

West of Rd. 68 On Burden Blvd.

Pasco, WA 99301

Property Features

- Pad Site(s) Available Between Lowe's and Walmart
- 11.7 Acre Site Available
- Pad Site Opportunities
- All Utilities Available to the Sites
- Perfect Location For A Lodging Site
- Excellent I-182 Access Visibility
- 26th Fastest Growing Metro Area in the Nation

• Neighboring Tenants:

Lowe's
Jack in the Box
Sonic Drive-In
Walmart
Yoke's Fresh Market
Columbia Bank
Holiday Inn Express
TRAC Center Event Venue
Gesa Stadium
Bush Car Wash
Fairchild Cinemas
IHOP
Petco
Aspen Dental

- Owner is a licensed Real Estate Broker in Washington State



For Lease or
Build-to-Suit
Pasco Development
Pad Sites

For more information, Contact: **David R. Black**

+1 509 623 1000
dblack@naiblack.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



Black Commercial, Inc.
801 W Riverside Ave, Suite 300
Spokane, WA 99201
+1 509 623 1000
naiblack.com

SITE DATA

SITE AREA	15.26 AC
USE	
RETAIL A & B	12.61 AC
OUTLOT # 1	0.88 AC
OUTLOT # 2	0.88 AC
OUTLOT # 3	0.89 AC
TOTAL	15.26 AC

BUILDING DATA

RETAIL A	98,165 SF
RETAIL B	34,225 SF
TOTAL	132,390 SF

PARKING DATA

PARKING PROVIDED	
STANDARD STALLS (9' x 19')	574 STALLS
ACCESSIBLE STALLS	12 STALLS
TOTAL	586 STALLS

PARKING RATIO = 4.4 PER 1,000 SF
 REQUIRED PARKING RATIO = 3.33 PER 1,000 SF

NOTES:

1. DRAWN WITHOUT BENEFIT OF SURVEY



**11.7 Acre
 Retail/Lodging
 Development Site**



No.	Date	By	Revision Description

Designed By:	Issue Date:
DC	4-10-2008
Drawn By:	CONCEPT
DC	
Checked By:	Project No:
WTF	

PACLAND
 1505 Westlake Ave., N.
 Suite 305
 Seattle, WA 98109
 T (206) 522-9510
 F (206) 522-8344
 www.pacland.com

