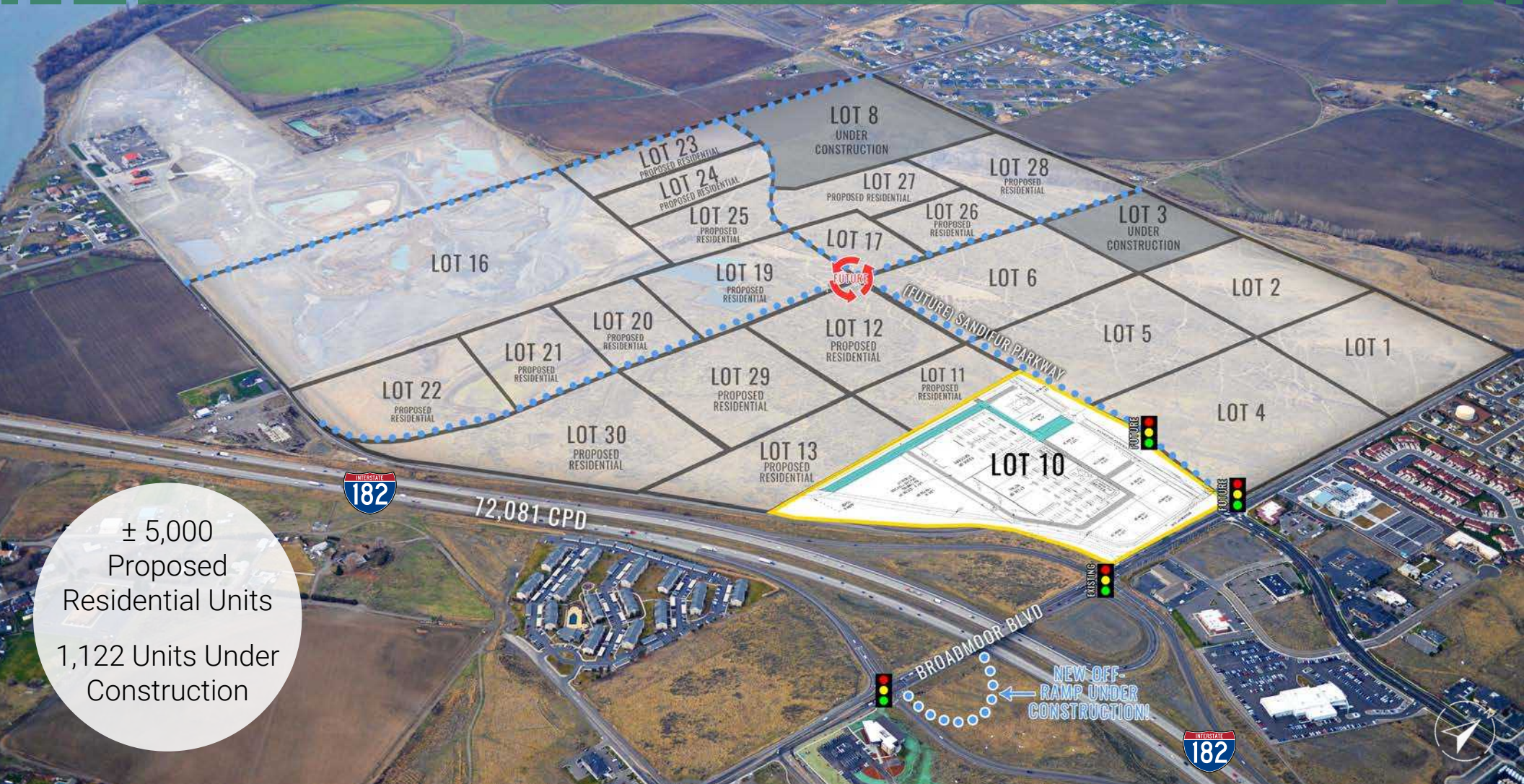


Riverbend Marketplace



± 5,000
Proposed
Residential Units
1,122 Units Under
Construction



Freeway Visible Retail Center:
Pads & BTS Available

TIM WEBER | BLAKE WEBER | DON WHITTLES



CLICK FOR MAP



Broadmoor Aerial

BROADMOOR

Commercially Zoned Parcels			
Lot #	Status	Size (AC)	Notes
4	Available	26.83	-
5	Available	26.65	-
6	Available	27.75	-
10	Visconsi	33.04	-
11	Available	9.67	-
12	Available	17.39	-
13	Available	11.9	-
29	Available	17.5	-
30	Available	17.59	-
17	LOI	10	Local Developer

