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OFFERING MEMORANDUM

Badger Mountain South | 5105 Ava Way, Richland WA.



Prepared by StrickerCRE® | January 2024

strickerCRE.com

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“Badger Mountain South: Blending the Boundaries of Living and Shopping”

Seize a unique leasing opportunity in Badger Mountain South (BMS), Richland, a community experiencing significant growth over 13 years (150%). Situated in front of the busy Country Mercantile and accessible from Interstate 182 and N Dallas Road. The project, anticipated to break ground in April 2024, leads as the first of three Class A buildings in BMS, creating a busy and sustainable neighborhood Tenant Mix. This is an ideal spot for businesses aiming to establish a prominent presence in this area. The property features up to six suites, with suites ranging from 1,700 to 10,636 rentable square feet (rsf), catering to various business sizes and needs. This leasing opportunity is not just a space but a gateway to being part of the vibrant growth story of BMS. The building is a 2 Story and has ~5k SF floor plates which will have balconies and views of the expanding area. Other buildings such as Gas Stations, Dental Clinics, Future Medical offices are all planned for this upcoming year. The building is estimated to be delivered in 4th quarter of 2024.

PROPOSED SITE PLAN

2.02 acres | 3 buildings

\$30/SF/yr +NNN

TI'S AVAIABLE

LEASEABLE SF 10,636 sf

LAND AREA 2.02 AC

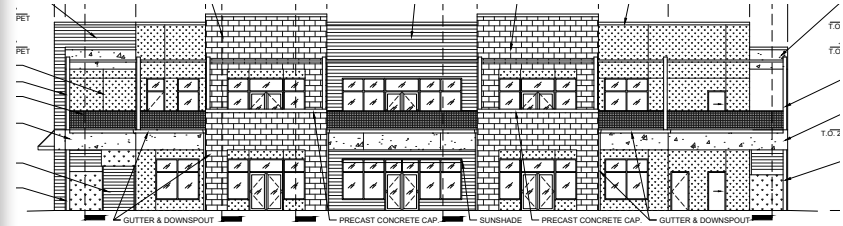
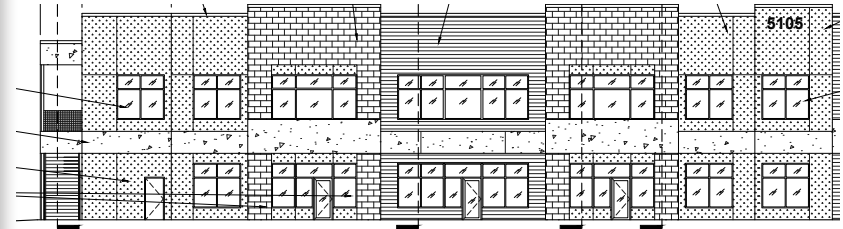
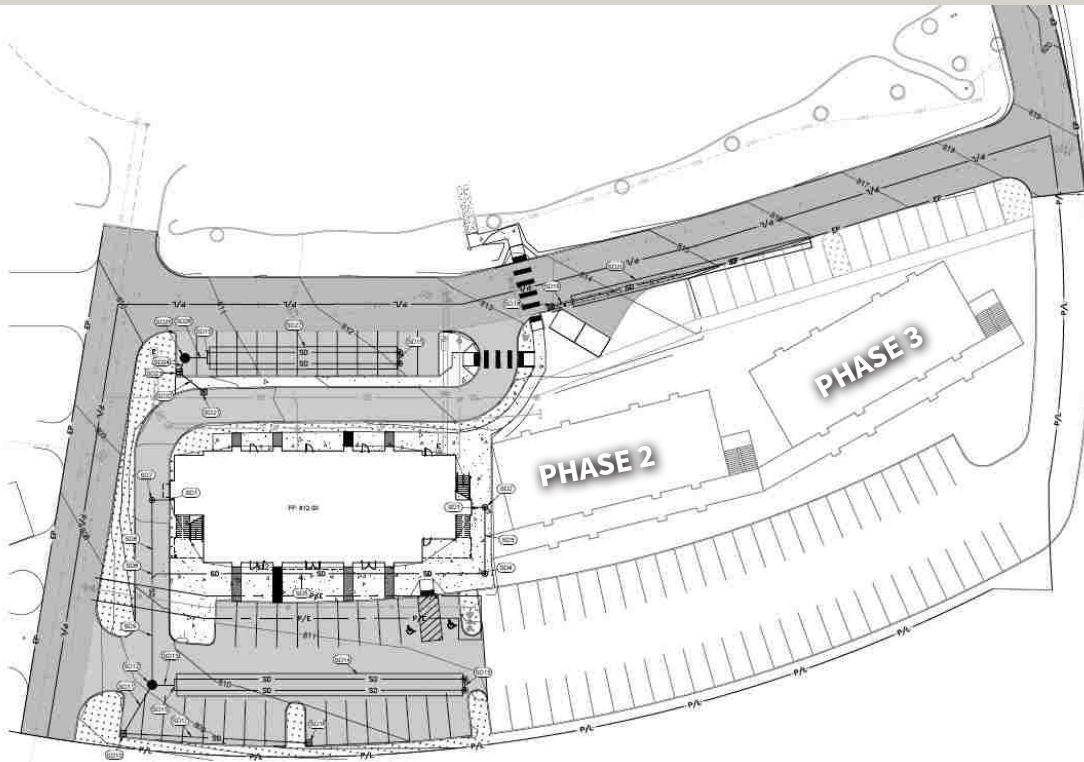
DELIVERY 4th quarter 2024