CONCEPTUAL SITE PLAN

BLACK DEVELOPMENT
 BURDEN BLVD
 PASCO, WASHINGTON

CC-1

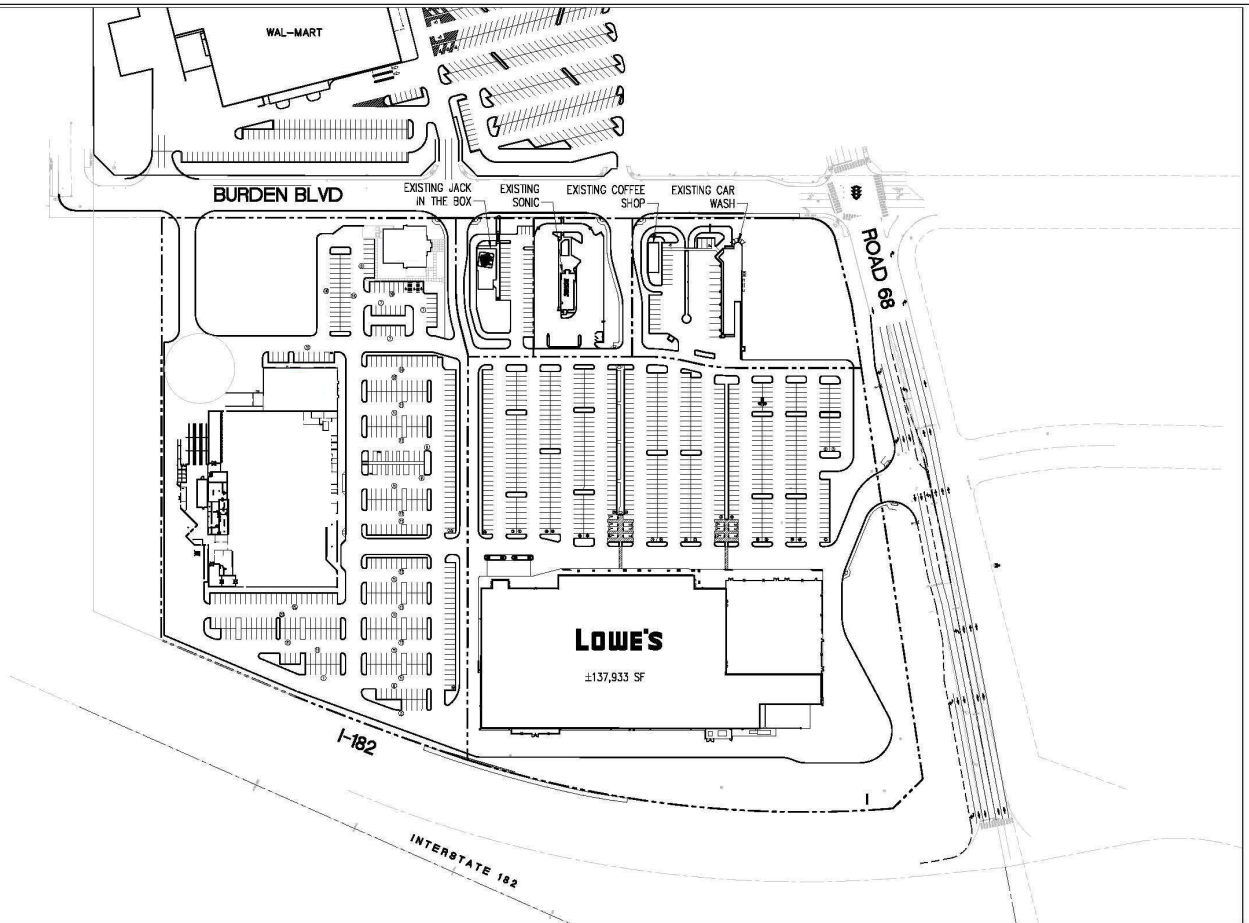
BUILDING DATA

± 85,000 SF
 ±11,500 SF
 ±6,500 SF

TOTAL ±103,000 SF

PARKING DATA

	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	283
PROVIDED	3.5 STALLS PER 1000 SF	301
	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	39
PROVIDED	3.3 STALLS PER 1000 SF	39
	RATIO	STALLS
REQUIRED	10 STALLS PER 1000 SF	65
PROVIDED	10.9 STALLS PER 1000 SF	71



1505 Westlake Ave. N.
 Suite 305
 Seattle, WA 98109
 T (206) 522-9510
 F (206) 522-8344
 www.PacLand.com

BLACK DEVELOPMENT - BURDEN BLVD/ROAD 68

PASCO, WA

PROPOSED SITE PLAN

SCALE: N.T.S.