Medium Density (6-29DU/AC) - Avg of 26 DU/AC				
Lot#	Status	Size (AC)	Max # Units	Proposed # Units/Lots
20	LOI	11.71	304	-
21	LOI	11.65	303	-
23	LOI	13.35	347	-
24	LOI	13.34	347	-
25	LOI	13.34	347	-
26	LOI	10	260	-
27	LOI	10	260	-
28	LOI	27.6	718	-
Total		110.99	2,886	

Mixed-Use (45 DU/AC)				
Lot#	Status	Size (A/C)	Max # Units	Proposed # Units/Lots
1	Available	18.5	833	-
2	Available	14.46	831	-
3	Under Construction	18.33	-	±500
19	LOI	20	225	*
29	Available	17.5	788	-
30	Available	17.34	780	-
Total		95.13	3,457	

Additional Development				
Lot#	Status	Size (A/C)	Max # Units	Proposed # Units/Lots
8	Under Construction	47.36	-	222
16	NAP	108.32	-	-
22	LOI	13	-	**
TBD	TBD	205	1,400	-
TBD	TBD	205	1,864	-
Total		578.68	3,264	

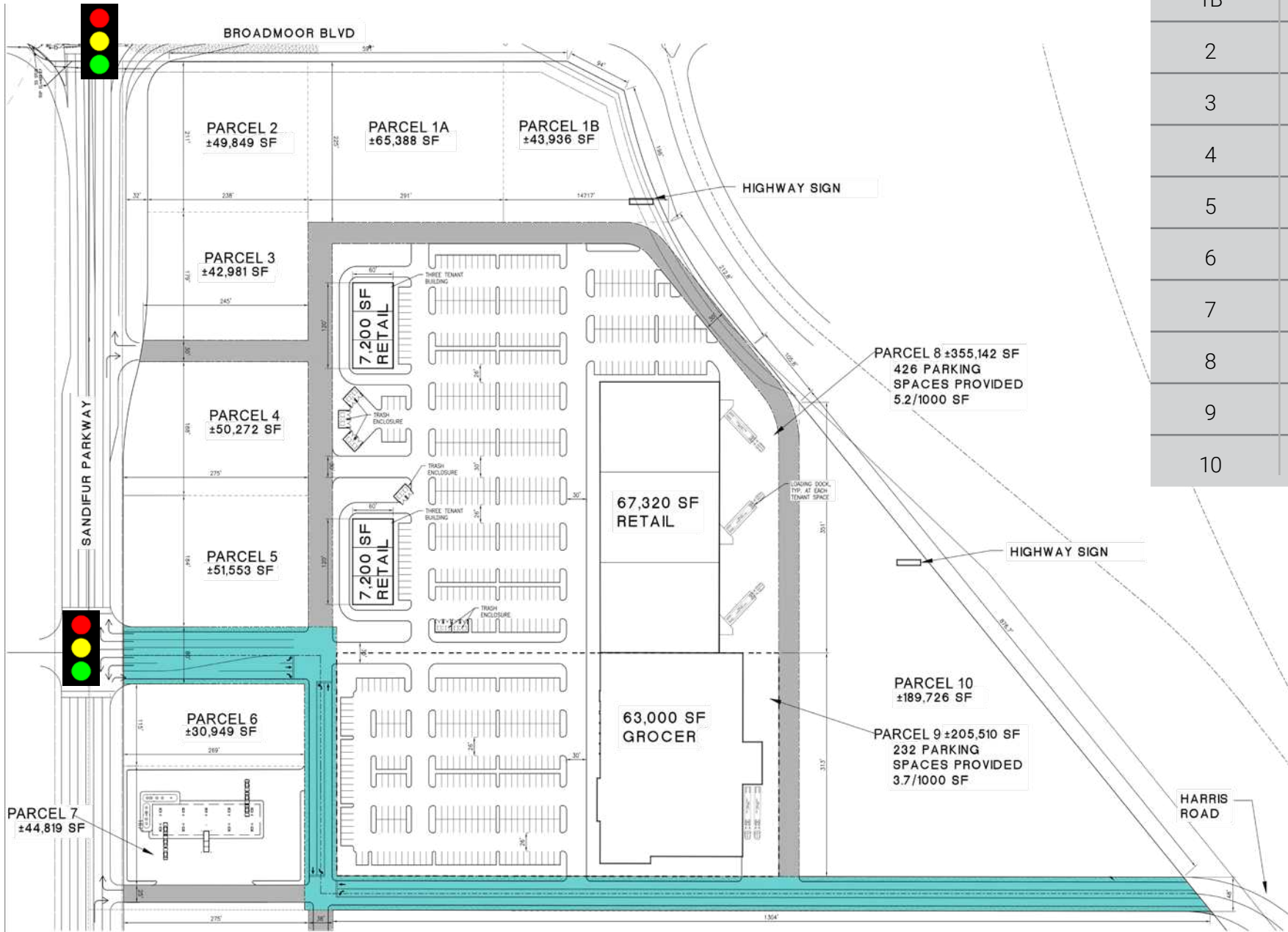
Site Totals		784.4 AC	10,243 Unit/Lots
-------------	--	----------	------------------

