



[www.bh-plaza.com](http://www.bh-plaza.com)

Badger Heights Plaza is located in the rapidly expanding Badger Mountain South corridor, one of the fastest-growing high-end residential areas in the Tri-Cities. Surrounded by over 14,000 residents and more than 4,700 households within one mile, the plaza benefits from strong neighborhood demand and continued residential growth.

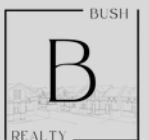
Positioned along Dallas Road with direct access to I-82, the site captures over 35,000 vehicles daily being the very first stop in the Tricities for travelers along the highway and sits adjacent to the popular Country Mercantile destination retail, bringing consistent local and regional traffic to the area.

With nearby amenities including the recently opened Taco Bell, expanding residential communities, and the planned schools and regional sports complex, Badger Heights Plaza represents the largest retail plaza serving Badger Mountain South, offering businesses the opportunity to establish a prominent presence in one of the region's most active growth corridors.



# AVAILABLE FOR LEASE

5069 AVA WAY, RICHLAND WA. | MLS# 286978



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Badger Heights Plaza is a modern two-story Class A commercial building designed to accommodate a mix of retail, restaurant, and professional office users.

The project consists of six suites ranging from approximately 1,221 to 9,729 square feet, with flexible layout options suitable for a variety of businesses. The two-story configuration allows select upper-level suites to benefit from balcony access and views of the surrounding Badger Mountain South community.

The building shell is complete and suites are ready for tenant improvement build-outs; Generous TI allowance packages are available allowing occupants to customize their spaces to meet operational needs.



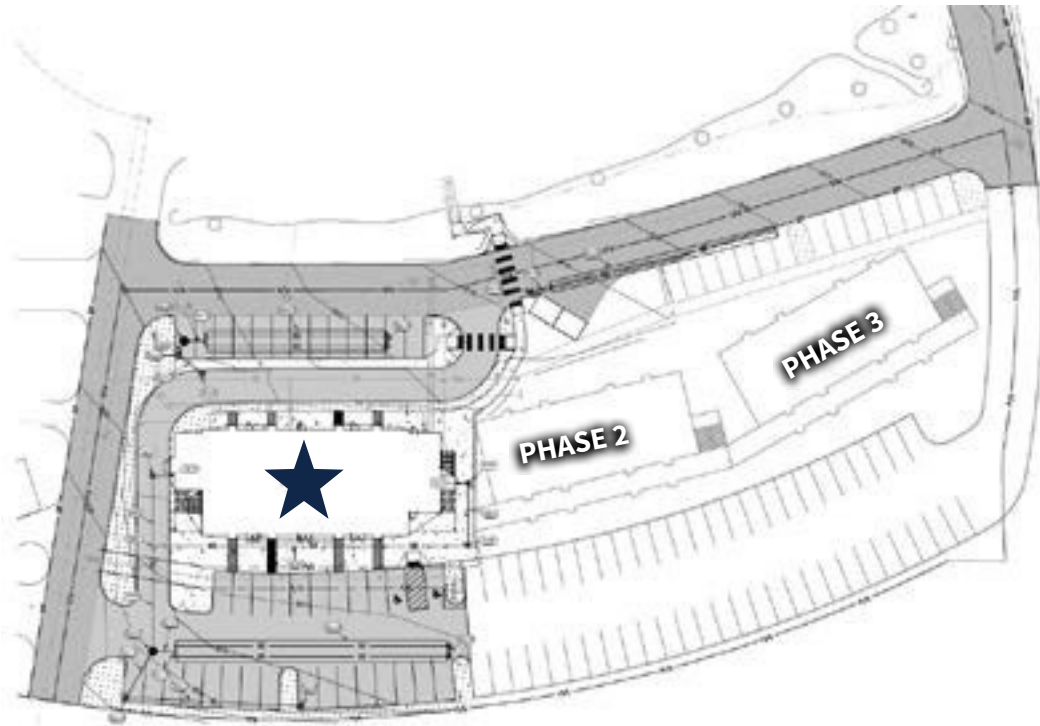
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\$27-29/SF/yr +NNN

