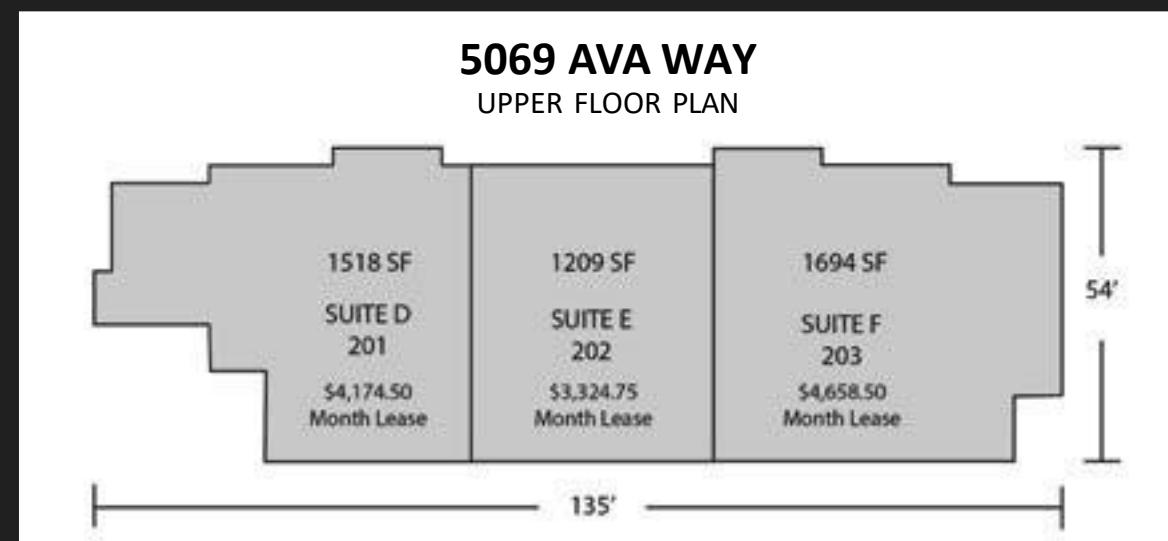
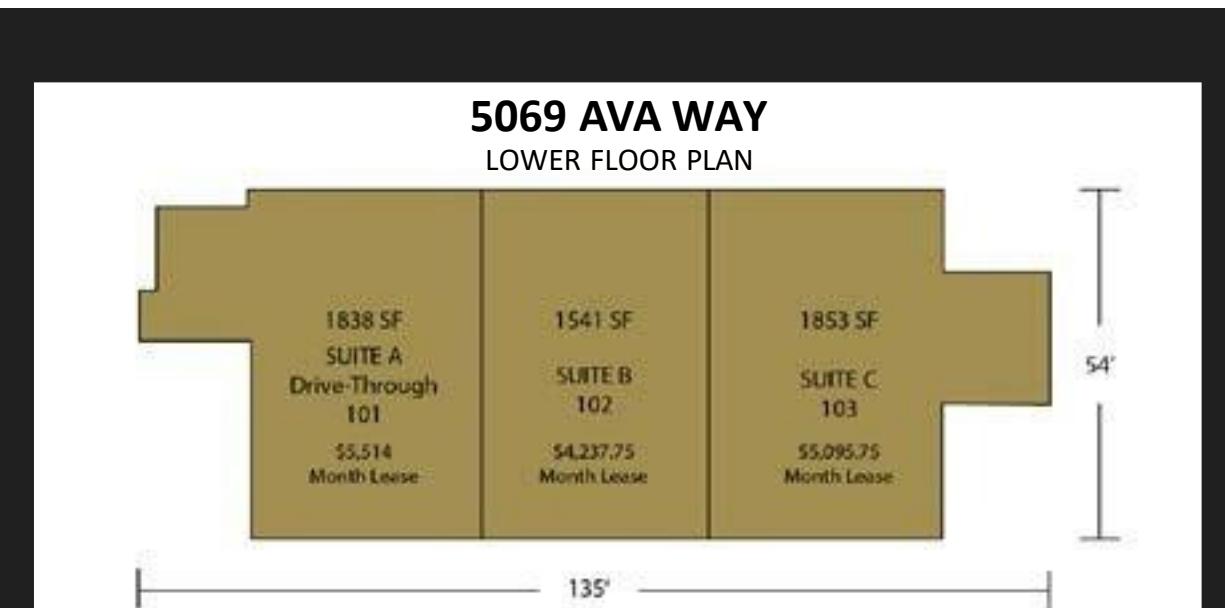
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Join early to ensure a built-to-fit retail suite!