* 20 AC Transit Authority Development, substantially used for parking/bus transit. Approx 5 AC used for residential.

** City Funded Waterpark



Site Plan - Lot 10



Parcel	Acres
1A	1.50
1B	1.00
2	1.14
3	0.98
4	1.15
5	1.18
6	0.71
7	1.03
8	8.15
9	4.72
10	4.35

Quick Facts



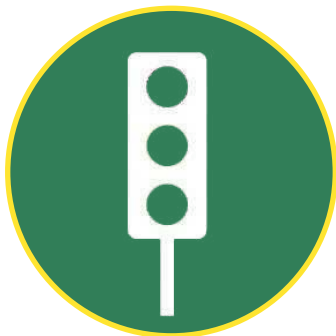
5,000+ Planned
Residential Units



\$40M TIF Fund
Passed



Road Widening &
Infrastructure Work
Underway



3 New Traffic Signals
Serving the Project



Significant
I-82 Visibility



Substantial Population
Growth Expected Over
the Next 20 Years

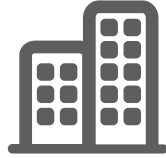
Demographics



Population



Average HH
Income



Daytime
Population

3 Mile	37,251	\$117,613	17,504
--------	--------	-----------	--------

5 Mile	108,159	\$122,272	71,327
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10 Mile	270,884	\$119,974	159,232
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Households