Tenant Improvements (TI's) Available



**LEASEABLE SF** 9,729 sf

**LAND AREA** 2.02 AC

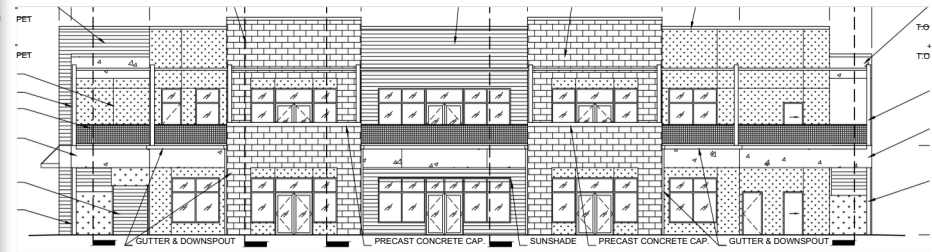
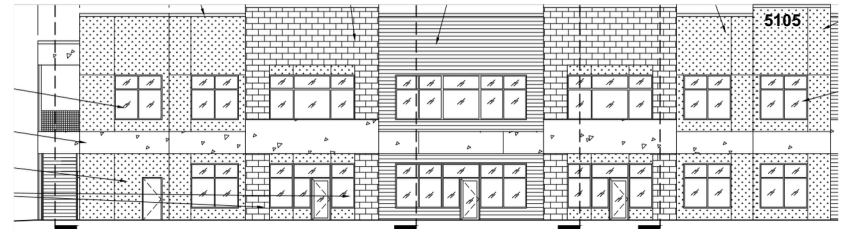
**DELIVERY** Complete

**SUITES** 6

**YEAR BUILT** 2025

**PARKING** 80+

**ADDRESS** 5069 Ava Way Richland WA





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

Yearly Lease Rate Starting From: \$27 / SF + NNN (\$7 / SF)  
 Monthly Lease Starting From: \$3,459.50\* (Including NNN)

Availability:

- 4 Suites Available
- Suites ranging from 1,221 SF up to 9,729 SF
- Upper and lower level suite options available
- Drive-through suite – Leased

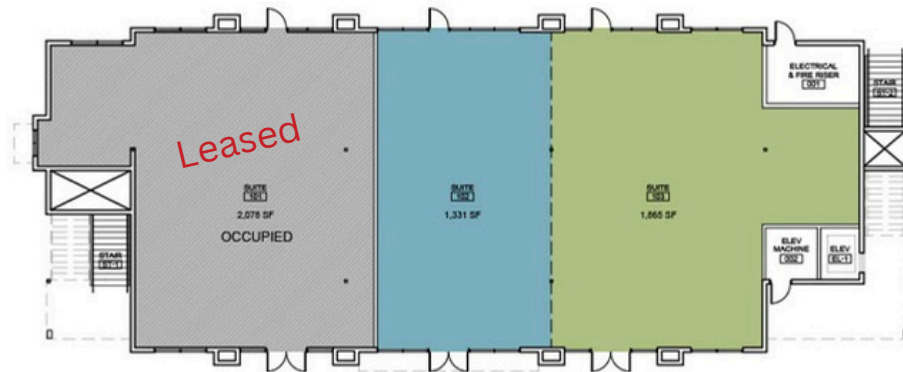
Building Features:

- Two-story building with second-floor suites offering scenic views
- Unique opportunity for a mix of retail and professional office users
- Strong positioning for regional or corporate tenants
- 24-hour exterior security cameras

