

An aerial photograph of a large retail park complex with multiple white-roofed buildings and extensive parking areas. The surrounding area includes residential neighborhoods and open fields.

SPACE FOR LEASE

BROADMOOR SQUARE

5200 Outlet Drive
Pasco, WA 99301

RETAIL PARK SPACE FOR LEASE

Rental Rate: \$12.00 - \$15.00 PSF

Lease Type: NNN

2025 Est. NNN's: \$2.75 PSF

Total Building Size: ±103,740 SF

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**KIEMLE
HAGOOD**



BROADMOOR SQUARE

5200 Outlet Drive
Pasco, WA 99301



PROPERTY DETAILS

Total Building Size:
±103,740 SF

Available Space:
Suite #5202 | ±7,500 SF
Suite #5244 | ±7,486 SF

Parcel #:
115502016

Year Built:
1995

Lease Rate:
\$12 - \$15 PSF, NNN

SITE PLAN

5200 Outlet Drive | Pasco, WA 99301

AVAILABILITY:

Suite #5202 | $\pm 7,500$ SF

Suite #5244 | $\pm 7,486$ SF

AVERAGE DAILY TRAFFIC



I-182 (Westbound) | $\pm 27,395$ ADT

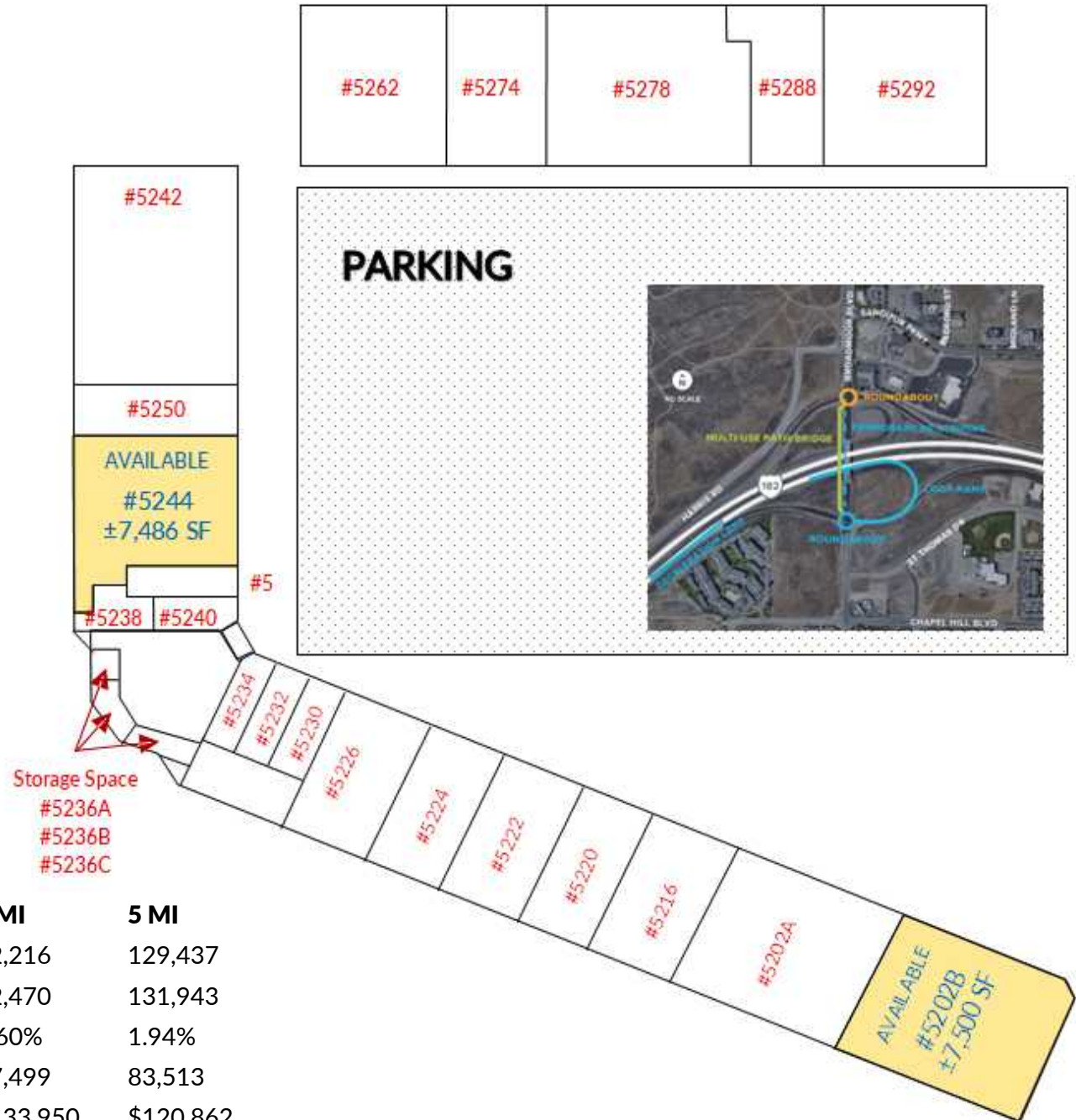
I-182 (Eastbound) | $\pm 23,317$ ADT

Sandifur Parkway (EB & WB) | $\pm 13,323$ ADT

DEMOGRAPHICS

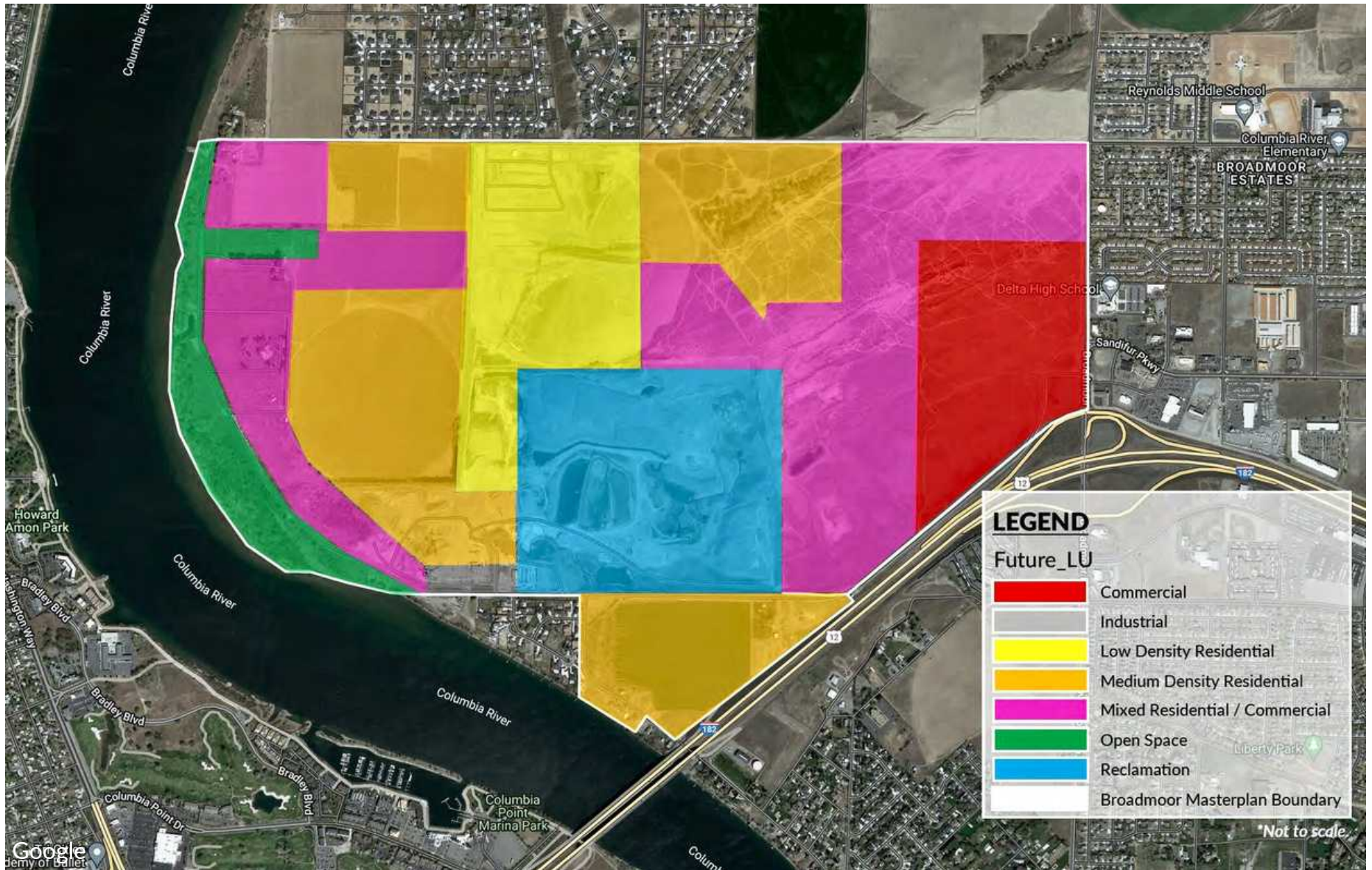


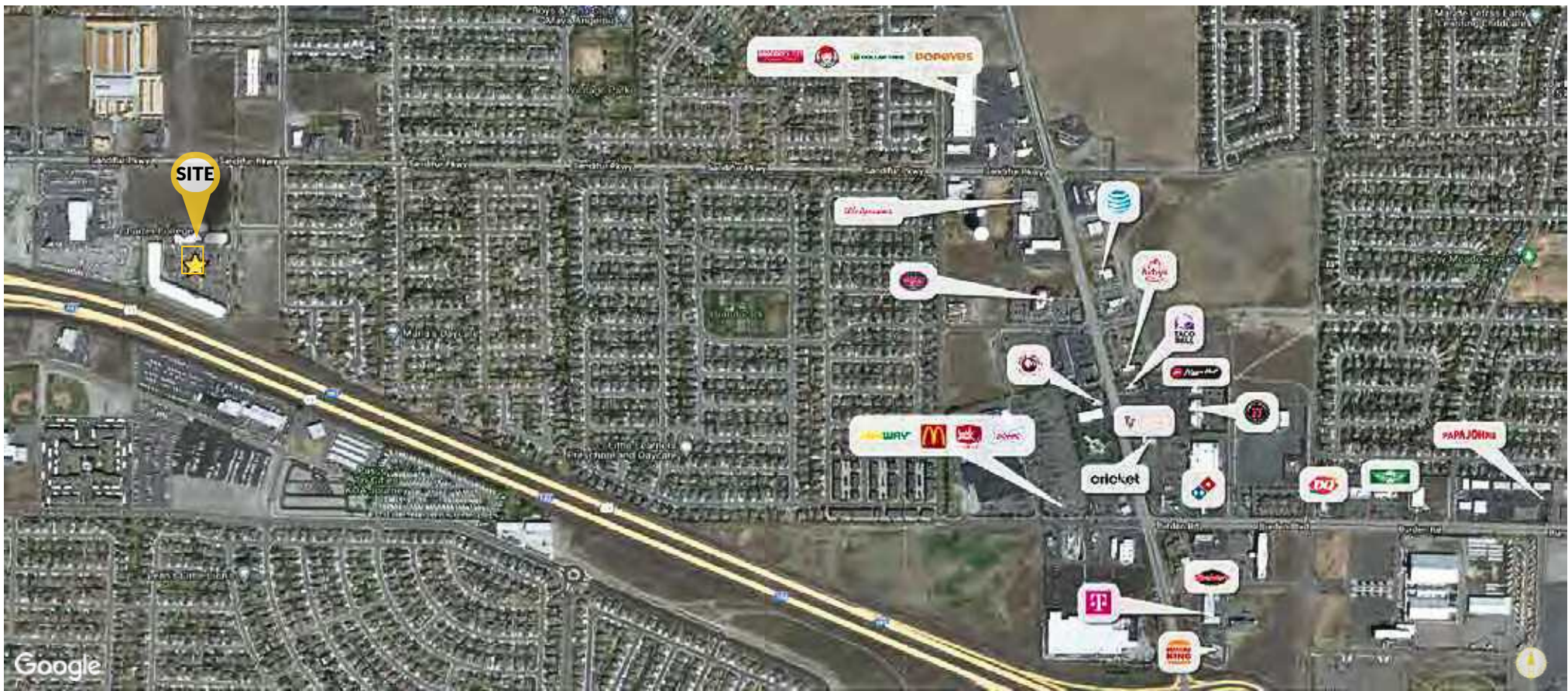
	1 MI	3 MI	5 MI
Est Pop 2024	14,589	42,216	129,437
Projected Pop 2029	14,813	42,470	131,943
Proj Ann Growth (24-29)	1.61%	0.60%	1.94%
Est Daytime Pop	5,242	17,499	83,513
2024 Average HHI	\$116,809	\$133,950	\$120,862
2024 Median HHI	87,873	\$99,329	\$92,872



FUTURE GROWTH

5200 Outlet Drive | Pasco, WA 99301





BROADMOOR SQUARE

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601 WEST MAIN AVENUE, SUITE 400
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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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