

# 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
- 26<sup>th</sup> 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:

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# NAI Black

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[naiblack.com](http://naiblack.com)

# 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

( IN FEET )  
1 inch = 40 ft

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

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CONCEPTUAL SITE PLAN

BLACK DEVELOPMENT  
BURDEN BLVD  
PASCO, WASHINGTON

CC-1

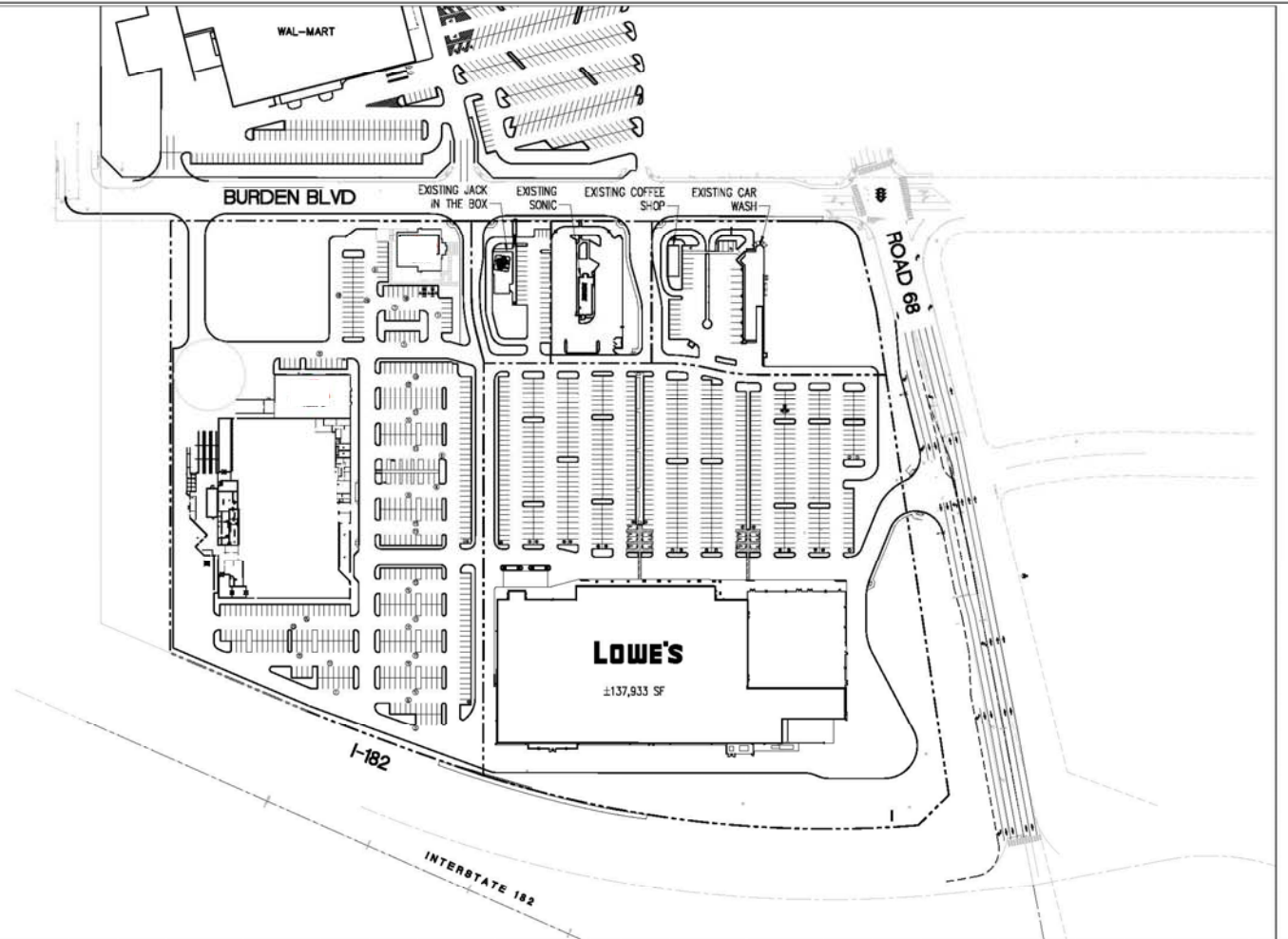
## BUILDING DATA

± 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

S:\Washington\Pasco\NAI BLACK\BURDEN BLVD\2DWGS\CONCEPT\2015-11-16 WinCo RR Petco\Pasco Black Dev 151118.dwg

