

West of Rd. 68 On Burden Blvd.

Pasco, WA 99301

Property Features

- Pad Site(s) Available Between Lowe's and Walmart
- 11.7 Acre Site Available
- Pad Site Opportunities
- All Utilities Available to the Sites
- Perfect Location For A Lodging Site
- Excellent I-182 Access Visibility
- 26th Fastest Growing Metro Area in the Nation

• Neighboring Tenants:

Lowe's
Jack in the Box
Sonic Drive-In
Walmart
Yoke's Fresh Market
Columbia Bank
Holiday Inn Express
TRAC Center Event Venue
Gesa Stadium
Bush Car Wash
Fairchild Cinemas
IHOP
Petco
Aspen Dental

- Owner is a licensed Real Estate Broker in Washington State



For Lease or
Build-to-Suit
Pasco Development
Pad Sites

For more information, Contact: **David R. Black**

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NAI Black

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SITE DATA

SITE AREA	15.26 AC
USE	
RETAIL A & B	12.61 AC
OUTLOT # 1	0.88 AC
OUTLOT # 2	0.88 AC
OUTLOT # 3	0.89 AC
TOTAL	15.26 AC

BUILDING DATA

RETAIL A	98,165 SF
RETAIL B	34,225 SF
TOTAL	132,390 SF

PARKING DATA

PARKING PROVIDED	
STANDARD STALLS (9' x 19')	574 STALLS
ACCESSIBLE STALLS	12 STALLS
TOTAL	586 STALLS

PARKING RATIO = 4.4 PER 1,000 SF
 REQUIRED PARKING RATIO = 3.33 PER 1,000 SF

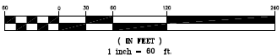
NOTES:

1. DRAWN WITHOUT BENEFIT OF SURVEY



**11.7 Acre
 Retail/Lodging
 Development Site**

GRAPHIC SCALE



No.	Date	By	Revision Description

Designed By:	Issue Date:
DC	4-10-2008
Drawn By:	CONCEPT
DC	
Checked By:	Project No.:
WTF	

PACLAND
 1505 Westlake Ave., N.
 Suite 305
 Seattle, WA 98109
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 F (206) 522-8344
 www.pacland.com