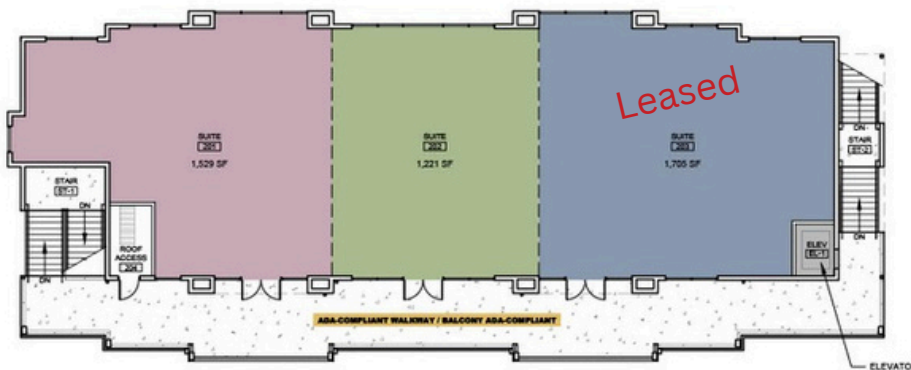
Suite Specifications:

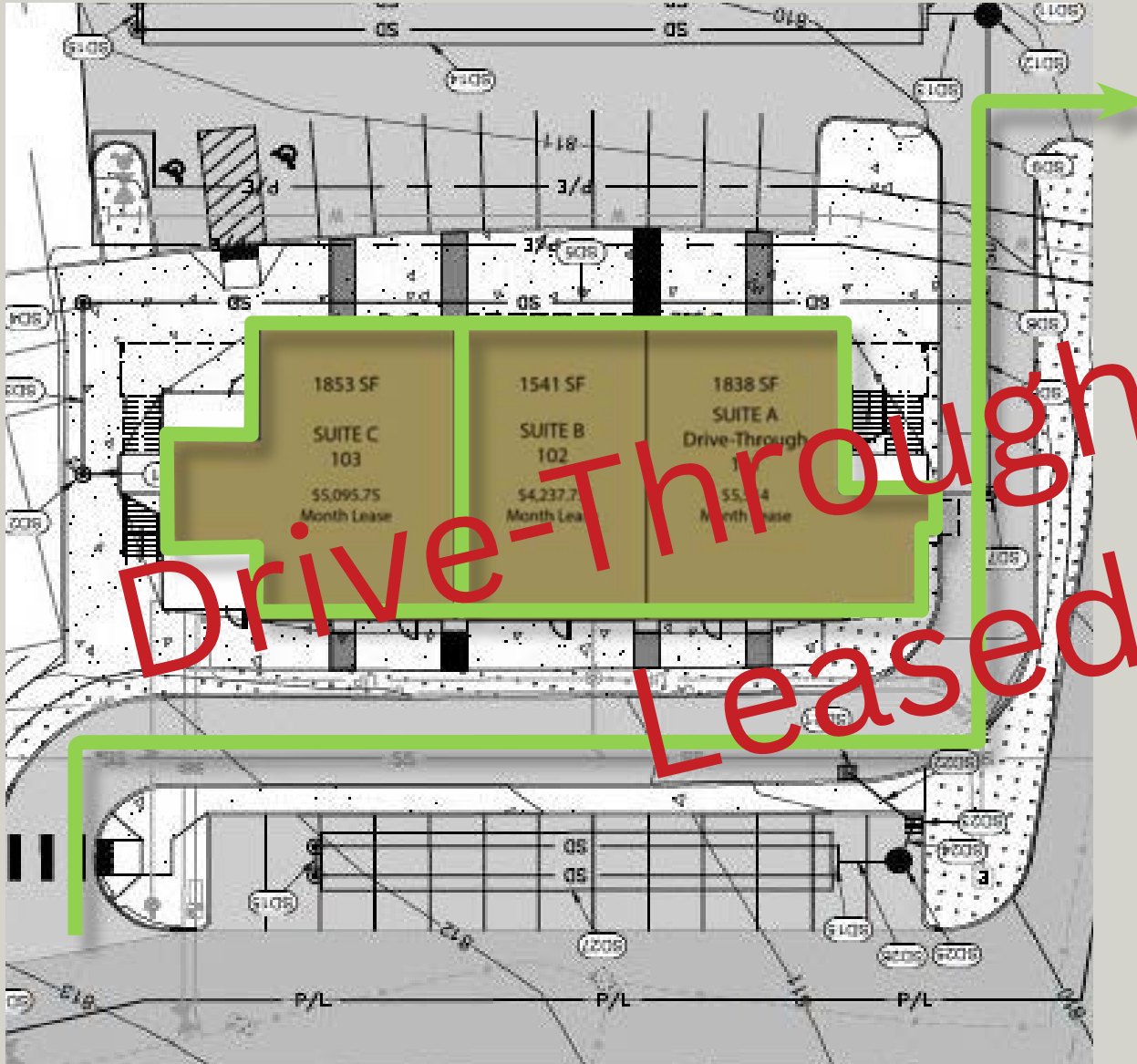
- Utilities stubbed to each suite
- Electrical panel installed
- Rooftop HVAC unit
- Demising walls in place
- Concrete slab to be poured following tenant utility layout design

