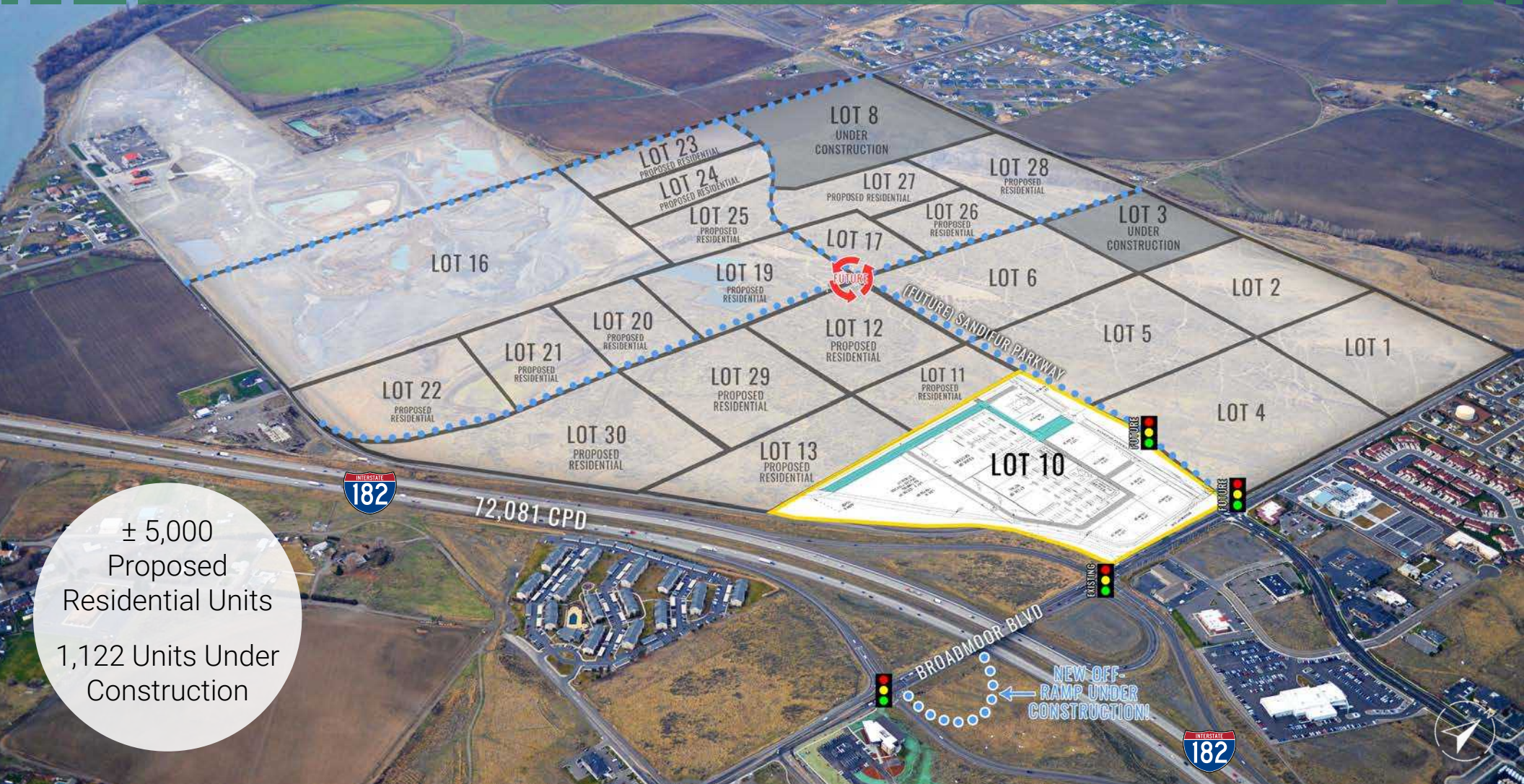


Riverbend Marketplace



± 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