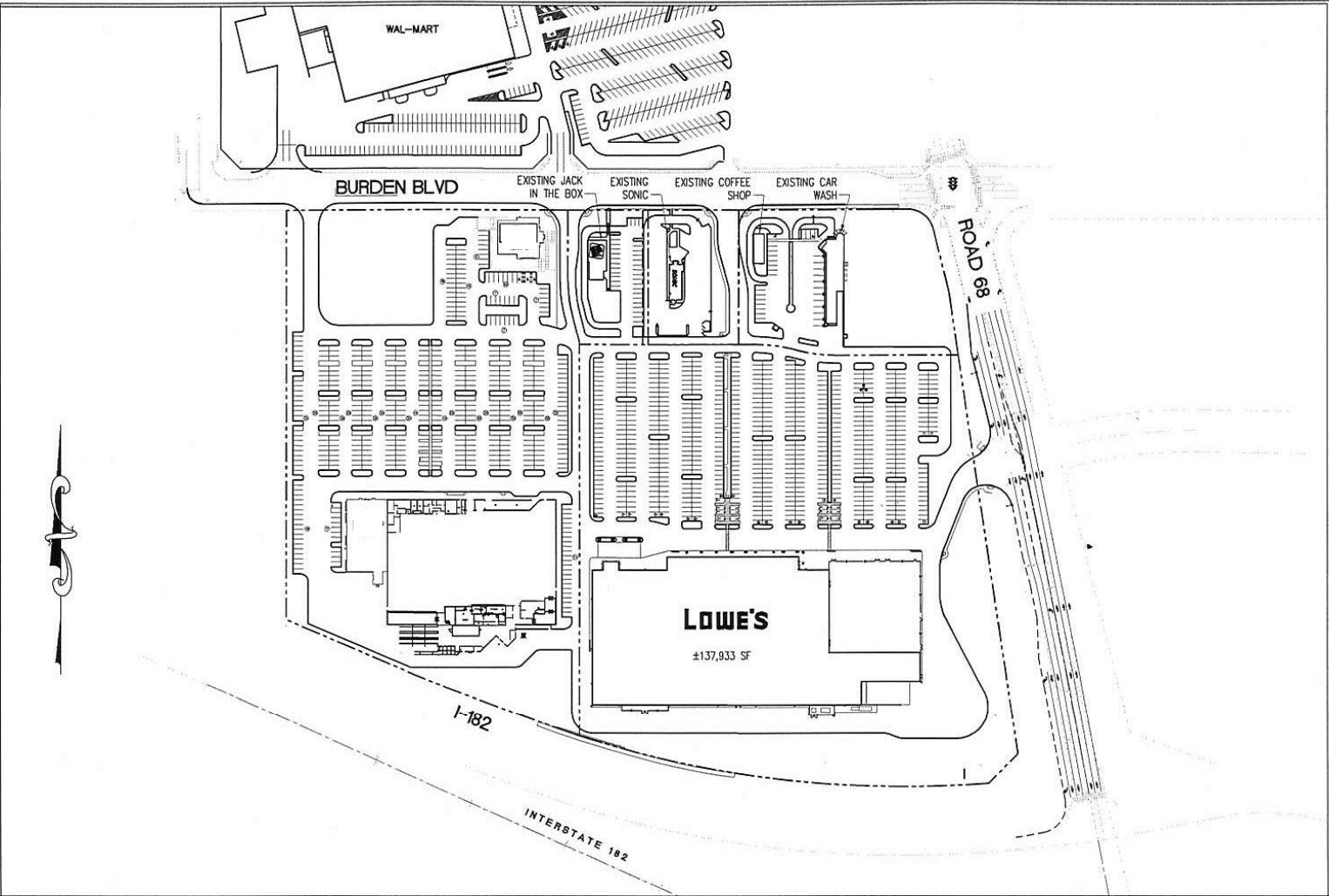
**BUILDING DATA**


± 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
	RATIO	STALLS
REQUIRED	10 STALLS PER 1000 SF	65
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BLACK DEVELOPMENT - BURDEN BLVD/ROAD 68