Average HH
Size

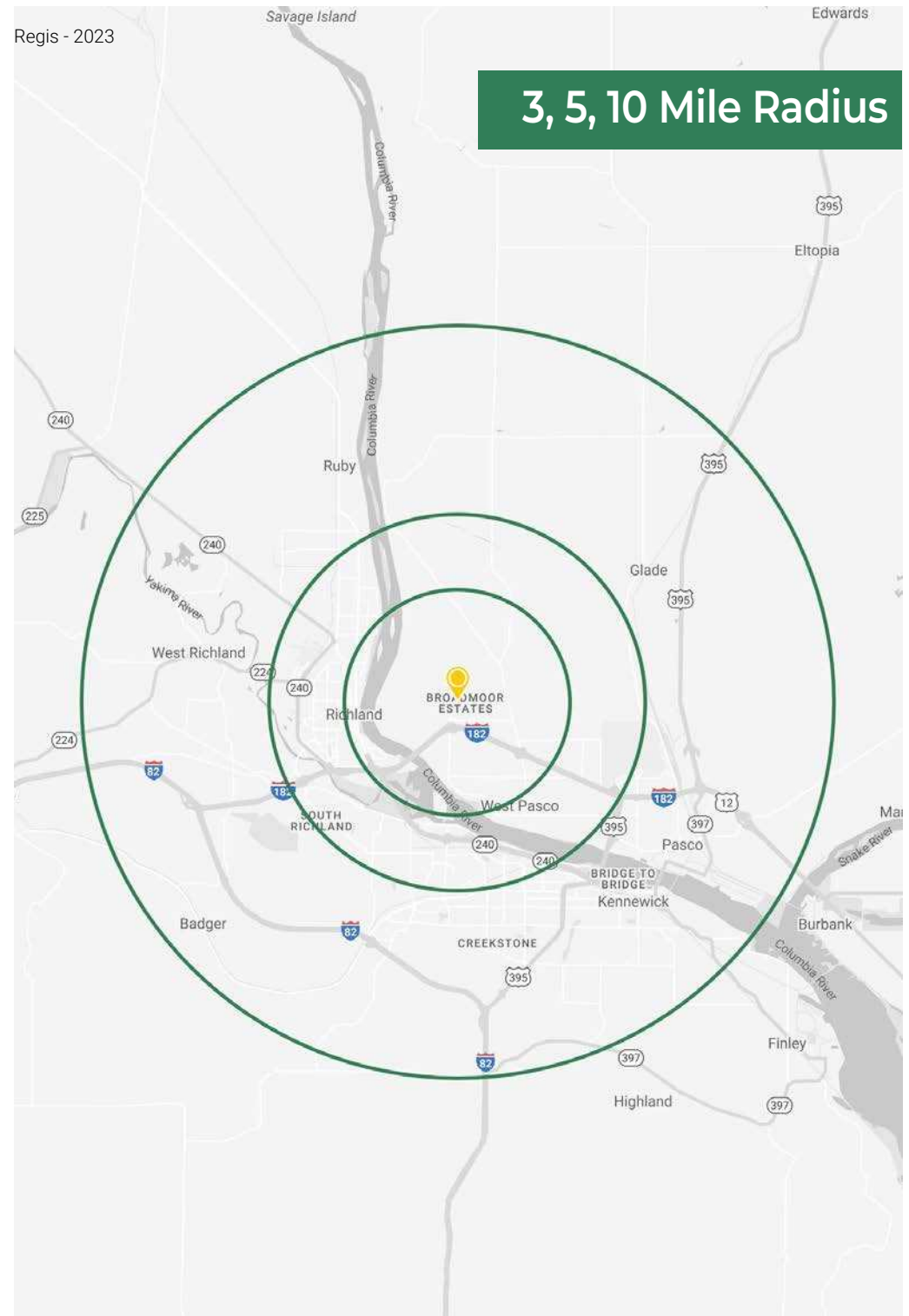


Median
Age

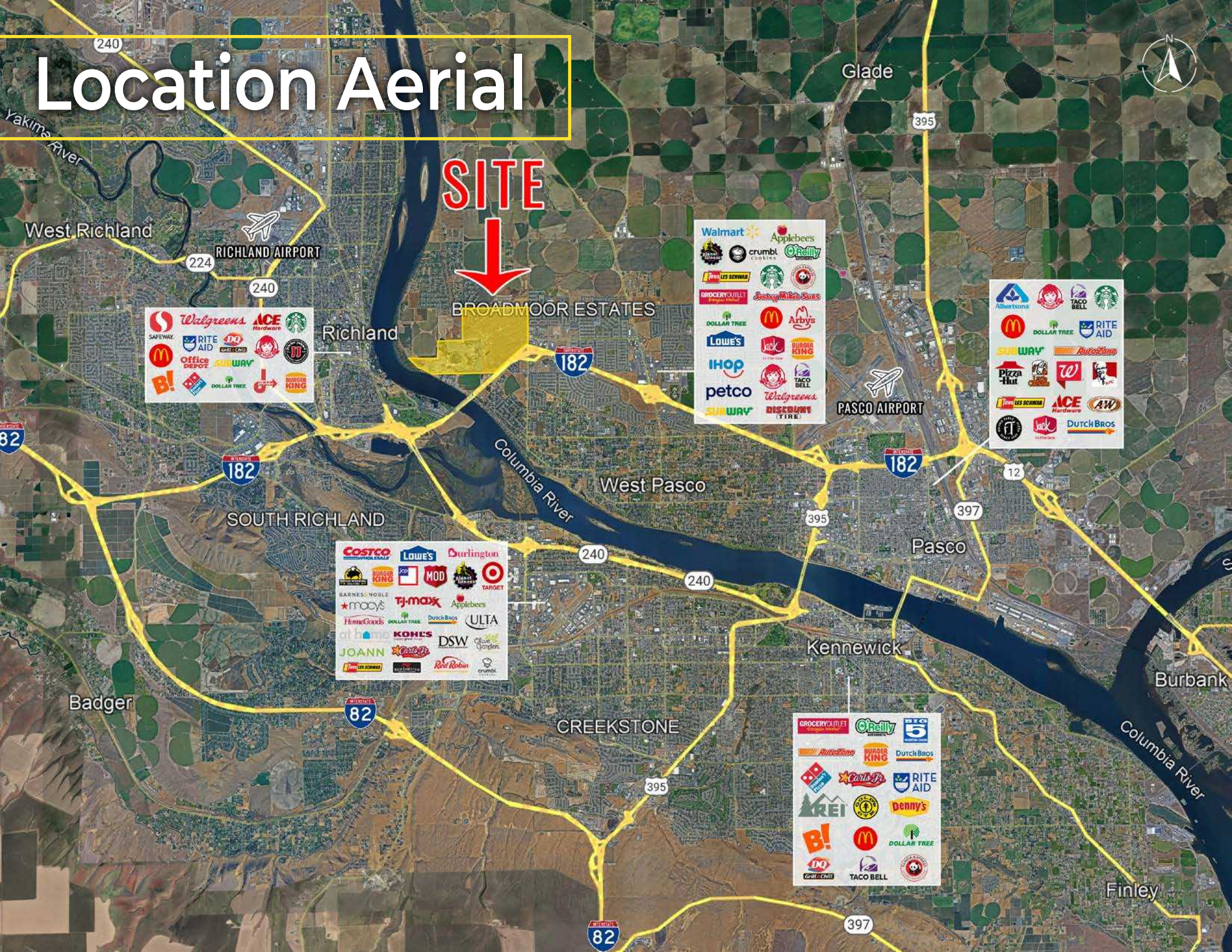
3 Mile	13,131	2.8	31.7
--------	--------	-----	------

5 Mile	41,185	2.6	35.0
--------	--------	-----	------

10 Mile	96,922	2.8	34.9
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Location Aerial



SITE



BROADMOOR ESTATES

Commercial logos in West Richland area:

- Walgreens, ACE Hardware, Starbucks
- Safeway, Rite Aid, Dunkin' Donuts, Dunkin' Donuts
- Office Depot, Subway, Dollar Tree
- Burger King

Commercial logos in Broadmoor Estates area:

- Walmart, Applebees, Ohally
- crumbl COOKIES, Starbucks, Dunkin' Donuts
- LES SCHWAB, Grocery Outlet, Dunkin' Donuts
- Dollar Tree, McDonald's, Arby's
- Lowes, Jack in the Box, Burger King
- IHop, Petco, Taco Bell
- Sunway, Walgreens, Discount Tire

Commercial logos in Pasco area:

- Albertsons, Rite Aid, Taco Bell, Starbucks
- McDonald's, Dollar Tree, Rite Aid
- Subway, AutoZone
- Pizza Hut, Jack in the Box, Wendy's
- LES SCHWAB, ACE Hardware, A.W.
- Target, Jack in the Box, Dutch Bros

Commercial logos in South Richland area:

- Costco, Lowes, Burlington, Target
- Barnes & Noble, JCPenney, MOD, Target
- Macy's, TJ-Maxx, Applebees
- HomeGoods, Dollar Tree, Dutch Bros, ULTA
- at home, Kohls, DSW, Olive Garden
- Joann, Starbucks, Red Robin, crumbl

Commercial logos in Kennewick area:

- Grocery Outlet, Ohally, MEC 5
- AutoZone, Burger King, Dutch Bros
- Starbucks, Carl's Jr., Rite Aid
- KREI, Dunkin' Donuts, Pennys
- B!, McDonald's, Dollar Tree
- DQ, Taco Bell, Dunkin' Donuts