SUITES 3-6

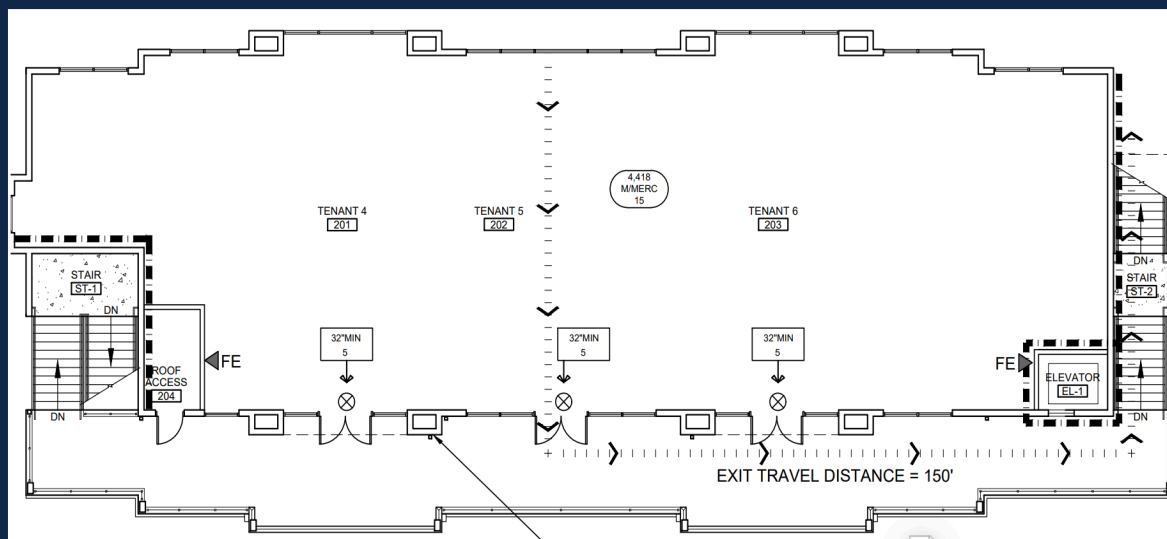
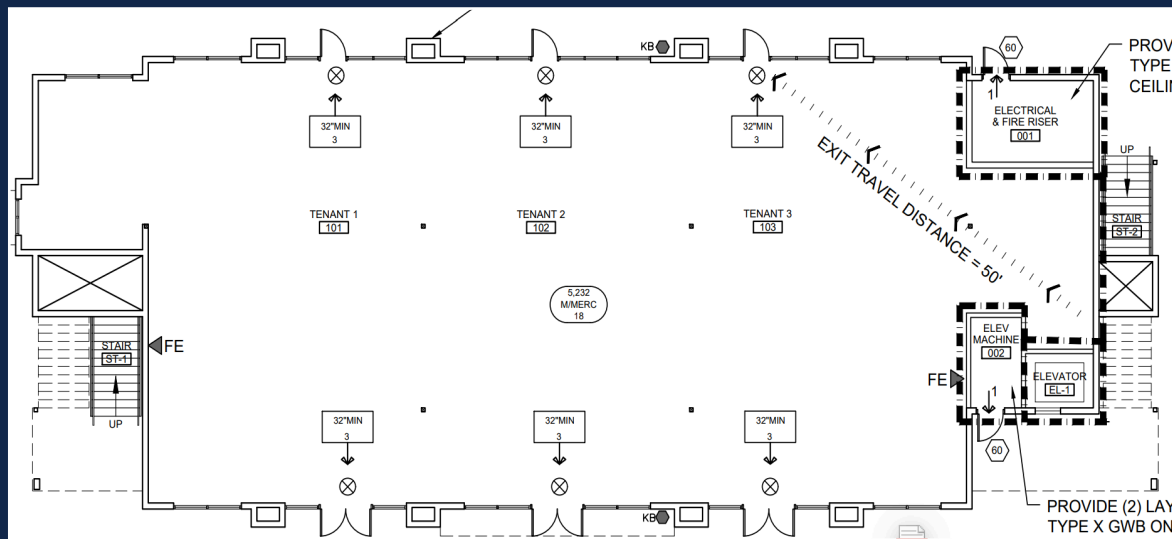
YEAR BUILT EST. 2024