Yearly Leasing Price Starting from
\$27 / sq. ft. + NNN \$7/ sq. ft.

- Up to 6 suite offerings
- Suites ranging from 1,209 sf and up to 10,636 sf.
- Upper or lower-level options
- Second floor suites offer scenic views
- One drive-through available
- Unique offering of retail/office mix
- Market leader opportunity
- Opportunity for corporate partners

Each Suite includes:

- 24-hour exterior security cameras
- Utilities Stubbed
- Electrical Panel (Installed)
- Rooftop HVAC Unit
- Under Slab Plumbing
- Customized Concrete Slab*

(Will be poured after 1st tenant designs utility layout)

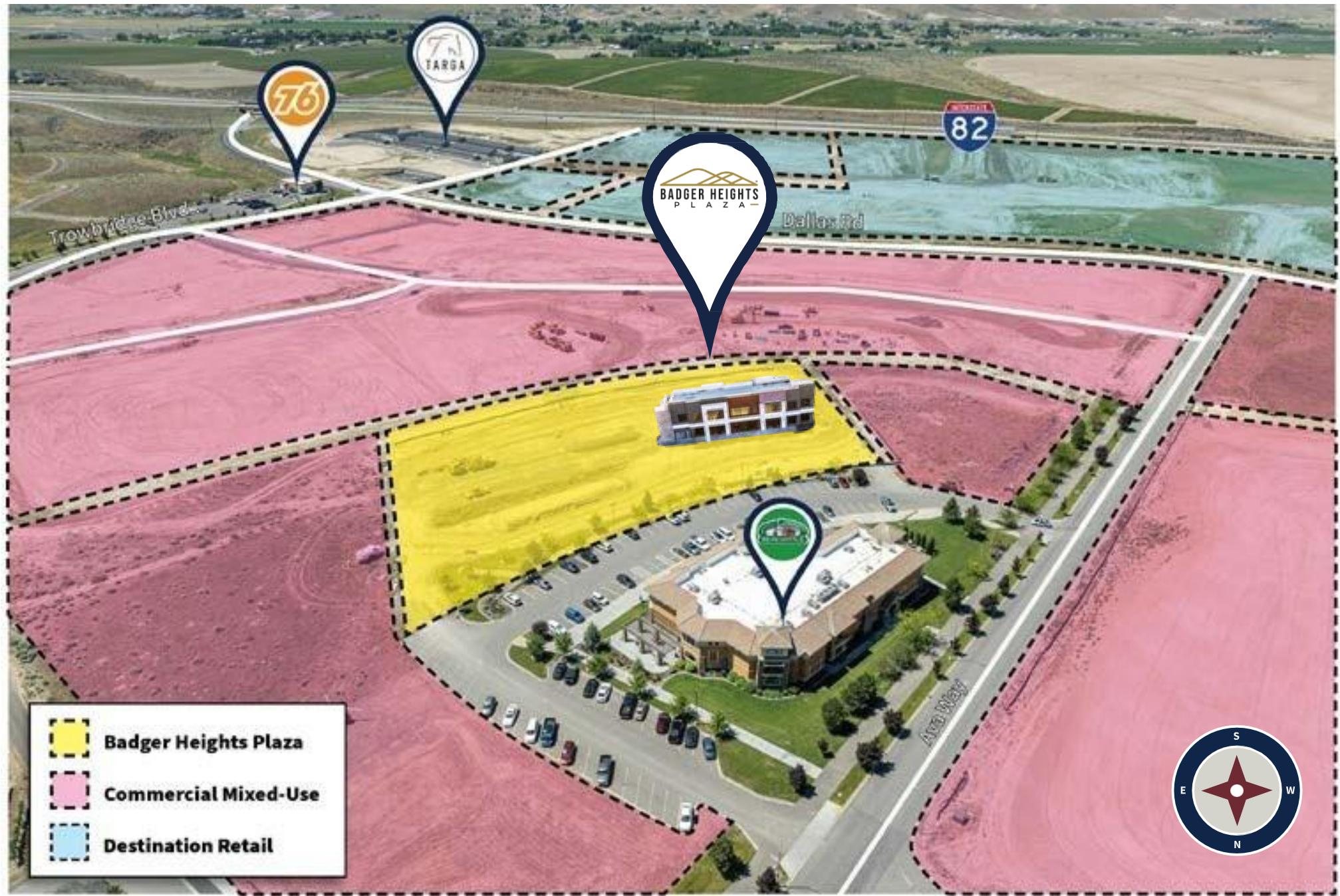


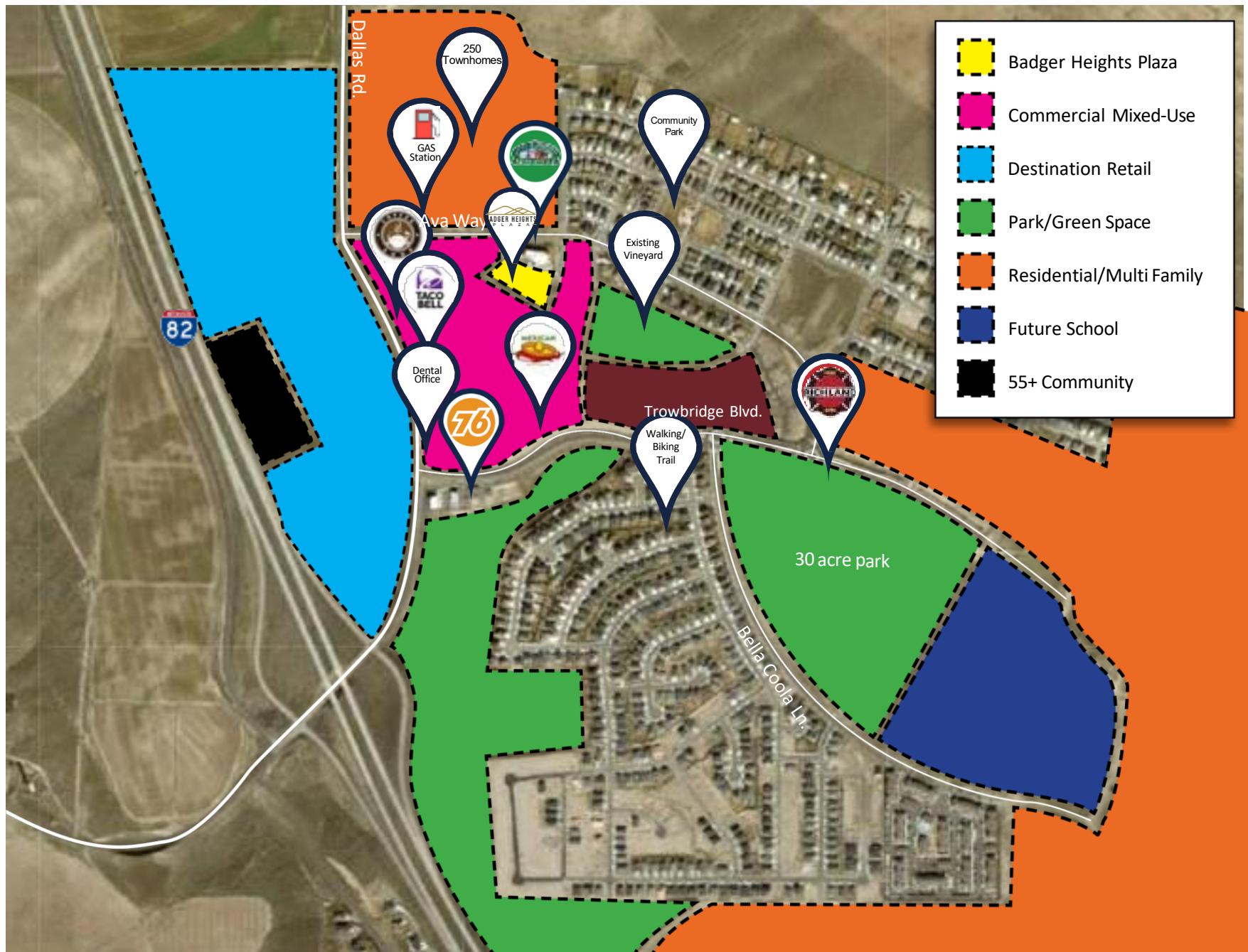
Drive-Through Suite

No Longer Available – Leased

Suites B & C

- Scalable between 1,331 and 1,865 Sq. Ft.
- \$30/SF + \$7/SF NNN
- Tenant improvement allowance negotiable*
- 3+ year term minimum