Development Aerial

PASCO DEVELOPMENT AERIAL

ROAD IMPROVEMENTS

- New offramp off I-182/Hwy 12
- Broadmoor Blvd. expanding to five lanes
- 2 new signals along Broadmoor
- 1 signal, 1 roundabout along Sandfur Parkway

BROADMOOR COMMERCIAL

Permit Type: Commercial
Permit Status: Issued
Total SF: 49,680

Two-Story, 300,000SF Pasco Comprehensive HIGH SCHOOL #3 on 65A, including classroom/gym & campus w/ turf athletic and play fields, tennis courts, serving 2,000 students, grades 9-12

Permit Type: Commercial
Permit Status: Issued
Total SF: 2,853,476

DARIGOLD is an 8M lb/day of raw milk input dairy processing plant which produces butter, milk powders & fluid condensed milk, & includes process control & product testing

Permit Type: Commercial
Permit Status: Issued
Total SF: 5,965,509

RESER'S FINE FOODS manufactures refrigerated foods for the retail and food service industries

Permit Type: Industrial
Permit Status: Issued
Total SF: 1,661,130

RODEO BUSINESS COMPLEX

Permit Type: Commercial
Permit Status: Issued
Total SF: 9,680

JLS BUILDING

Permit Type: Commercial
Permit Status: Issued
Total SF: 12,500

TRI-CITY PREP EXPANSION

Expansion of an existing private high school w/6 classrooms, gym, multi-purpose building with chapel, admin area, concourse with concessions, and circulation and support areas. Site development consists of parking areas, baseball & softball fields, 3 stand-alone offices, and classroom portables

Permit Type: Commercial
Permit Status: Special Permit Review

24A, 10 Field, SPORTS COMPLEX

Permit Type: Commercial
Permit Status: Issued
Total SF: 592,723

AMAZON DISTRIBUTION FACILITY

Permit Type: Industrial
Permit Status: Issued
Total SF: 4,546,400

LOCAL BOUNTI a hydroponic vegetable growing facility w/approx. 202K SF green house & 78.2K SF packaging & propagations building.

Permit Type: Commercial
Permit Status: Issued
Total SF: 1,233,766

TARRAGON Industrial Park on two parcels 111A & an eventual buildout of approx. 2,150,000 SF

Permit Type: Commercial
Permit Status: Permitting Process
Total SF: 1,401,660

AMAZON DISTRIBUTION FACILITY

Permit Type: Industrial
Permit Status: Issued
Total SF: 6,901,255

COLUMBIA RIVER

21
22

RESIDENTIAL DEVELOPMENT | TOTAL LOTS/UNITS: 4,434

#	NAME	TYPE	STATUS	# LOTS/ UNITS	ACRES	11	12	13	14	15	16	17	18	19	20	21	22
1	Burns Estate	SFR	Issued	21	22	Sandfur Apartments	Duplex	Issued	44	7	The Heights	MFR	Issued	NA	1.9		
2	Spencer 4	SFR	Issued	NA	43	Seven Sisters	SFR	Partial Built Out	230	60	Sage Flats	SFR	Built Out	170	26		
3	Solstice	SFR	Final Plat Review	320	119	Chapel Hill Apartments	MFR	Issued	204	16	New Tradition	SFR	Pre Plat Approved	125	23		
4	The Dunes	SFR	Final Plat Review	220	47	Terrace Heights	MFR	Issued	60	2.3	Glacier Park	SFR + Retail	Pre Plat Design	160	42		
5	Barker Ranch	SFR	I & II Approved	NA	118	Raven Place	SFR	Pre Plat Design	750	163	Madison Park N	SFR	Pre Plat Design	475	133		
6	Sharma Short Plat	MFR	Permit Review	225	13	Pasco Haven	MF LB	Issued	60	1.5	Columbia Riverwalk	MFR	Issued	108	804		
7	Hydro at Broadmoor	MFR	Issued	256	12												
8	Affinity at Broadmoor	MFR	Issued	170	6												
9	Columbia Shores	HD MF PUD	Pre Plat Approved	480	37												
10	Magnolia Heights	SFR	Pre Plat Review	400	72												



Riverbend Marketplace



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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