CONCEPTUAL SITE PLAN

BLACK DEVELOPMENT
 BURDEN BLVD
 PASCO, WASHINGTON

CC-1

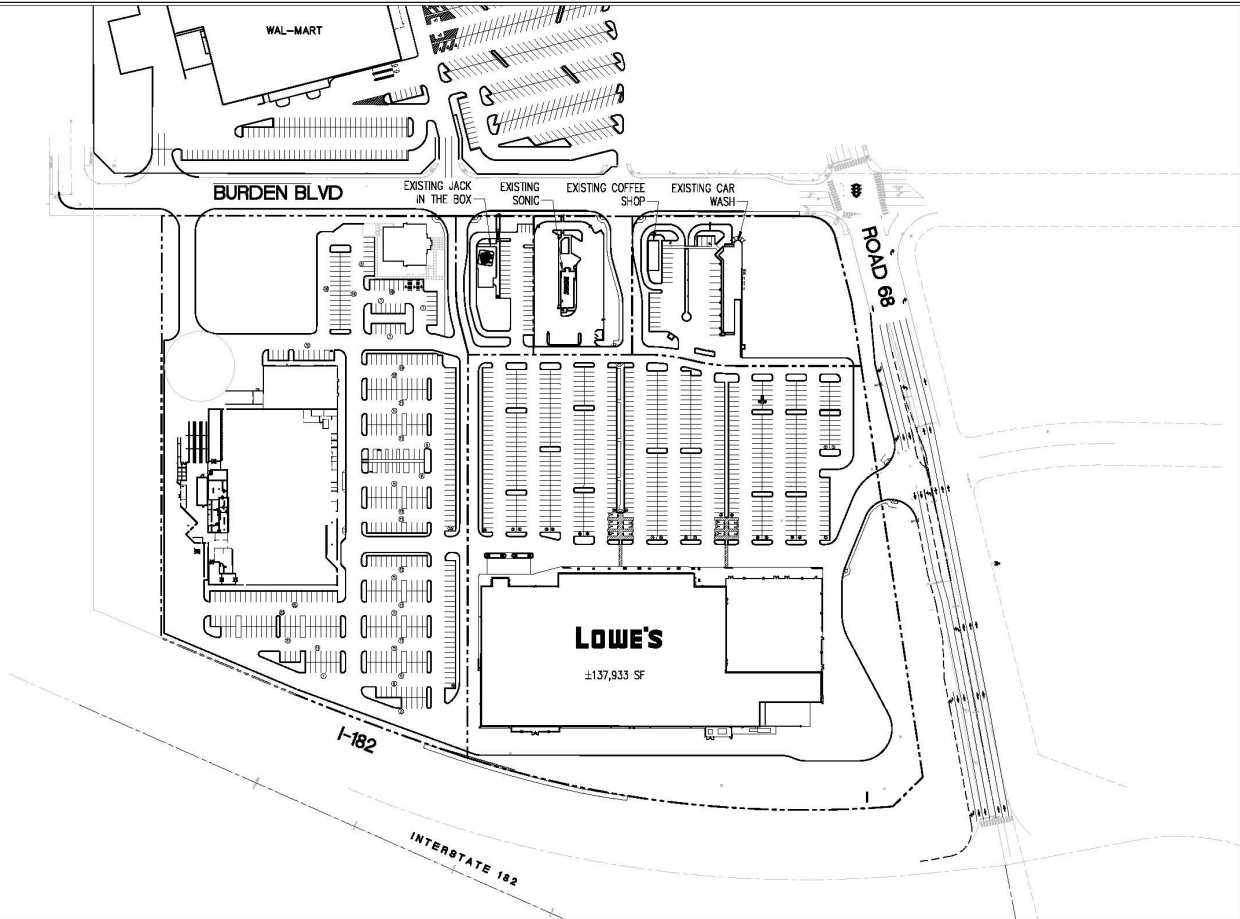
BUILDING DATA

± 85,000 SF
 ±11,500 SF
 ±6,500 SF

TOTAL ±103,000 SF

PARKING DATA

	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	283
PROVIDED	3.5 STALLS PER 1000 SF	301
	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	39
PROVIDED	3.3 STALLS PER 1000 SF	39
	RATIO	STALLS
REQUIRED	10 STALLS PER 1000 SF	65
PROVIDED	10.9 STALLS PER 1000 SF	71



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BLACK DEVELOPMENT - BURDEN BLVD/ROAD 68

PASCO, WA

PROPOSED SITE PLAN

SCALE: N.T.S.