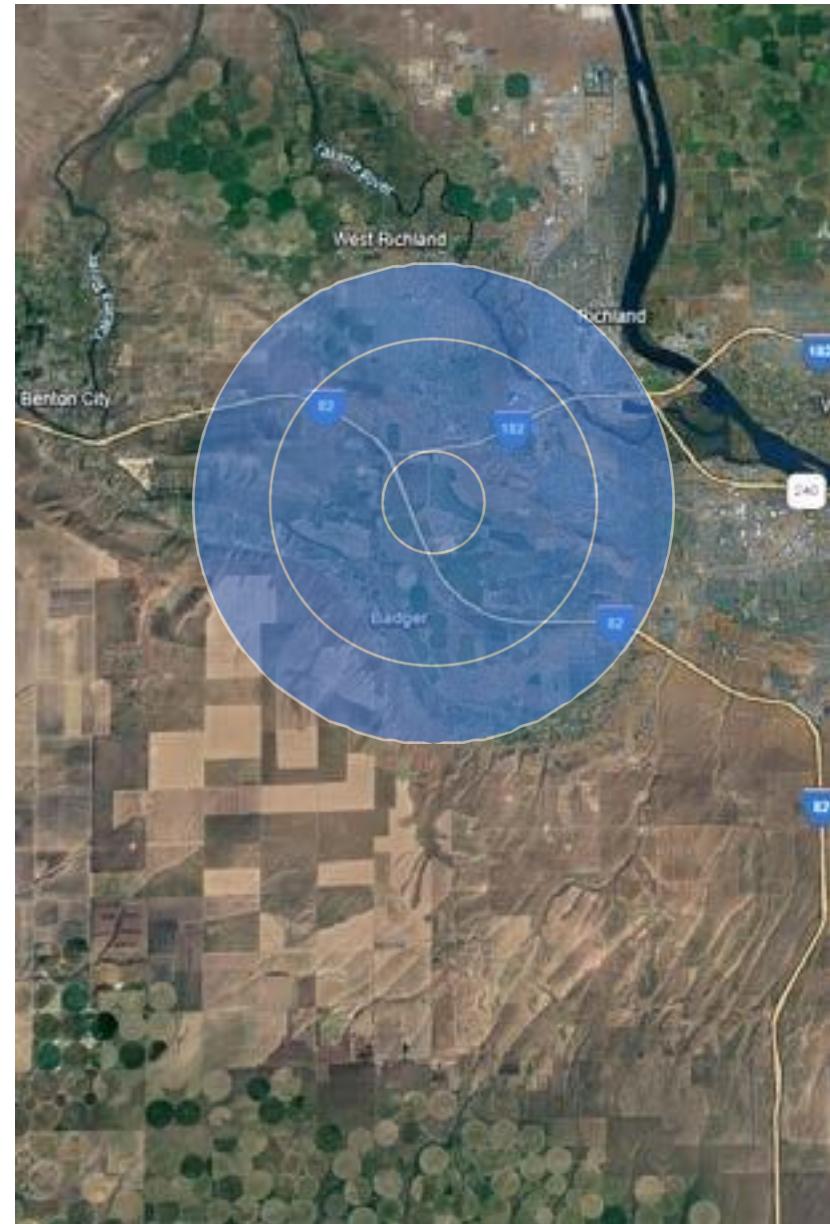








	1 MILE	3 MILE	5 MILE
2023 POPULATION	13,499	30,561	95,359
TOTAL DWELLINGS	4,749	11,322	38,414
ANNUAL GROWTH 2010-2023	150.43%	82.74%	43.84%
ANNUAL GROWTH 2023-2028	10.86%	8.47%	6.09%
MEDIAN AGE	42.2	41.4	38.4
BACHELOR'S DEGREE OR HIGHER	50.93%	54.36%	40.13%
AVG. HOUSEHOLD INCOME	\$178,060	\$172,463	\$126,023
MEDIAN HOUSEHOLD INCOME	\$154,430	\$145,072	\$105,727
DALLAS TRAFFIC COUNTS	5,251	9,633	N/A
I82 TRAFFIC COUNTS	12,000	26,000	27,130



EMPLOYER	EMPLOYEES	BUSINESS / SERVICE
<u>1. Batelle / PNNL</u>	5,300	Research & Development
<u>2. Kadlec Regional Medical Center</u>	3,800	Health Care
<u>3. Kennewick School District</u>	3,043	Education
<u>4. Lamb Weston</u>	3,000	Food Processing
<u>5. Washington River Protection Solutions</u>	2,336	Environmental Remediation
<u>6. Pasco School District</u>	2,700	Education
<u>7. First Fruits Farms</u>	2,200	Food Processing
<u>8. Richland School District</u>	2,200	Education
<u>9. Central Plateau Cleanup Company</u>	2,100	Environmental Remediation
<u>10. Bechtel National</u>	2,000	Engineering & Construction
<u>11. Hanford Mission Integration Solutions</u>	1,884	Support Services (DOE Site)
<u>12. Tyson Foods</u>	1,400	Food Processing
<u>13. Columbia Basin College</u>	1,244	Education
<u>14. Trios Health</u>	1,100	Health Care
<u>15. Energy Northwest</u>	1,000	Utilities





Richland and the Tri-Cities area of Washington present an exciting opportunity for commercial property investment.

The intersection of Dallas Rd and Ava Way in Richland, WA, is a thriving gateway to the rapidly expanding Badger Mountain South community and the Country Mercantile market. This area is becoming a hub for residential and commercial growth, driven by new housing developments that attract families and professionals. The proximity to major roads makes it a strategic location for retail businesses and services, as well as offering scenic views and easy access to outdoor activities.