11-18-2015

EXHIBIT A

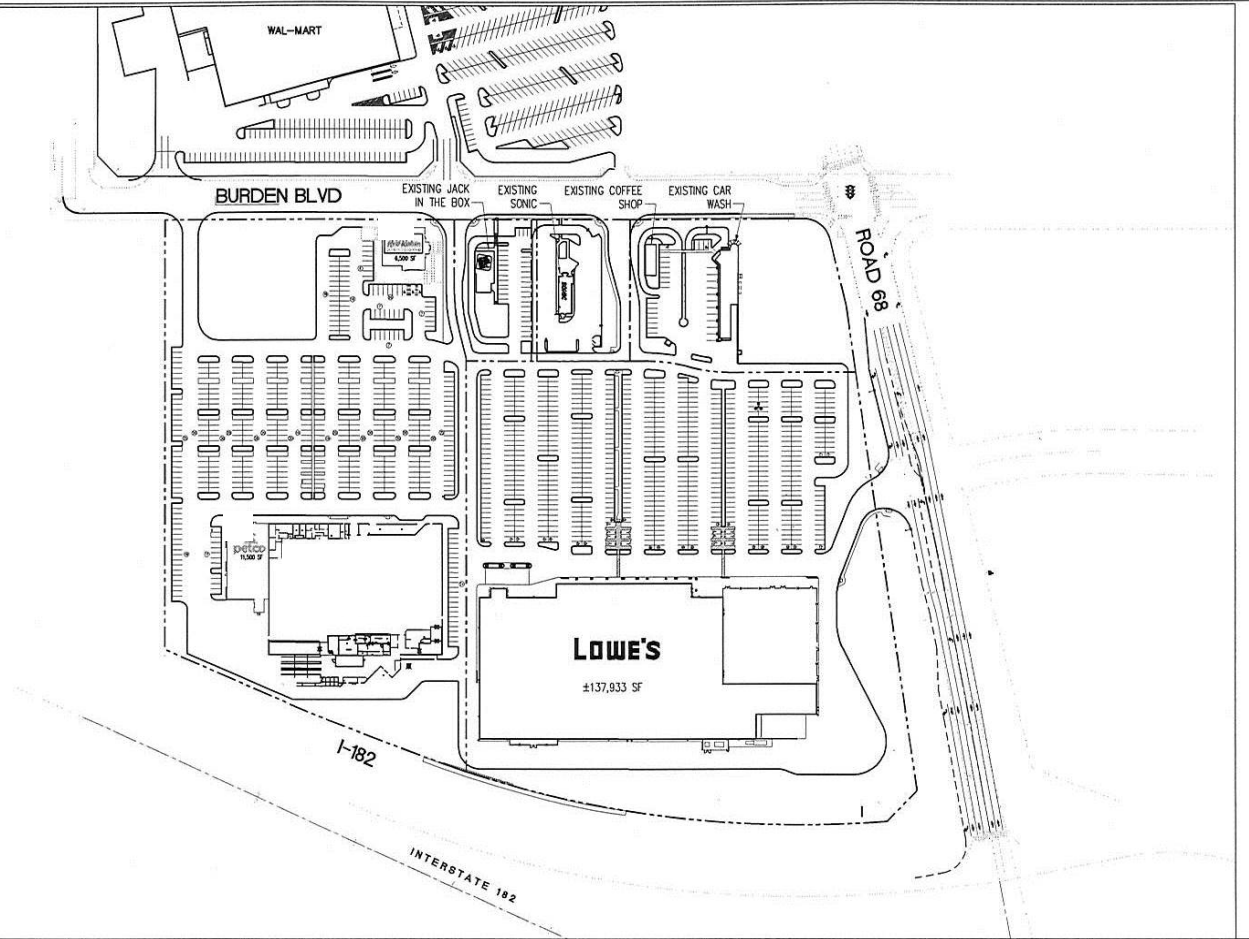
BUILDING DATA

± 85,000 SF
 ±11,500 SF
 ±6,500 SF

TOTAL ±103,000 SF

PARKING DATA

	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	283
PROVIDED	4.0 STALLS PER 1000 SF	343
	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	39
PROVIDED	3.3 STALLS PER 1000 SF	39
RED ROBIN	RATIO	STALLS
REQUIRED	10 STALLS PER 1000 SF	65
PROVIDED	10.9 STALLS PER 1000 SF	71



