

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

WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

VINTNER SQUARE



SPACE AVAILABLE FOR LEASE

Vintner Square is a 340,000 square foot shopping center anchored by a 125,000 s.f. Target store, and located on the northwest corner of Duportail Street and Queensgate Drive with direct access via I-182. The center is in a high residential growth and affluent income area, conveniently located to serve the Tri-Cities communities. The City of Richland continues to see significant economic growth, including a new Costco store behind Vintner Square, which will be constructed and open later this year.

DEMOGRAPHICS



2-Mile	3-Mile	5-Mile
20,338	47,109	102,370
POPULATION		



2-Mile	3-Mile	5-Mile
\$157,118	\$150,514	\$144,709
AVG. HH INCOME		



63,984
CITY OF RICHLAND POPULATION



315,913
TRI-CITIES MSA POPULATION

SITE

TRAFFIC COUNTS



59,007 ADT
I-182 at QUEENSGATE DRIVE
36,164 ADT
SR 240 at I-182 RAMP

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VINTNER SQUARE

CITY OF RICHLAND
POPULATION
65,984

36,164 ADT

DUPORTAIL BRIDGE
OPENED IN 2020 & 25,000 ADT PROJECTED

CITY CENTER
PROFESSIONAL OFFICES



QUEENSGATE DR.

VINTNER SQUARE



OPENING OCT. 2025

Kennedy Ra



59,007 ADT

240

240

182

182

12

CITY AERIAL

VINTNER SQUARE



SITE PLAN

VINTNER SQUARE

SUMMARY PROFILE

Richland, WA 99352

	2 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	20,338	47,109	102,370
2029 Projected Population	21,651	50,653	109,325
2020 Census Population	19,821	44,565	96,491
2010 Census Population	15,658	36,635	76,095
Projected Annual Growth 2024 to 2029	1.3%	1.5%	1.4%
Historical Annual Growth 2010 to 2024	2.1%	2.0%	2.5%
2024 Median Age	36.2	36.5	36.9
Households			
2024 Estimated Households	8,035	17,853	39,729
2029 Projected Households	8,705	19,521	43,137
2020 Census Households	7,517	16,521	36,879
2010 Census Households	6,056	13,799	29,706
Projected Annual Growth 2024 to 2029	1.7%	1.9%	1.7%
Historical Annual Growth 2010 to 2024	2.3%	2.1%	2.4%
Race and Ethnicity			
2024 Estimated White	75.8%	77.3%	75.0%
2024 Estimated Black or African American	2.0%	1.8%	1.9%
2024 Estimated Asian or Pacific Islander	4.9%	4.4%	4.5%
2024 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2024 Estimated Other Races	16.5%	15.7%	17.8%
2024 Estimated Hispanic	21.3%	20.7%	23.1%
Income			
2024 Estimated Average Household Income	\$157,118	\$150,514	\$144,709
2024 Estimated Median Household Income	\$124,232	\$120,211	\$113,549
2024 Estimated Per Capita Income	\$62,137	\$57,129	\$56,221
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.9%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.4%	2.9%
2024 Estimated High School Graduate	16.9%	18.0%	18.4%
2024 Estimated Some College	23.2%	22.4%	21.9%
2024 Estimated Associates Degree Only	10.1%	10.4%	10.6%
2024 Estimated Bachelors Degree Only	26.0%	25.3%	25.3%
2024 Estimated Graduate Degree	19.9%	19.7%	18.9%
Business			
2024 Estimated Total Businesses	635	1,667	3,443
2024 Estimated Total Employees	4,801	15,578	32,424
2024 Estimated Employee Population per Business	7.6	9.3	9.4
2024 Estimated Residential Population per Business	32.0	28.3	29.7