Richland, part of the Tri-Cities, is one of Washington's fastest-growing regions, known for its strong economic ties to the Hanford Site and Pacific Northwest National Laboratory. These institutions drive a demand for businesses that serve the area's professionals. With its strong infrastructure, family-friendly environment, and pro-business local government, the area around Dallas Rd and Ava Way is set to become a key commercial zone, offering a prime opportunity for businesses looking to benefit from Richland's continued growth.





- Home to 95,000 residents within a 5 mile radius.
- Access to 4,749 households within a mile, with a high walkability factor.
- Access to over 35,000 vehicles through I-82, Dallas Rd, and Reata.
- High purchase power; 42% of households within a mile have a yearly income exceeding \$250,000.
- First and shortest TRI-CITIES highway stop for travelers from Pendleton/ Hermiston towards Seattle.
- Closest retail center with access to the valley community.
- Suites ranging from 1,209 to 10,636 Sq.Ft; providing opportunities for all business sizes.
- Tenant improvement allowance negotiable



*3D rendered interpretation. Model may have inaccuracies.



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Construction with **integrity** and **quality** in mind

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Commercial | Tenant Improvements

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PROJECT ARCHITECT AND
DESIGN TEAM LEAD FOR THE
NEW BADGER HEIGHTS PLAZA



COMMERCIAL 18 MUNICIPAL HEALTHCARE 18
MULTI-FAMILY HOUSING K-12 SCHOOLS 18
HIGHER EDUCATION

830 N COLUMBIA CENTER BLVD, SUITE E - KENNEWICK, WA 18 DESIGNWESTPA.COM 18 509.783.2244 established 1983

KENNEWICK 18 MERIDIAN 18 ONTARIO 18 PULLMAN 18 SPOKANE



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We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think its strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is extremely important to us, its what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.

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