PARKING +80 Spaces

ADDRESS 5105 Ava Way, Richland WA, 99352.



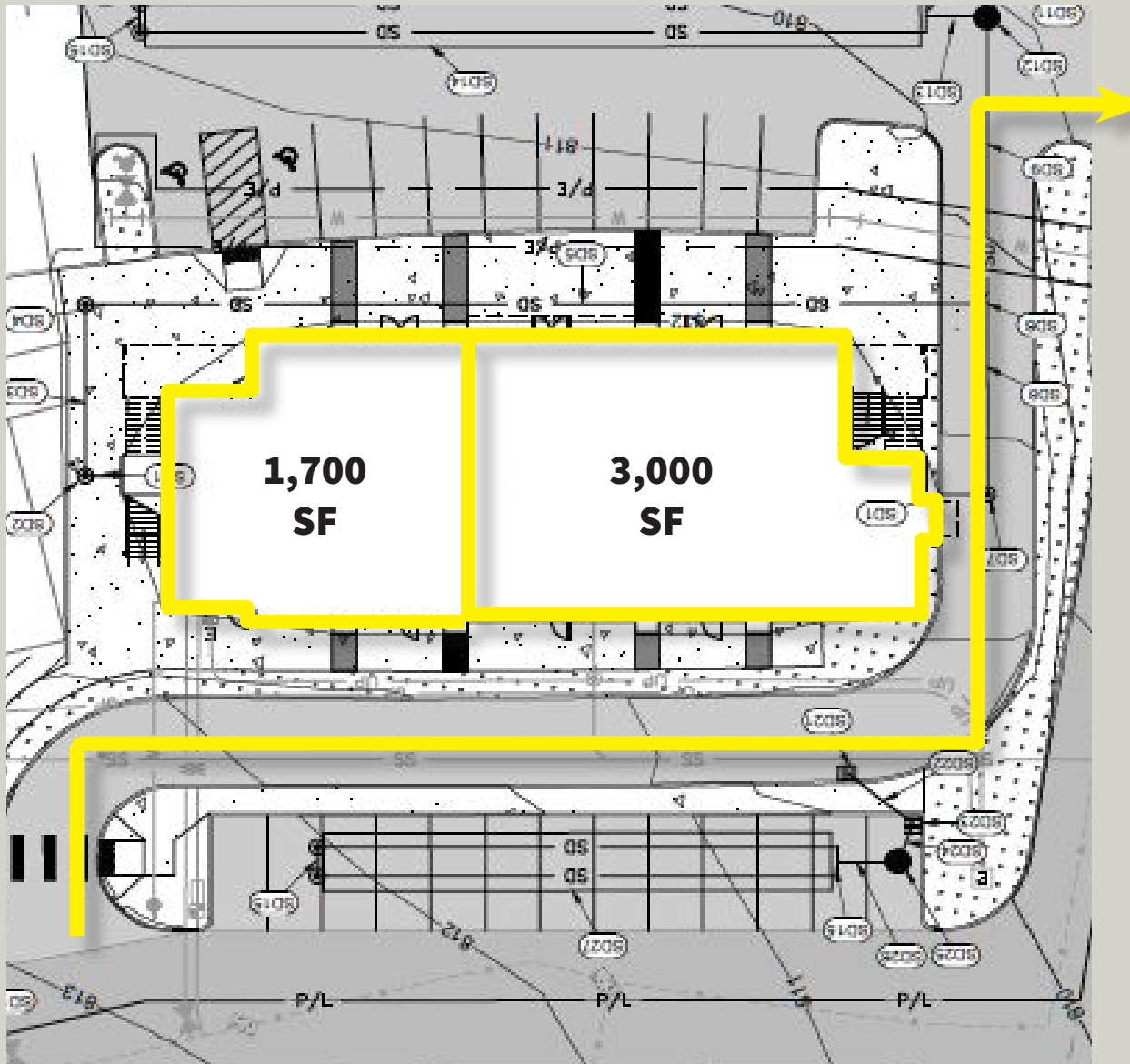
FIRST OF THREE CLASS A BUILDINGS



BE THE FIRST TO JOIN THE OPPORTUNITY!