1505 Westlake Ave. N. T (206) 522-9510
 Suite 305 F (206) 522-8344
 Seattle, WA 98109 www.PACLAND.COM

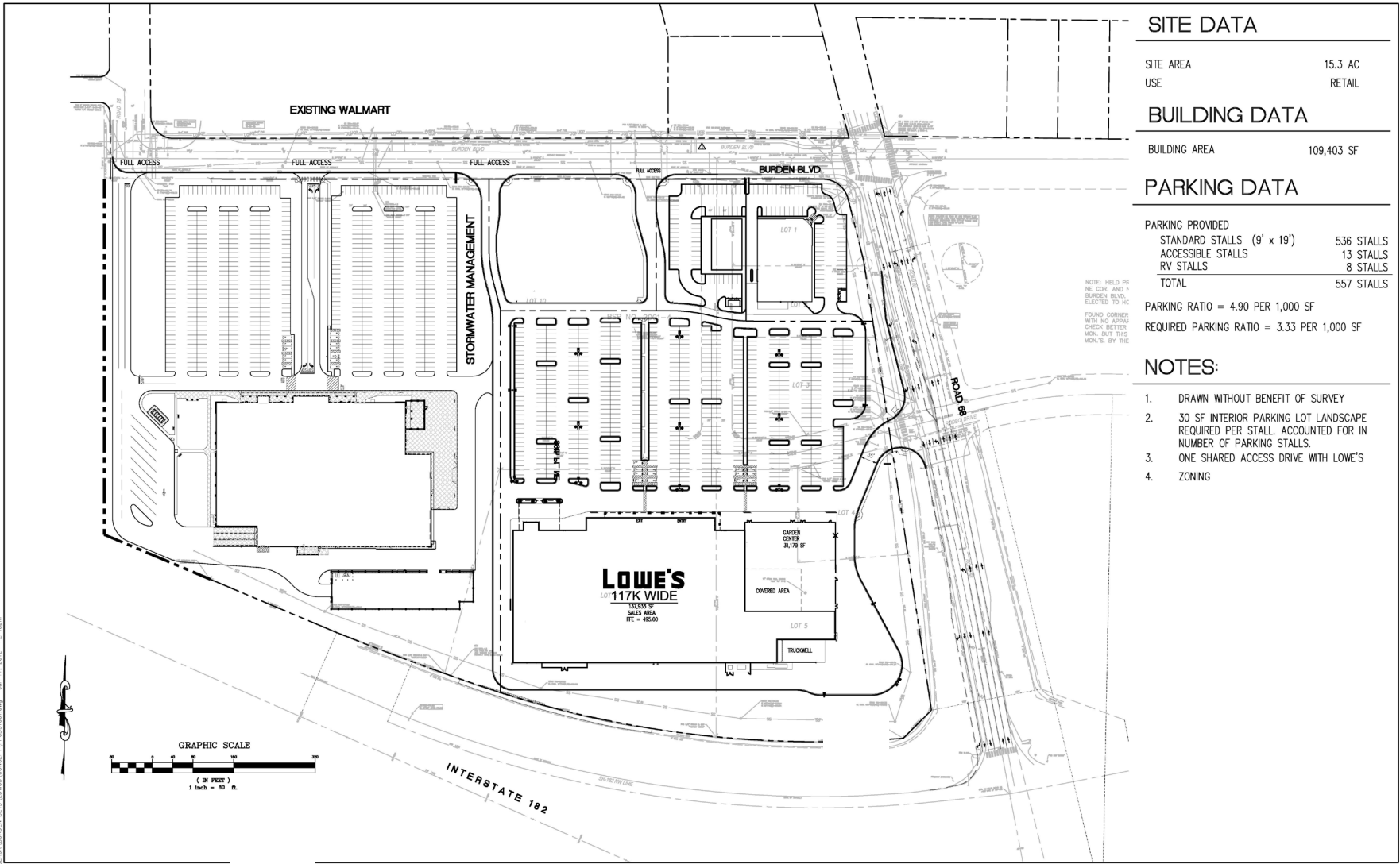
BLACK DEVELOPMENT - BURDEN BLVD/ROAD 68 PASCO, WA

SCALE: N.T.S.

PROPOSED SITE PLAN

11-17-2015

EXHIBIT A



SITE DATA

SITE AREA	15.3 AC
USE	RETAIL

BUILDING DATA

BUILDING AREA	109,403 SF
---------------	------------

PARKING DATA

PARKING PROVIDED	
STANDARD STALLS (9' x 19')	536 STALLS
ACCESSIBLE STALLS	13 STALLS
RV STALLS	8 STALLS
TOTAL	557 STALLS

PARKING RATIO = 4.90 PER 1,000 SF
 REQUIRED PARKING RATIO = 3.33 PER 1,000 SF

NOTES:

1. DRAWN WITHOUT BENEFIT OF SURVEY
2. 30 SF INTERIOR PARKING LOT LANDSCAPE REQUIRED PER STALL. ACCOUNTED FOR IN NUMBER OF PARKING STALLS.
3. ONE SHARED ACCESS DRIVE WITH LOWE'S
4. ZONING