11-18-2015

EXHIBIT A

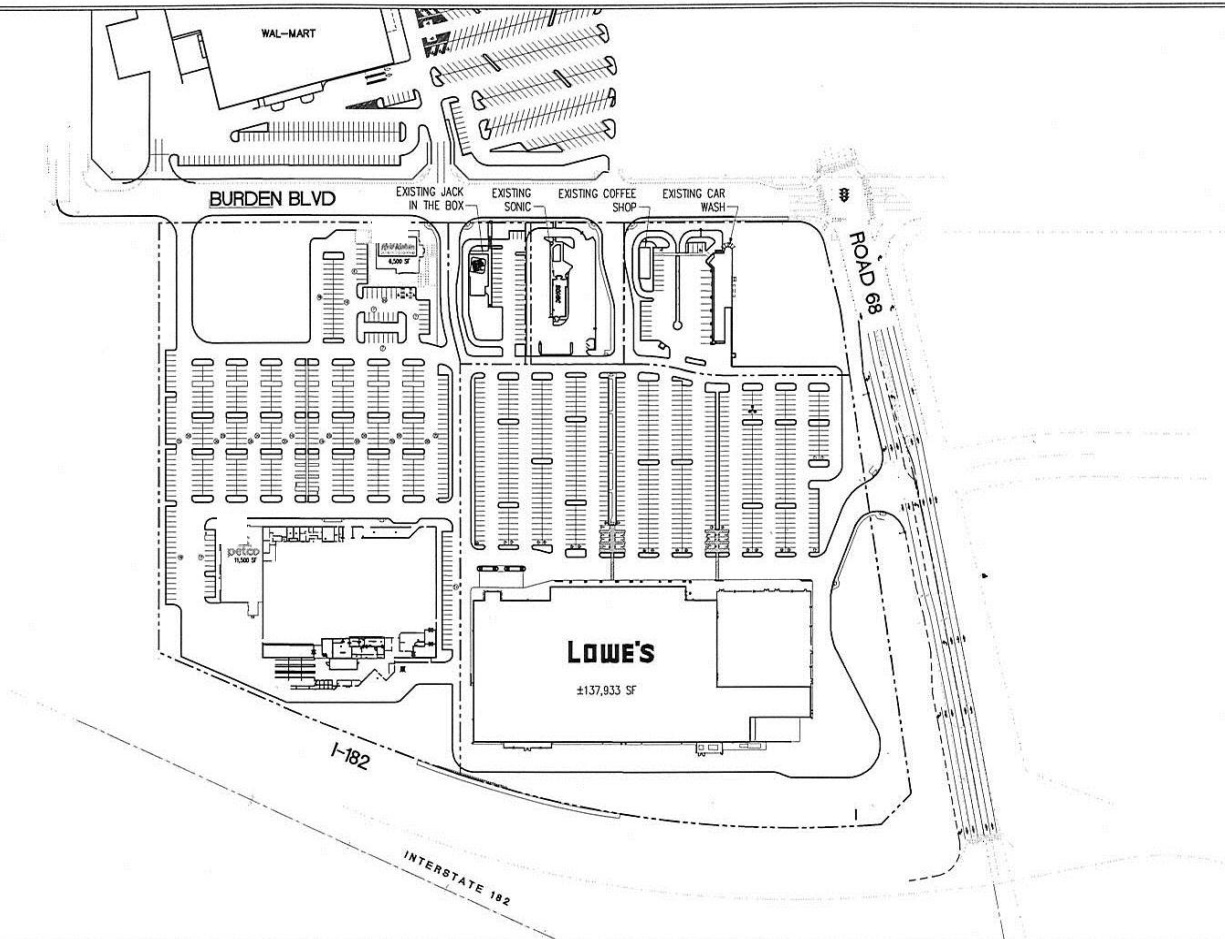
BUILDING DATA

± 85,000 SF
 ±11,500 SF
 ±6,500 SF

TOTAL ±103,000 SF

PARKING DATA

	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	283
PROVIDED	4.0 STALLS PER 1000 SF	343
	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	39
PROVIDED	3.3 STALLS PER 1000 SF	39
RED ROBIN	RATIO	STALLS
REQUIRED	10 STALLS PER 1000 SF	65
PROVIDED	10.9 STALLS PER 1000 SF	71



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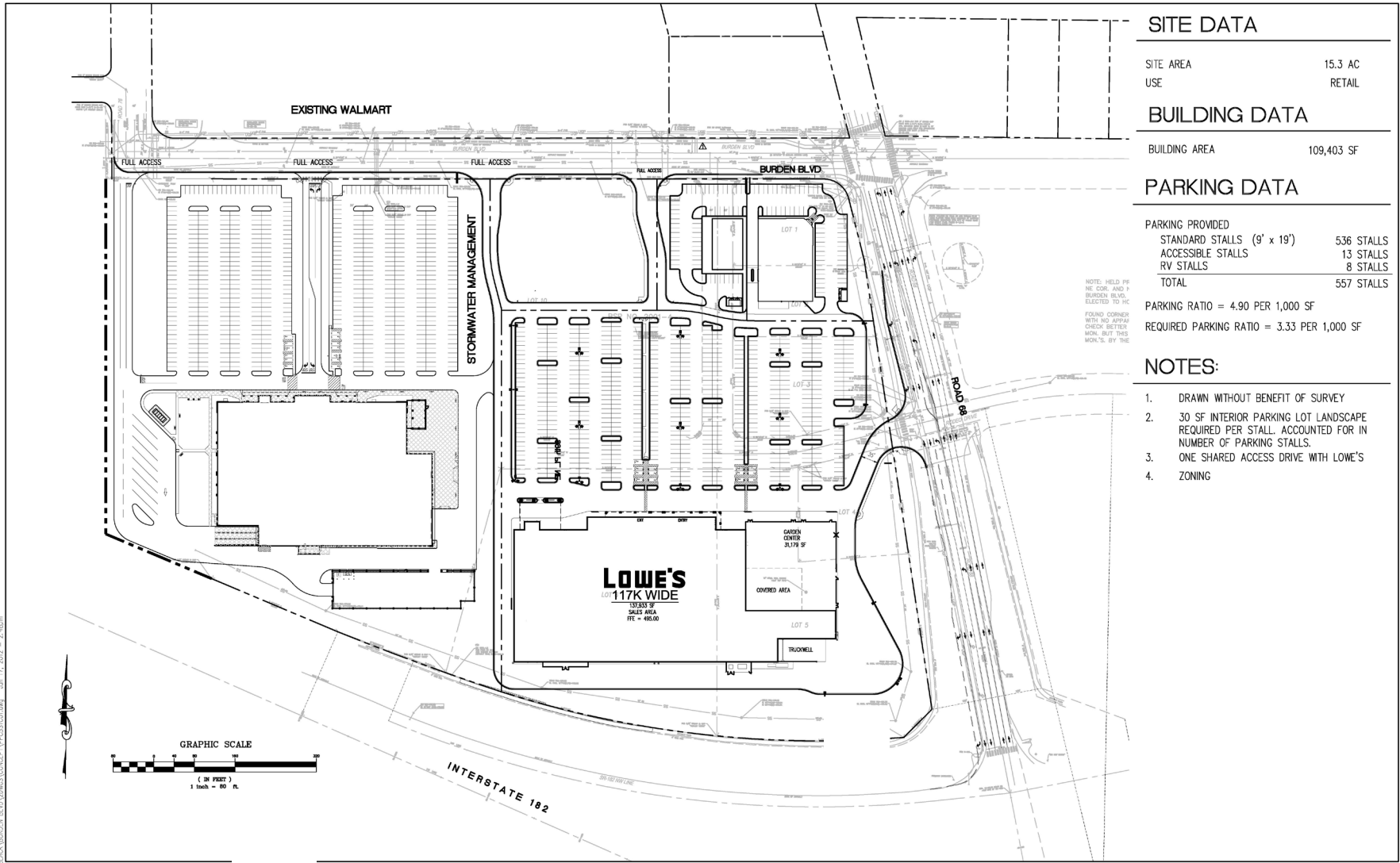
BLACK DEVELOPMENT - BURDEN BLVD/ROAD 68 PASCO, WA

