



Kaleb
Group

Acquisition Opportunity
Two Adjacent Retail Plazas
6605 & 6627 Burden Blvd, Pasco, WA 99301

■ CONFIDENTIALITY AND CONDITIONS

The information contained in this Memorandum is confidential and intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. Kaleb Group, and their respective officers, agents, and employees has not verified any of the information contained herein and makes no warranty or representation, expressed or implied, whatsoever regarding the accuracy or completeness of the information provided and disclaim any liability that may be based upon or related to the information contained herein. Any projections, opinions, or estimates contained herein are for illustrative purposes and are subject to uncertainty and the information may not represent the current or future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property and any reliance on this information is solely at your own risk. The information contained herein is subject to change.



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Burden Plaza - 6605 & 6627 Burden Blvd, Pasco, WA 99301
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Kaleb Group, as the exclusive representative, is pleased to offer the opportunity to acquire Burden Plaza, two adjacent multi-tenant retail properties, located in Pasco, Washington. Burden Plaza is located on Burden Blvd, with excellent street frontage, near N Road 68. The area is a vibrant retail corridor comprised of various commercial businesses, including hospitality, sports centers, and a growing residential community. Burden Plaza is being offered at a purchase price of \$8,917,516 which equates to an attractive cost-to-yield of approximately 6%. Most all the tenant leases have built-in annual rent escalations with significant upside in rent growth.



PRICE REDUCTION
\$8,600,000.00 (6.2% CAP)

OFFERED AT:
~~\$8,917,516.00~~

BURDEN PLAZA 1 & 2

6605 & 6627 Burden Blvd, Pasco, WA 99301

WAL*MART
SUPERCENTER

Hampton
Inn & Suites
by Hilton



N RD 68

BURDEN BLVD



Pasco Sporting Complex



Burden Plaza - 6605 & 6627 Burden Blvd, Pasco, WA 99301

BURDEN PLAZA #2

BURDEN PLAZA #1



6627

6605



Burden Plaza - 6605 & 6627 Burden Blvd, Pasco, WA 99301

Burden Plaza1

Address:	6605 Burden Blvd
Parcel ID:	116271016
Year Built:	2011
Rentable SF:	9,600
Lot Size:	37,574 SF
Parking Spaces:	69
Tenants:	7
2025 NOI (Projected):	\$269,756
6% CAP:	\$4,495,933

Burden Plaza2

Address:	6627 Burden Blvd
Parcel ID:	116271015, 1017
Year Built:	2017
Rentable SF:	10,617
Lot Size:	80,220 SF
Parking Spaces:	91
Tenants:	4
2025 NOI (Projected):	\$265,295
6% CAP:	\$4,421,583

Combined NOI: \$535,051

NOI \$535,051.00

Projected NOI is based off current in-place rent schedule & budgeted 2025 expenses.

