

# VINTNER SQUARE SHOPPING CENTER

NWC of Queensgate Drive & Duportail Street  
Richland, WA



## Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

SCOTT BOHRER  
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

# VINTNER SQUARE



**SHOP & PAD SPACE AVAILABLE**

A 340,000 square foot shopping center development at completion, anchored by a 125,000 square foot Target store, and located on the northwest corner of Duportail Street and Queensgate Drive with direct access via I-182. Vintner Square is in a high residential growth and affluent income area, conveniently located to serve Richland, West Richland, and Northern Kennewick.

## DEMOGRAPHICS



2-Mile	3-Mile	5-Mile
<b>21,762</b>	<b>45,093</b>	<b>99,389</b>
POPULATION		



2-Mile	3-Mile	5-Mile
<b>\$110,594</b>	<b>\$111,039</b>	<b>\$107,848</b>
AVG. HH INCOME		



**58,863**  
CITY OF RICHLAND POPULATION



**304,069**  
TRI-CITIES MSA POPULATION

## TRAFFIC COUNTS



**43,000 ADT**  
I-182 at QUEENSGATE DRIVE

**46,000 ADT**  
SR 240 at I-182 RAMP

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CITY OF RICHLAND  
POPULATION:  
58,863

DUPORTAIL DOWNTOWN  
EXTENSION

DUPORTAIL BRIDGE  
OPENED LATE 2020  
25,000 ADT PROJECTED

CITY CENTER  
PROFESSIONAL OFFICES

REGENCY PARK  
APARTMENTS  
228 UNITS

Hilton  
120 ROOMS

FAIRCHILD  
12 SCREEN CINEMA

# CITY AERIAL

# VINTNER SQUARE



## SITE PLAN

# VINTNER SQUARE

## FINAL SHOPPING CENTER PAD OPPORTUNITY

HARD CORNER PAD TO 350,000 SF POWER CENTER AVAILABLE FOR GROUND LEASE

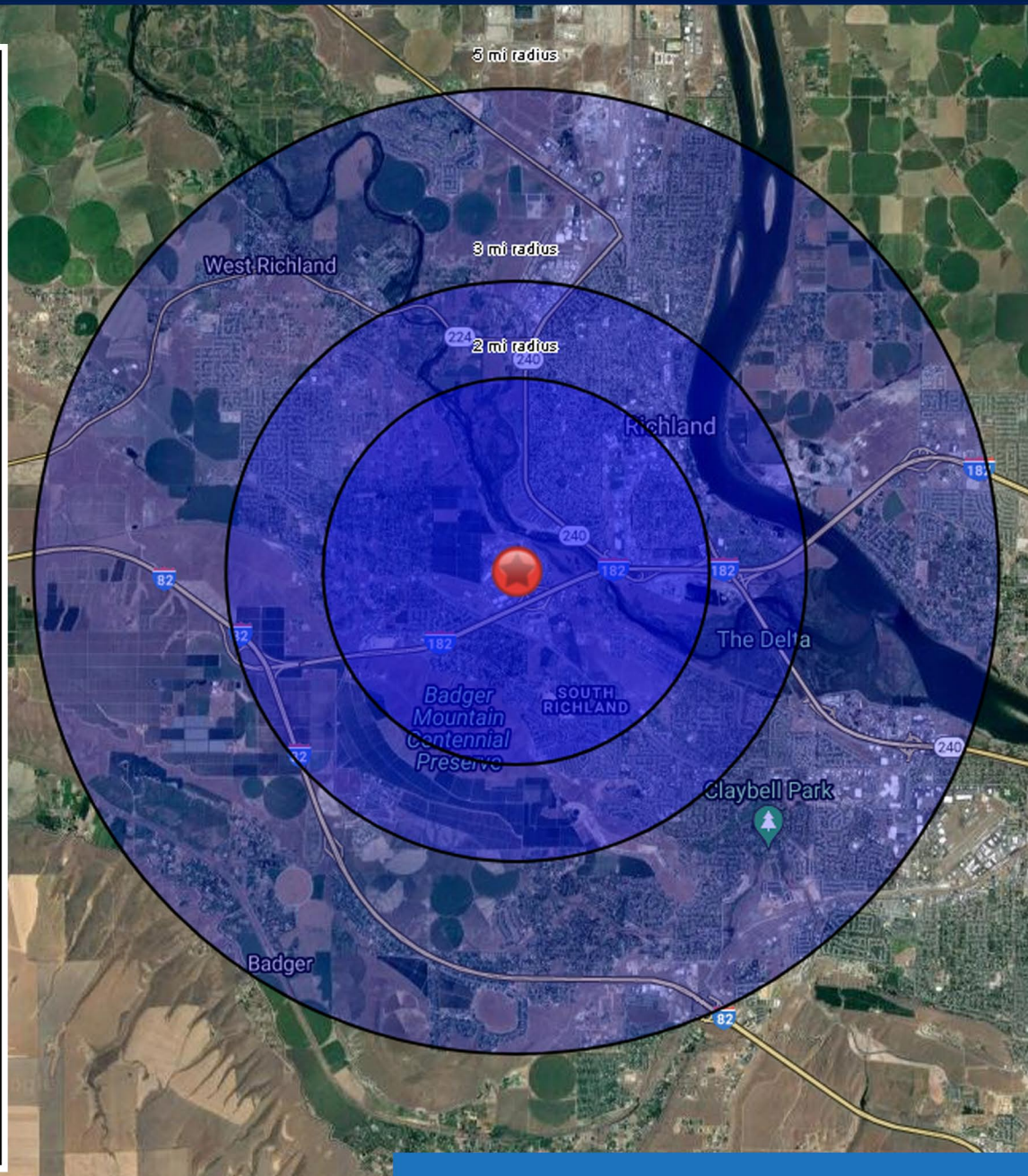


PAD 1

# VINTNER SQUARE

## SUMMARY PROFILE

	2 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2021 Estimated Population	21,762	45,093	99,389
	2026 Projected Population	23,789	49,310	108,534