SCALE: N.T.S.

PROPOSED SITE PLAN

11-17-2015

EXHIBIT A



SITE DATA

SITE AREA 15.3 AC
 USE RETAIL

BUILDING DATA

BUILDING AREA 109,403 SF

PARKING DATA

PARKING PROVIDED
 STANDARD STALLS (9' x 19') 536 STALLS
 ACCESSIBLE STALLS 13 STALLS
 RV STALLS 8 STALLS
 TOTAL 557 STALLS

PARKING RATIO = 4.90 PER 1,000 SF
 REQUIRED PARKING RATIO = 3.33 PER 1,000 SF

NOTES:

1. DRAWN WITHOUT BENEFIT OF SURVEY
2. 30 SF INTERIOR PARKING LOT LANDSCAPE REQUIRED PER STALL. ACCOUNTED FOR IN NUMBER OF PARKING STALLS.
3. ONE SHARED ACCESS DRIVE WITH LOWE'S
4. ZONING

NOTE: HELD PER
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No.	Date	By	Revision Description

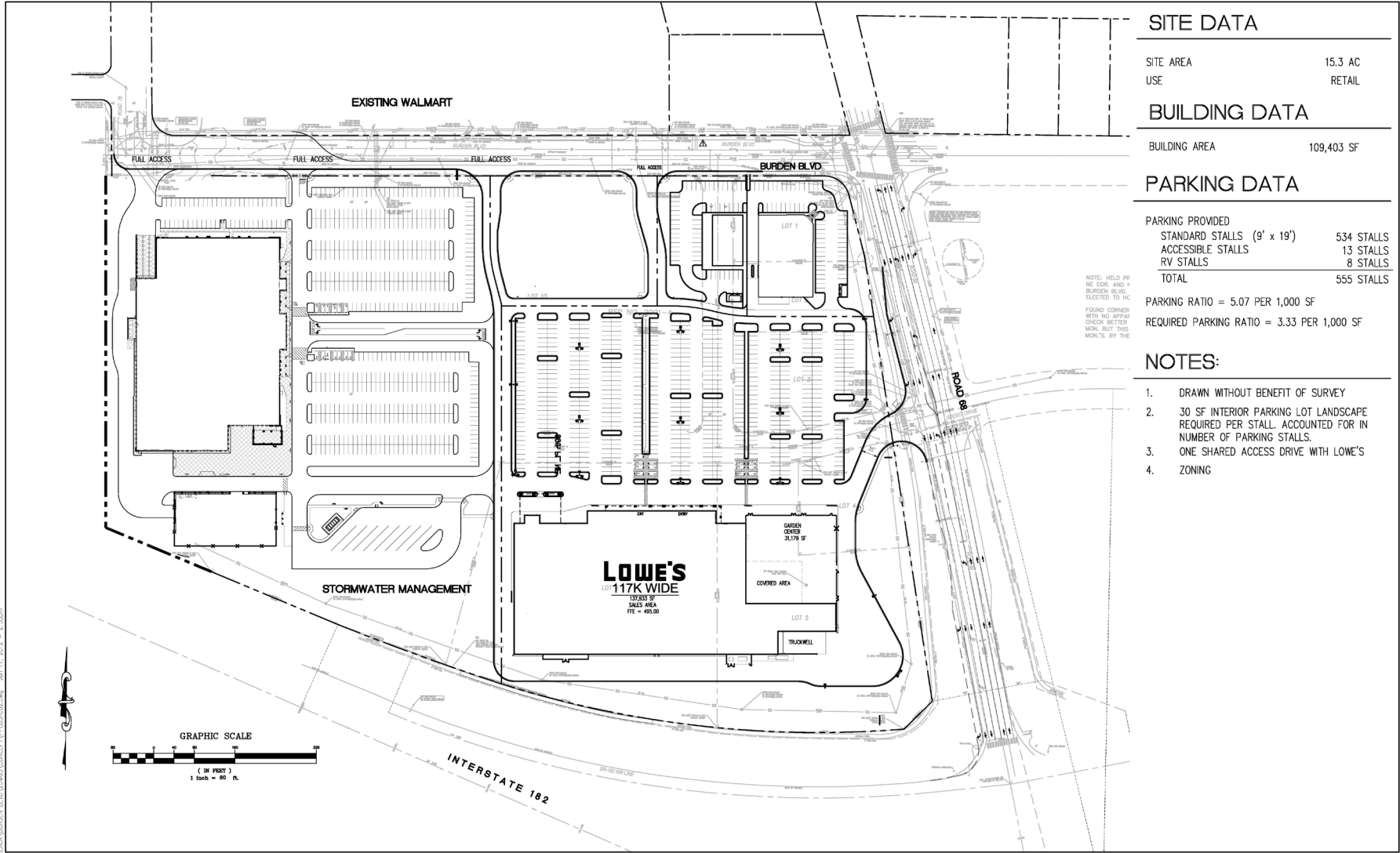
Designed By:	Issue Date:
DC	1-17-2012
Drawn By:	CONCEPT
DC	
Checked By:	Project No.:
WFF	