- Up to 6 suite offering
- 3,000 sf space for lease
- 3,400 sf space for lease
- 5,300 sf space for lease
- Whole building, 10,636 sf
- Upper or lower level for lease
- Coffee with drive-through
- Unique offering of retail/ office mix
- First penetration to this market
- Opportunity for corporate partners
- Possible benefits to sign early

DRIVE THROUGH END CAP + SMALL SUITE



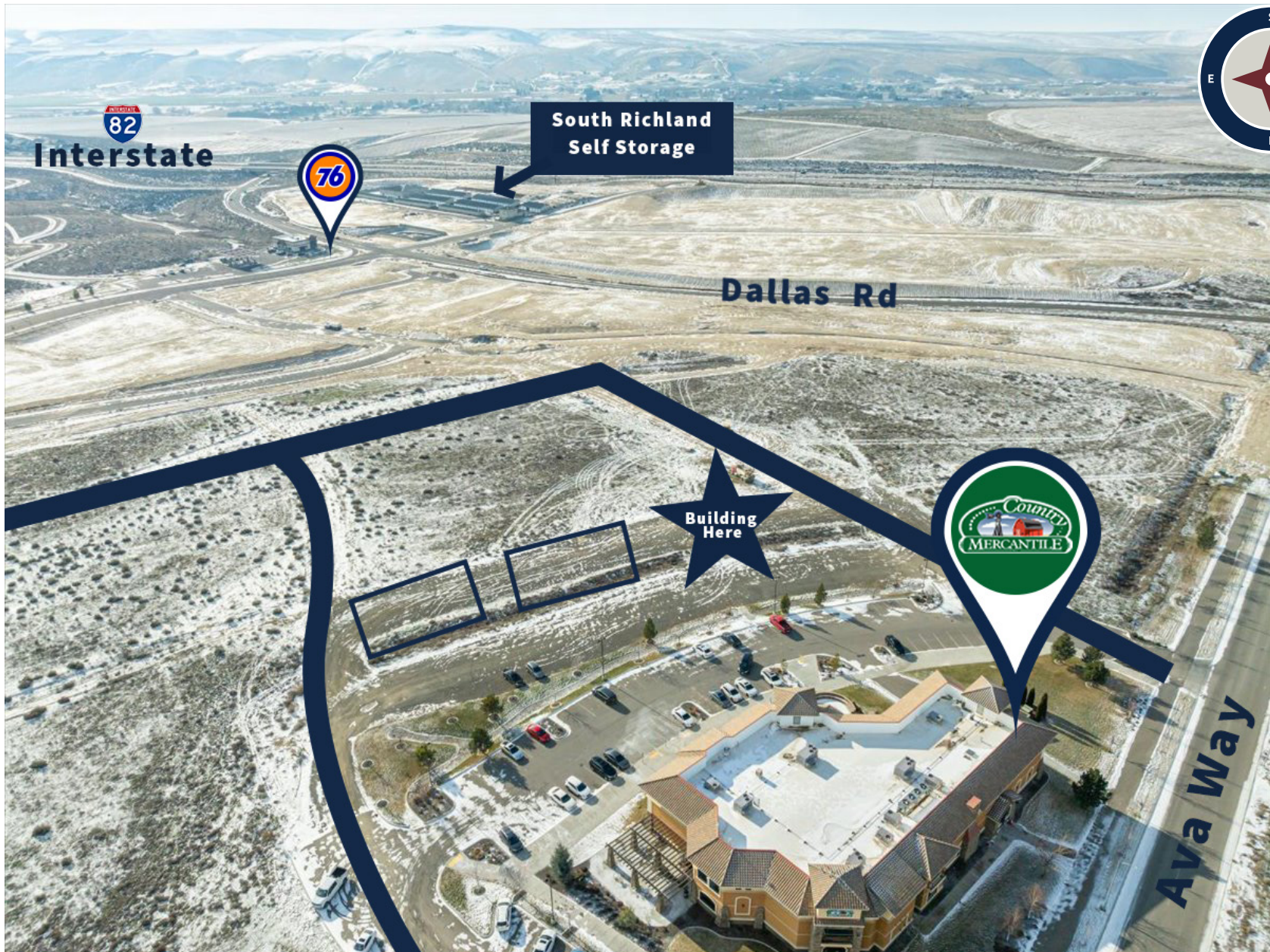
DRIVE-THROUGH/ END CAP

- 3,000 rsf
- \$30/sf
- Tenant improvements negotiable
- 3 year term minimum

SMALL SUITE

- Tenant improvements negotiable
- +/- 1,700 sf
- \$30/sf
- 3 year term minimum

LOCATION HIGHLIGHTS

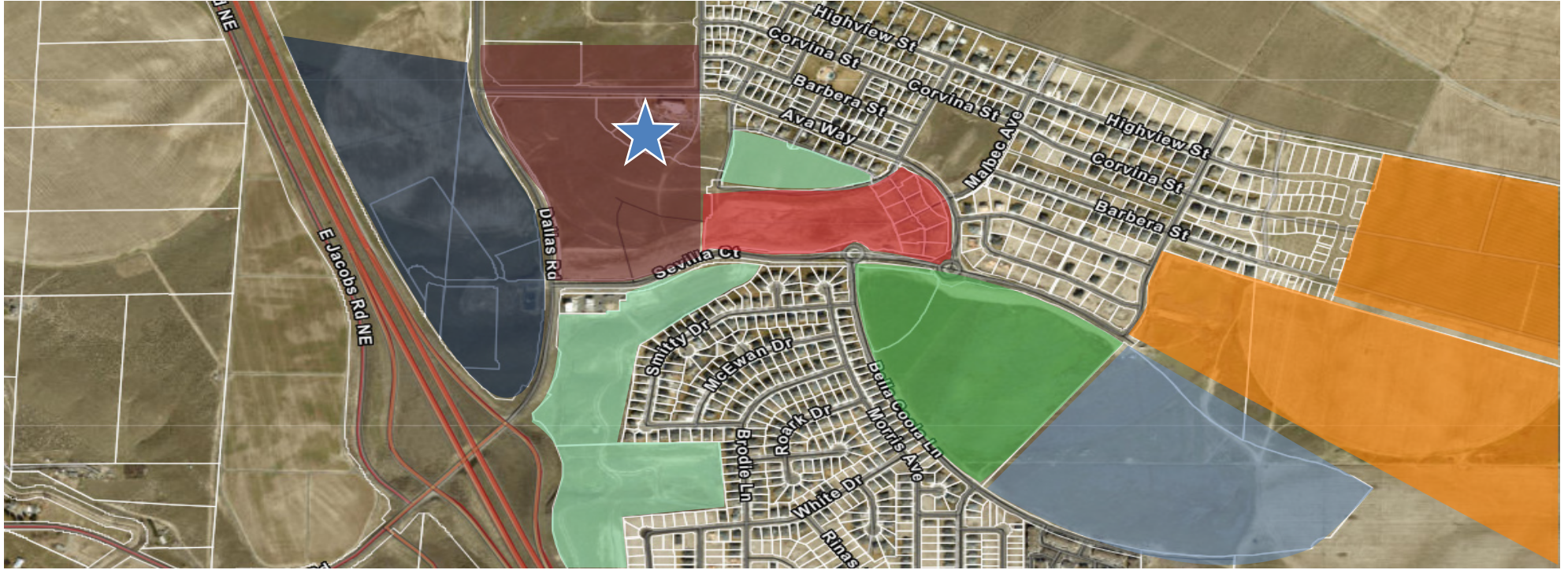


DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	2,349	17,428	69,663
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
182 TRAFFIC COUNTS	12,000	26,000	27,130



AREA PROJECTIONS



Building Location



160+ Multi-Family Homes

Designated Green/ Walking Space

Commercial Mixed Use

Proposed Wine Village

Destination Retail

Proposed High school/Middle School/Elementary School

30-acre park

Build to suite opportunity with generous Tenant Improvement allowance.

Community experiencing 150% growth in a short time frame.

Ideal for businesses with target population of <60,000 and household income of \$120,000.

Suites ranging from ~1,700 to 10,636 rsf, for opportunities for all business sizes

Possibility of additional benefits for signing early to ensure a spot



StrickerCRE® TEAM



Derrick Stricker, CCIM, SIOR
Designated Broker



Jazmine Murillo
Commercial Broker



Brie Baker
Licensed Broker Team Assistant



Julie DeNini
Property Manager



Not Shown

Jae Gomez
Creative Director

Kathleen Stricker
Consultant

Miles Thomas
Public Relations

Drew Moody
Operations

Varick Angel
PM Maintenance

Todd Tarr
Facilities