NOTE: HELD PER NE COR. AND BURDEN BLVD. ELECTED TO HC FOUND CORNER WITH NO APPRA CHECK. BETTER MON. BUT THIS MON. BY THE

E:\Washington\Projects\11\BUCKLE UP\BUCKLE UP\CONCEPT\VPH05102.dwg Jan 17, 2012 - 2:48pm

No.	Date	By	Revision Description

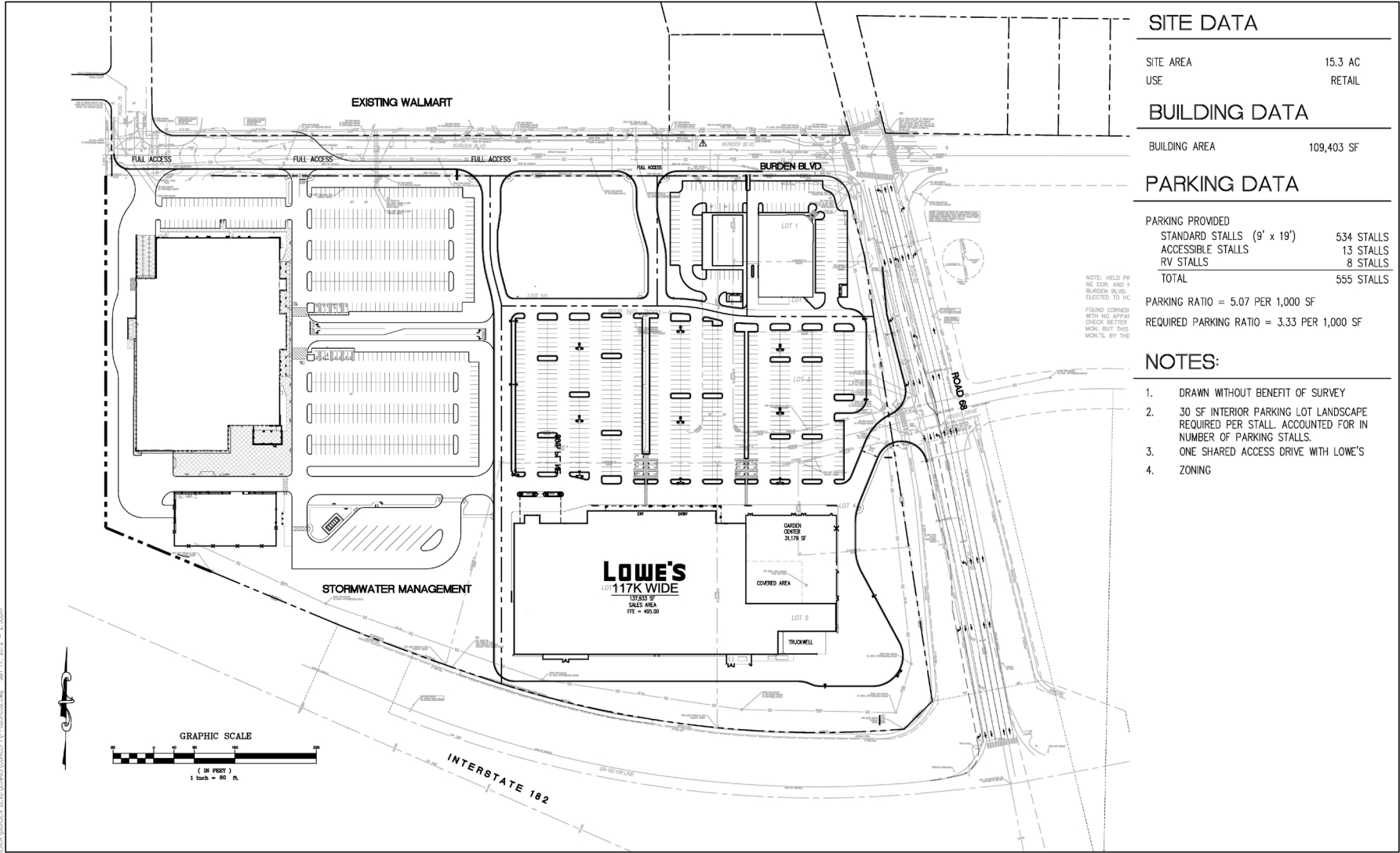
Designed By:	Issue Date:
DC	1-17-2012
Drawn By:	CONCEPT
DC	
Checked By:	Project No.:
WFF	