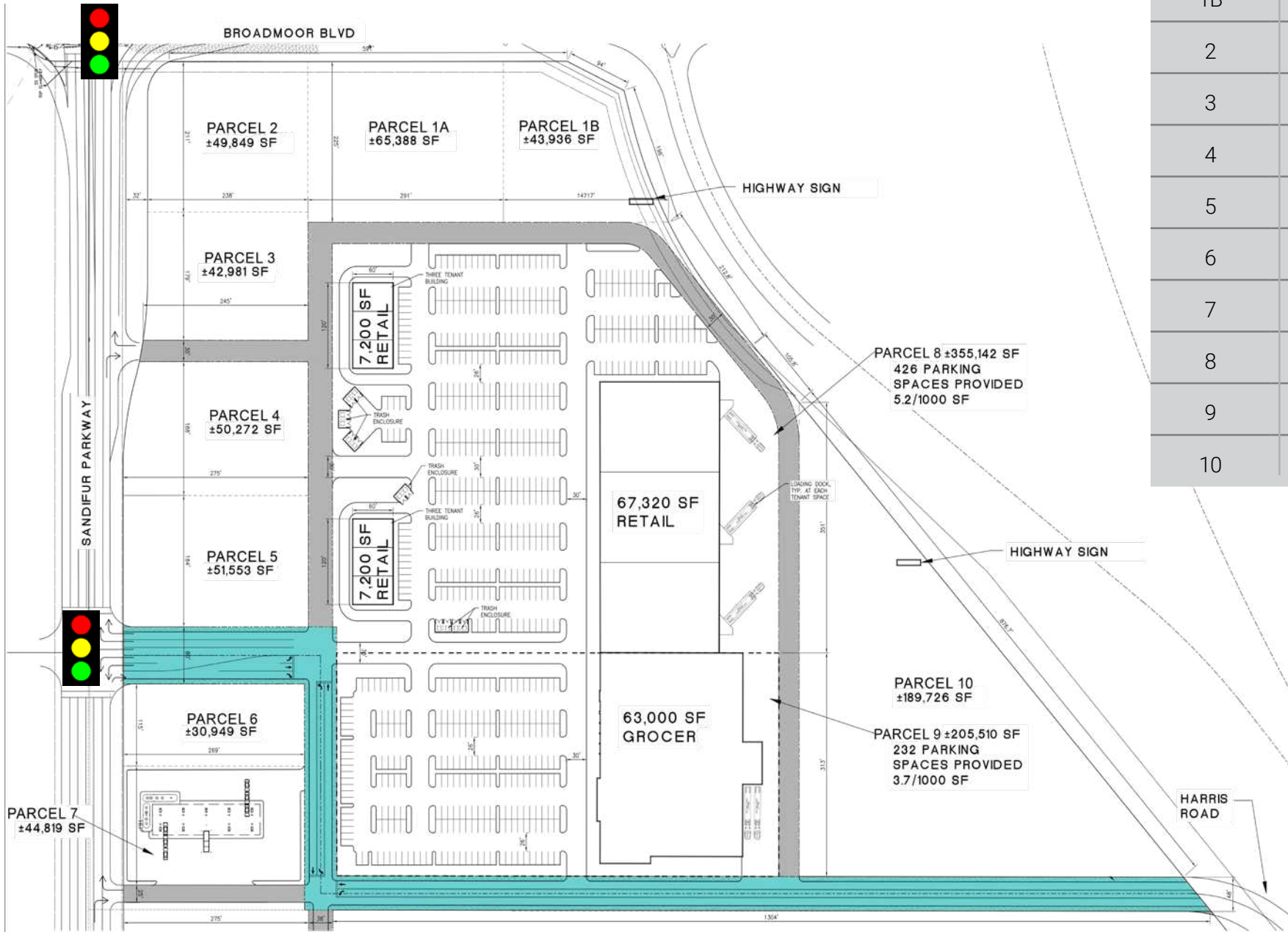


* 20 AC Transit Authority Development, substantially used for parking/bus transit. Approx 5 AC used for residential.

