



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

LANCE BACON, MANAGING BROKER

509.430.6547

lance.bacon@kiemlehagood.com

CHAD CARPER, BROKER

509.755.7572

chad.carper@kiemlehagood.com

**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 | ±7,500 SF

Suite #5244 | ±7,486 SF

AVERAGE DAILY TRAFFIC



I-182 (Westbound) | ± 27,395 ADT

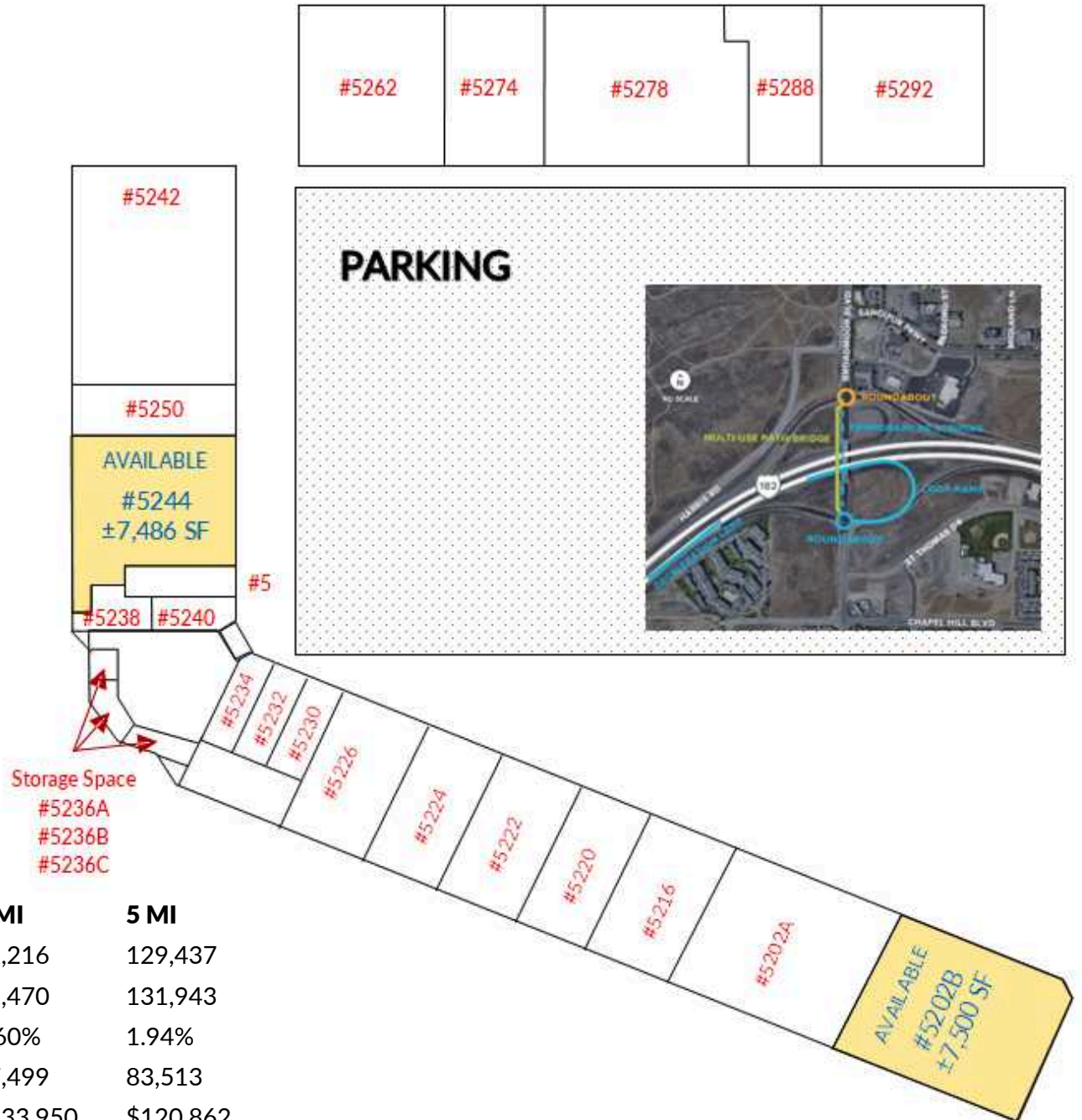
I-182 (Eastbound) | ± 23,317 ADT

Sandifur Parkway (EB & WB) | ± 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