PAC LAND
 1505 Westlake Ave. N.
 Suite 305
 Seattle, WA 98109
 T (206) 522-9510
 F (206) 522-8394
 www.PacLand.com

CONCEPTUAL SITE PLAN

Cabela's
**BURDEN BLVD.
 PASCO, WASHINGTON**

CC-01



SITE DATA

SITE AREA	15.3 AC
USE	RETAIL

BUILDING DATA

BUILDING AREA	109,403 SF
---------------	------------

PARKING DATA

PARKING PROVIDED		
STANDARD STALLS (9' x 19')	534 STALLS	
ACCESSIBLE STALLS	13 STALLS	
RV STALLS	8 STALLS	
TOTAL	555 STALLS	

PARKING RATIO = 5.07 PER 1,000 SF
 REQUIRED PARKING RATIO = 3.33 PER 1,000 SF

NOTES:

1. DRAWN WITHOUT BENEFIT OF SURVEY
2. 30 SF INTERIOR PARKING LOT LANDSCAPE REQUIRED PER STALL. ACCOUNTED FOR IN NUMBER OF PARKING STALLS.
3. ONE SHARED ACCESS DRIVE WITH LOWE'S
4. ZONING

NOTE: HELD OFF THE COR. AND BURDEN BLVD. ELECTED TO HC FOUND CORNER WITH NO APPROP CHECK BETTER MARK, BUT THIS MARK'S BY THE

S:\Washington\Pasco\WA - PACLAND\BURDEN BLVD\DWG\CONCEPT\V04050202.dwg Jan 17, 2012 - 2:58pm

No.	Date	By	Revision Description

Designed By:	Issue Date:
DC	1-17-2012
Drawn By:	CONCEPT
DC	
Checked By:	Project No:
WFF	

PACLAND
 1305 Westlake Ave. N.
 Suite 305
 Seattle, WA 98109
 T (206) 522-9510
 F (206) 522-8344
 www.PacLand.com

CONCEPTUAL SITE PLAN

Cabela's
 BURDEN BLVD.
 PASCO, WASHINGTON

CC-02

For Lease or
Build-to-Suit
Pasco Development
Pad Sites



Proposed Road 76 Overpass
Pasco, WA



About the Tri-Cities Region

The Tri-Cities region has a population of over 270,000 and is ranked as the 26th fastest growing metropolitan area, and in the top 10 of high technology communities in the nation. The 300 days of sunshine and the abundance of water in the area - including the Columbia, Yakima and Snake Rivers - makes the desert community rich in agricultural production and a popular recreation destination.

About the City of Pasco

Pasco has experienced rapid residential growth over the past decade, with a population over 59,000 this year. Pasco sits within the Tri-Cities metropolitan area and the related transportation will attract further growth over the next 10 to 20 years.

Source: www.pasco-wa.gov

2022 Demographics:

	<u>10 Minutes</u>	<u>15 Minutes</u>	<u>20 Minutes</u>		<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population:	70,040	193,235	272,496	Population:	49,488	136,508	228,948
Average HHI:	\$102,889	\$100,091	\$108,623	Average HHI:	\$113,270	\$99,011	\$103,850
Median Age:	32.6	33.4	35.2	Median Age:	33.1	33.6	34.7

2027 Projected

Population:	77,620	201,877	285,291	<u>2027 Projected</u>	Population:	53,043	142,548	239,349
-------------	--------	---------	---------	-----------------------	-------------	--------	---------	---------

Traffic Counts: N. Road 68: 50,851 VPD +/-
Burden Blvd.: 21,558 VPD +/-



For Lease or
Build-to-Suit
Pasco Development
Pad Sites

For more information, Contact:

David R. Black

+1 509 623 1000

dblack@naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. e. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:

- By e-mail: MaryL@commercialmls.com | Subject Line: Copyright Concern
- By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.