

RETAIL at FRED MEYER - RICHLAND

101 WELLSIAN WAY, RICHLAND, WA 99352



About The Property

- Fred Meyer Anchored Retail
- Located at the intersection of Wellsian Way and Aaron Dr, which carries a combined traffic count of 38,000 VPD
- Easy access to US-182 and WA-240
- Excellent Access and Parking
- Ideal Location for Restaurant and other Retail and Office Uses
- Outdoor Seating Area

RETAIL SPACE NEXT TO FRED MEYER AVAILABLE FOR LEASE

Royce Cottle
Vice President
+1 206-999-3483
rcottle@leibsohn.com

Ron Waldbaum
CEO
+1 425-586-4640
rwaldbaum@leibsohn.com

Tyler Jones
Vice President
+1 425-445-7550
tjones@leibsohn.com

LISTED BY  **Leibsohn & Company** **CBRE**

PROPERTY MANAGED BY

1045
LLC

RETAIL at FRED MEYER - RICHLAND

101 WELLSIAN WAY, RICHLAND, WA 99352



Property Description

- **Available Square Footage**
Unit A 1,240 SF
Unit B 1,067 SF
Unit E 1,198 SF
- **Lease Rate**
Call Brokers for Details
- **Zoning**
Small Convenience Center (SCC)

Royce Cottle
Vice President
+1 206-999-3483
rcottle@leibsohn.com

Ron Waldbaum
CEO
+1 425-586-4640
rwaldbaum@leibsohn.com

Tyler Jones
Vice President
+1 425-445-7550
tjones@leibsohn.com

LISTED BY  **Leibsohn & Company** **CBRE**

PROPERTY MANAGED BY



RETAIL at FRED MEYER - RICHLAND

101 WELLSIAN WAY, RICHLAND, WA 99352



Center Details

UNIT	TENANT	SQ. FT
A	AVAILABLE	1,240
B	AVAILABLE	1,067
C	Glamorous Nails	1,110
D	AVAILABLE	1,198
E	101 Dry Cleaners	1,209

Royce Cottle
Vice President
+1 206-999-3483
rcottle@leibsohn.com

Ron Waldbaum
CEO
+1 425-586-4640
rwaldbaum@leibsohn.com

Tyler Jones
Vice President
+1 425-445-7550
tjones@leibsohn.com

LISTED BY  **Leibsohn & Company** **CBRE**

PROPERTY MANAGED BY 

RETAIL at FRED MEYER - RICHLAND

101 WELLSIAN WAY, RICHLAND, WA 99352



2022 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
7,786	51,148	116,743

MEDIAN AGE

1 Mile	3 Miles	5 Miles
34.7	35.8	36.8

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
29.6%	26.0%	25.2%

MEDIAN HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$62,453	\$81,580	\$91,952

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
3,264	18,781	43,678

Royce Cottle
Vice President
+1 206-999-3483
rcottle@leibsohn.com

Ron Waldbaum
CEO
+1 425-586-4640
rwaldbaum@leibsohn.com

Tyler Jones
Vice President
+1 425-445-7550
tjones@leibsohn.com

LISTED BY  **Leibsohn & Company** **CBRE**

PROPERTY MANAGED BY  **1045 LLC**