** 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



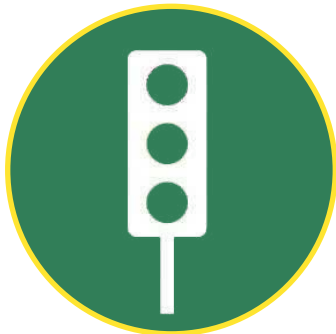
5,000+ Planned
Residential Units



\$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

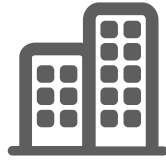
Demographics



Population



Average HH
Income



Daytime
Population

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

5 Mile 108,159 \$122,272 71,327

10 Mile 270,884 \$119,974 159,232



Households



Average HH
Size

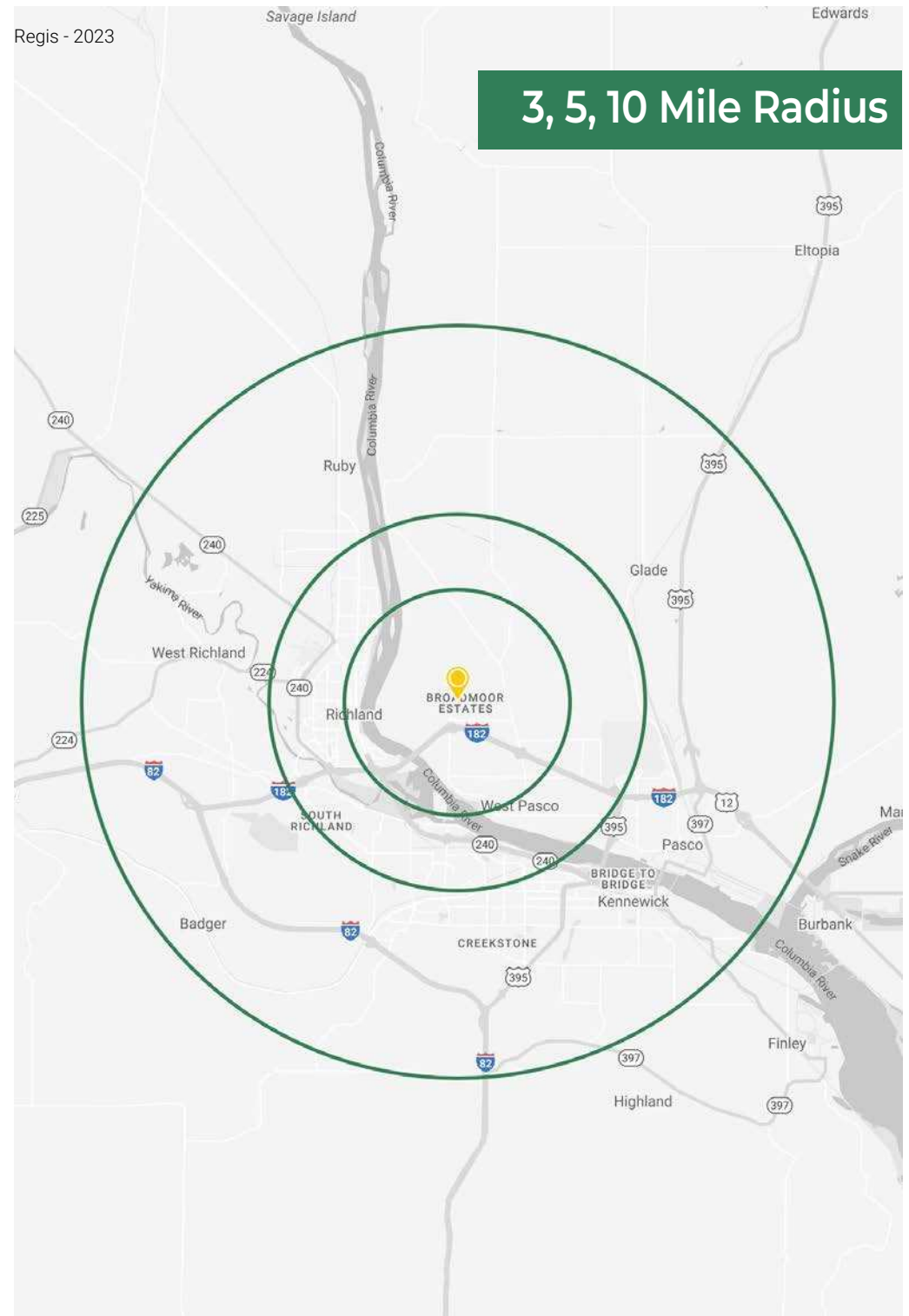


Median
Age

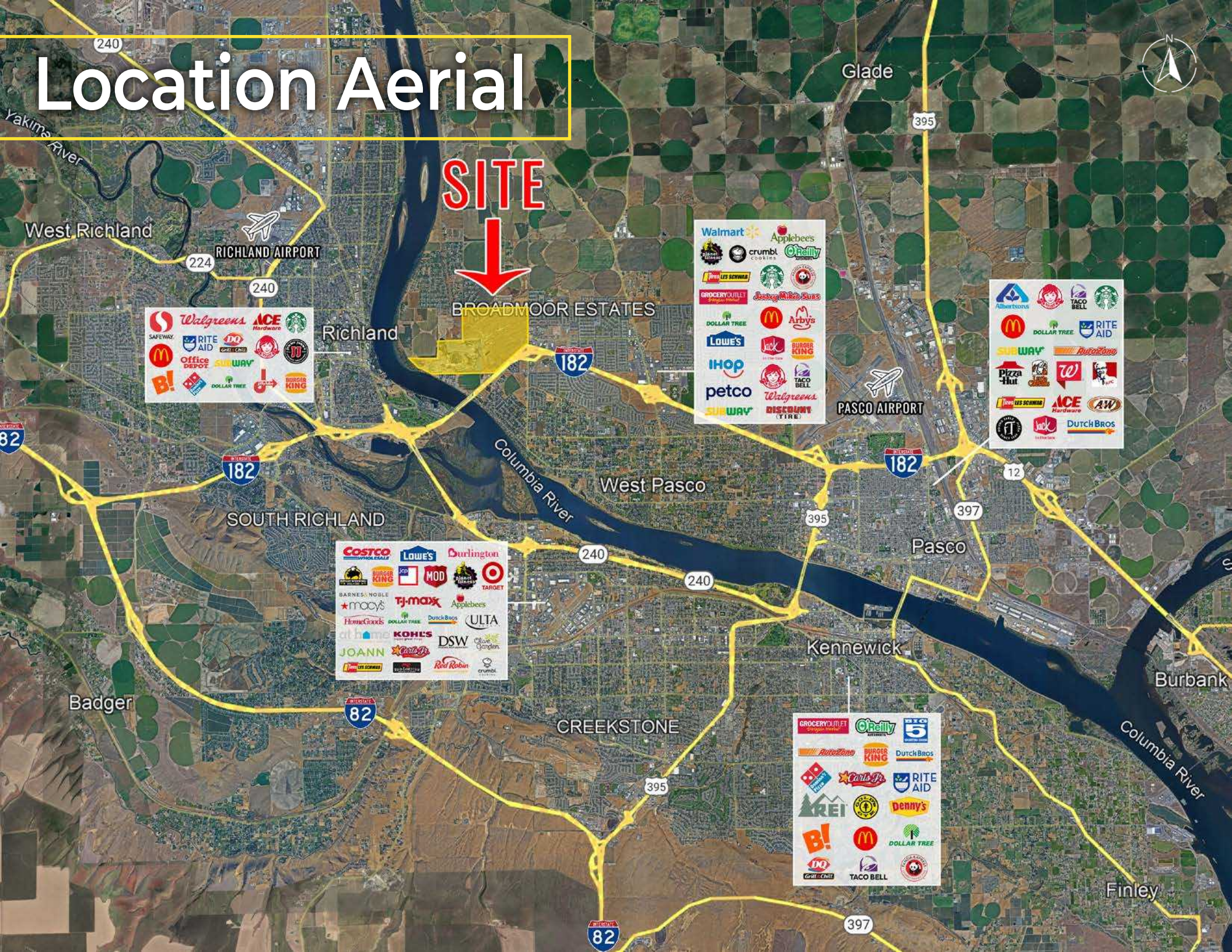
3 Mile 13,131 2.8 31.7

5 Mile 41,185 2.6 35.0

10 Mile 96,922 2.8 34.9



Location Aerial



SITE



BROADMOOR ESTATES

Commercial logos in the West Richland area:

- Walgreens
- ACE Hardware
- Starbucks
- Safeway
- Rite Aid
- DQ
- Office Depot
- Subway
- Burger King
- Dollar Tree

Commercial logos in the Broadmoor Estates area:

- Walmart
- Applebees
- Crumbl Cookies
- Ohally
- Les Schwab
- Starbucks
- Grocery Outlet
- Arby's
- McDonald's
- Jack in the Box
- Burger King
- IHop
- Petco
- Walgreens
- Subway
- Discount Tire
- Taco Bell

Commercial logos in the Pasco area:

- Albercon
- Taco Bell
- Starbucks
- McDonald's
- Dollar Tree
- Rite Aid
- Subway
- Pizza Hut
- Wendy's
- KFC
- Les Schwab
- ACE Hardware
- AW
- Jack in the Box
- Dutch Bros

Commercial logos in the South Richland area:

- Costco
- Lowie's
- Durlington
- Burger King
- MOD
- Target
- Barnes & Noble
- TJ-Maxx
- Applebees
- HomeGoods
- Dollar Tree
- Dutch Bros
- Ulta
- at home
- Kohl's
- DSW
- Joann
- Red Robin
- Crumbl

Commercial logos in the Kennewick area:

- Grocery Outlet
- Ohally
- Wegmans
- Arby's
- Burger King
- Dutch Bros
- Carl's Jr.
- Rite Aid
- KREI
- Penny's
- B! (Burger King)
- McDonald's
- Dollar Tree
- DQ
- Taco Bell

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: 4,434/4

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



Riverbend Marketplace



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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