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CONCEPTUAL SITE PLAN

Cabela's
 BURDEN BLVD.
 PASCO, WASHINGTON

CC-01



SITE DATA

SITE AREA	15.3 AC
USE	RETAIL

BUILDING DATA

BUILDING AREA	109,403 SF
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PARKING DATA

PARKING PROVIDED		
STANDARD STALLS (9' x 19')	534 STALLS	
ACCESSIBLE STALLS	13 STALLS	
RV STALLS	8 STALLS	
TOTAL	555 STALLS	

PARKING RATIO = 5.07 PER 1,000 SF
 REQUIRED PARKING RATIO = 3.33 PER 1,000 SF

NOTES:

1. DRAWN WITHOUT BENEFIT OF SURVEY
2. 30 SF INTERIOR PARKING LOT LANDSCAPE REQUIRED PER STALL. ACCOUNTED FOR IN NUMBER OF PARKING STALLS.
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4. ZONING

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No.	Date	By	Revision Description

Designed By:	Issue Date:
DC	1-17-2012
Drawn By:	CONCEPT
DC	
Checked By:	Project No:
WFF	

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CONCEPTUAL SITE PLAN

Cabela's
 BURDEN BLVD.
 PASCO, WASHINGTON

CC-02

For Lease or
Build-to-Suit
Pasco Development
Pad Sites



Proposed Road 76 Overpass
Pasco, WA

About the Tri-Cities Region

The Tri-Cities region has a population of over 270,000 and is ranked as the 26th fastest growing metropolitan area, and in the top 10 of high technology communities in the nation. The 300 days of sunshine and the abundance of water in the area - including the Columbia, Yakima and Snake Rivers - makes the desert community rich in agricultural production and a popular recreation destination.

About the City of Pasco

Pasco has experienced rapid residential growth over the past decade, with a population over 59,000 this year. Pasco sits within the Tri-Cities metropolitan area and the related transportation will attract further growth over the next 10 to 20 years.

Source: www.pasco-wa.gov

2022 Demographics:

	<u>10 Minutes</u>	<u>15 Minutes</u>	<u>20 Minutes</u>		<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population:	70,040	193,235	272,496	Population:	49,488	136,508	228,948
Average HHI:	\$102,889	\$100,091	\$108,623	Average HHI:	\$113,270	\$99,011	\$103,850
Median Age:	32.6	33.4	35.2	Median Age:	33.1	33.6	34.7

2027 Projected

Population:	77,620	201,877	285,291	<u>2027 Projected</u> Population:	53,043	142,548	239,349
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Traffic Counts: N. Road 68: 50,851 VPD +/-
Burden Blvd.: 21,558 VPD +/-



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