**5069 AVA WAY**  
 LOWER FLOOR PLAN



**5069 AVA WAY**  
 UPPER FLOOR PLAN





## Drive-Through Suite

- +/- 3,379 SF
- \$30/SF
- Tenant improvement allowance negotiable
- 5 year term minimum

## Suite C

- +/- 1,853 SF
- \$27/SF
- Tenant improvement allowance negotiable
- 3+ year term minimum



### 1. Location & Growth

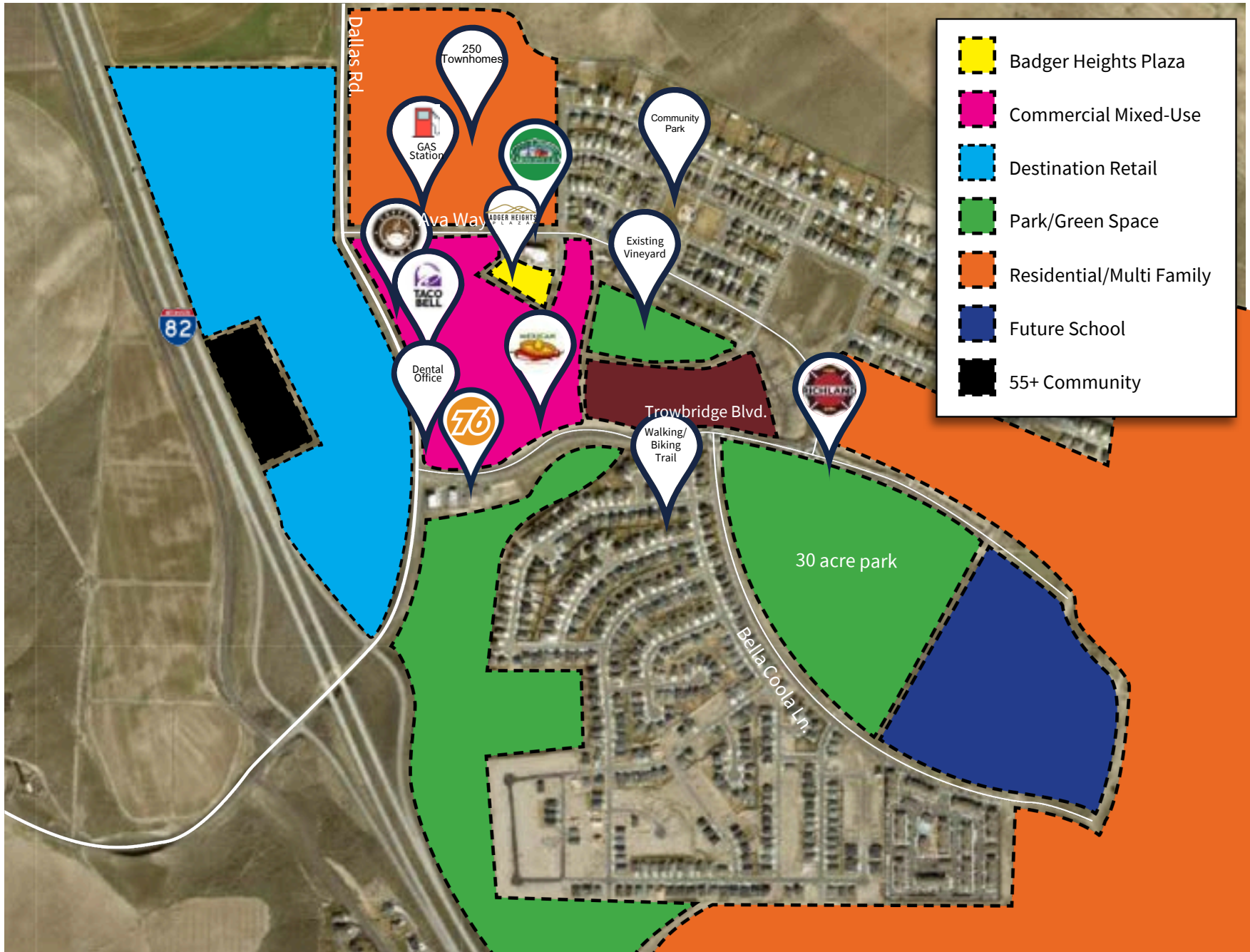
Badger Heights Plaza is positioned at the center of the rapidly expanding Badger Mountain South corridor, one of the fastest-growing residential areas in the Tri-Cities. The surrounding community continues to see strong residential expansion with thousands of newly delivered and under-construction homes supporting growing neighborhood demand. Located along the recently expanded Dallas Road corridor with direct access to I-82, the plaza benefits from increasing daily traffic and strong regional connectivity.