	2010 Census Population	17,258	37,446	79,845
	2000 Census Population	13,275	28,892	58,681
	Projected Annual Growth 2021 to 2026	1.9%	1.9%	1.8%
	Historical Annual Growth 2000 to 2021	3.0%	2.7%	3.3%
	2021 Median Age	36.7	36.6	37.1
<b>HOUSEHOLDS</b>	2021 Estimated Households	8,345	17,050	38,424
	2026 Projected Households	9,071	18,578	42,019
	2010 Census Households	6,703	14,220	31,037
	2000 Census Households	5,188	10,915	22,611
	Projected Annual Growth 2021 to 2026	1.7%	1.8%	1.9%
	Historical Annual Growth 2000 to 2021	2.9%	2.7%	3.3%
<b>RACE AND ETHNICITY</b>	2021 Estimated White	82.4%	83.7%	82.3%
	2021 Estimated Black or African American	2.1%	2.0%	2.2%
	2021 Estimated Asian or Pacific Islander	4.8%	4.7%	4.7%
	2021 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
	2021 Estimated Other Races	9.5%	8.6%	9.8%
	2021 Estimated Hispanic	14.3%	13.8%	15.7%
<b>INCOME</b>	2021 Estimated Average Household Income	\$110,594	\$111,039	\$107,848
	2021 Estimated Median Household Income	\$93,844	\$96,164	\$94,021
	2021 Estimated Per Capita Income	\$42,449	\$42,037	\$41,804
<b>EDUCATION (AGE 25+)</b>	2021 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.7%	1.8%
	2021 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.2%	2.7%
	2021 Estimated High School Graduate	22.7%	21.0%	20.5%
	2021 Estimated Some College	23.6%	24.0%	23.8%
	2021 Estimated Associates Degree Only	9.8%	10.5%	10.9%
	2021 Estimated Bachelors Degree Only	22.7%	23.5%	23.8%
2021 Estimated Graduate Degree	16.7%	17.2%	16.5%	
<b>BUSINESS</b>	2021 Estimated Total Businesses	725	1,731	3,564
	2021 Estimated Total Employees	6,764	18,920	38,301
	2021 Estimated Employee Population per Business	9.3	10.9	10.7
	2021 Estimated Residential Population per Business	30.0	26.1	27.9



## DEMOGRAPHICS