### 2. Established Infrastructure & Retail Momentum

The area surrounding Badger Heights Plaza continues to experience significant infrastructure and commercial investment. Nearby amenities include a newly constructed fire station, a 33-acre city park currently under development, the 170-unit Affinity active adult community, and multiple new residential neighborhoods within walking distance. The corridor is also supported by nearby retail including the recently opened Taco Bell, along with roadway improvements and four new roundabouts along Dallas Road designed to accommodate the area's continued growth.

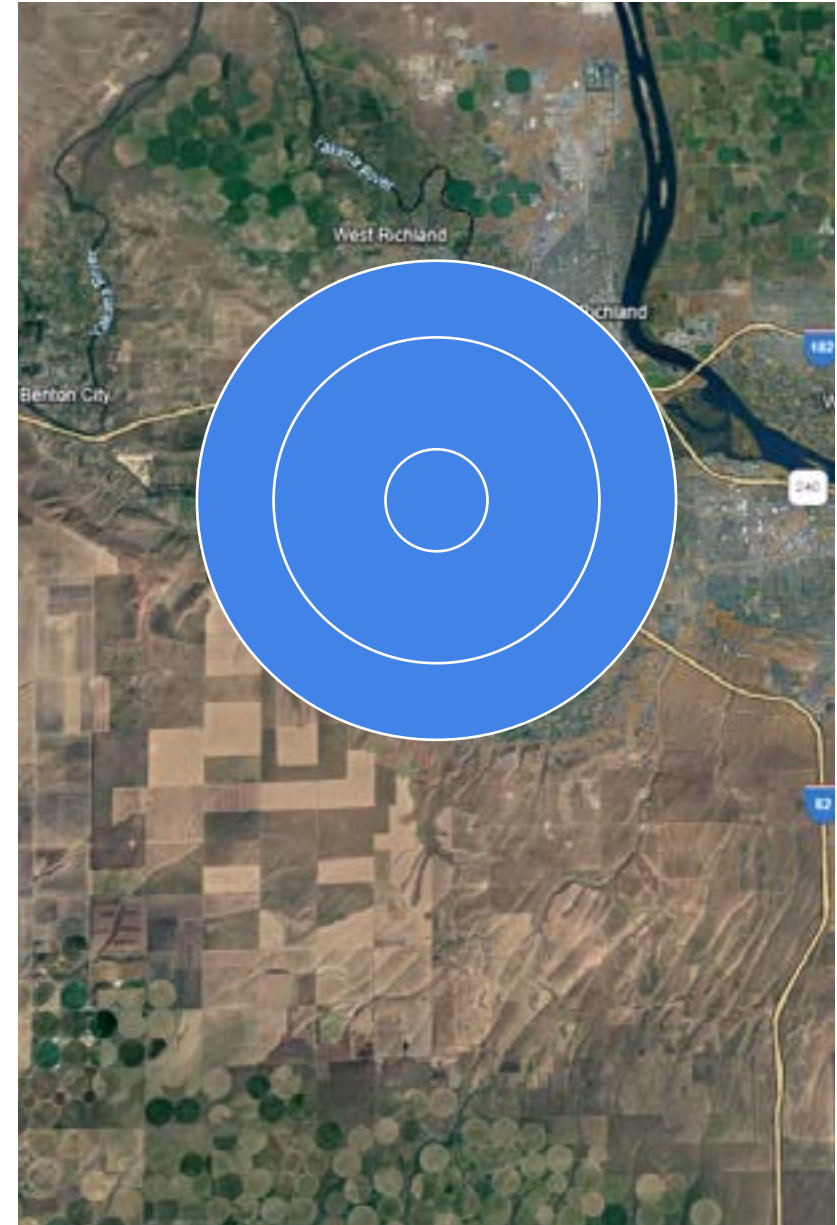
### 3. Long-Term Regional Catalyst

Future regional amenities further strengthen the long-term outlook for Badger Heights Plaza. Plans for two schools within 2 miles; a major Tri-Cities regional sports complex along Dallas Road; and additional neighborhood services—including medical, dental, and destination retail—are expected to attract visitors and support sustained commercial demand.





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



EMPLOYER	EMPLOYEES	BUSINESS / SERVICE
<b>1. Batelle / PNNL</b>	5,300	Research & Development
<b>2. Kadlec Regional Medical Center</b>	3,800	Health Care
<b>3. Kennewick School District</b>	3,043	Education
<b>4. Lamb Weston</b>	3,000	Food Processing
<b>5. Washington River Protection Solutions</b>	2,336	Environmental Remediation
<b>6. Pasco School District</b>	2,700	Education
<b>7. First Fruits Farms</b>	2,200	Food Processing
<b>8. Richland School District</b>	2,200	Education
<b>9. Central Plateau Cleanup Company</b>	2,100	Environmental Remediation
<b>10. Bechtel National</b>	2,000	Engineering & Construction
<b>11. Hanford Mission Integration Solutions</b>	1,884	Support Services (DOE Site)
<b>12. Tyson Foods</b>	1,400	Food Processing
<b>13. Columbia Basin College</b>	1,244	Education
<b>14. Trios Health</b>	1,100	Health Care
<b>15. Energy Northwest</b>	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 one mile, with strong neighborhood walkability.
- 35,000+ vehicles daily via I-82, Dallas Rd., and Reata Rd.
- High purchasing power — 42% of households within one mile earn over \$250,000 annually.
- First and shortest Tri-Cities highway stop for travelers from Pendleton/Hermiston toward Seattle.
- Closest retail center with direct access to the valley community.
- Suites ranging from approximately 1,221 SF to 9,729 SF available.
- Tenant improvement allowances available.





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



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

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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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