PASCO, WA

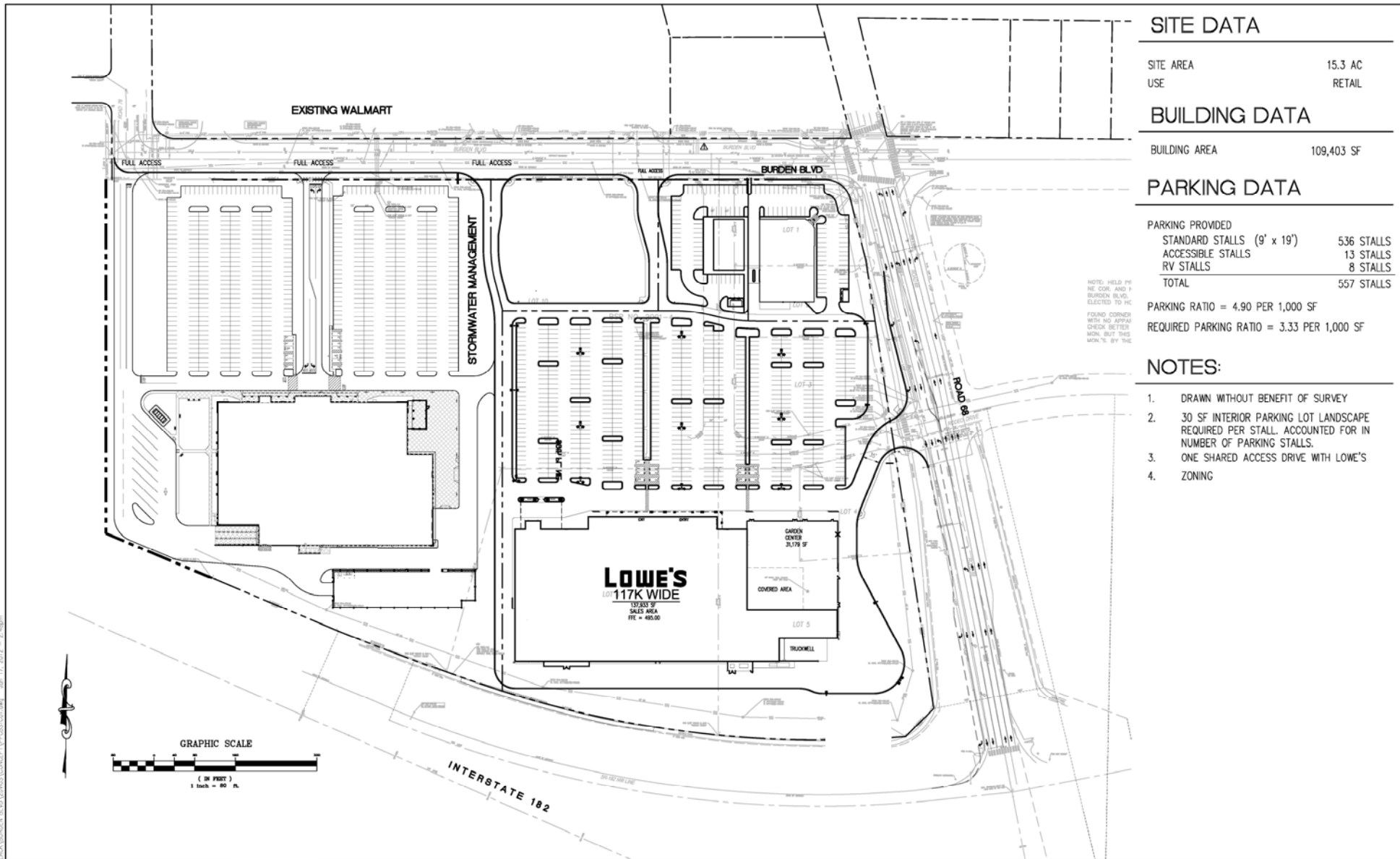
PROPOSED SITE PLAN

SCALE: N.T.S.

11-17-2015

EXHIBIT A

S:\Washington\Pasco\BURLINGTON BLVD\DWGS\CONCEPT\PROPOSED.dwg Jan 17, 2012 2:48pm



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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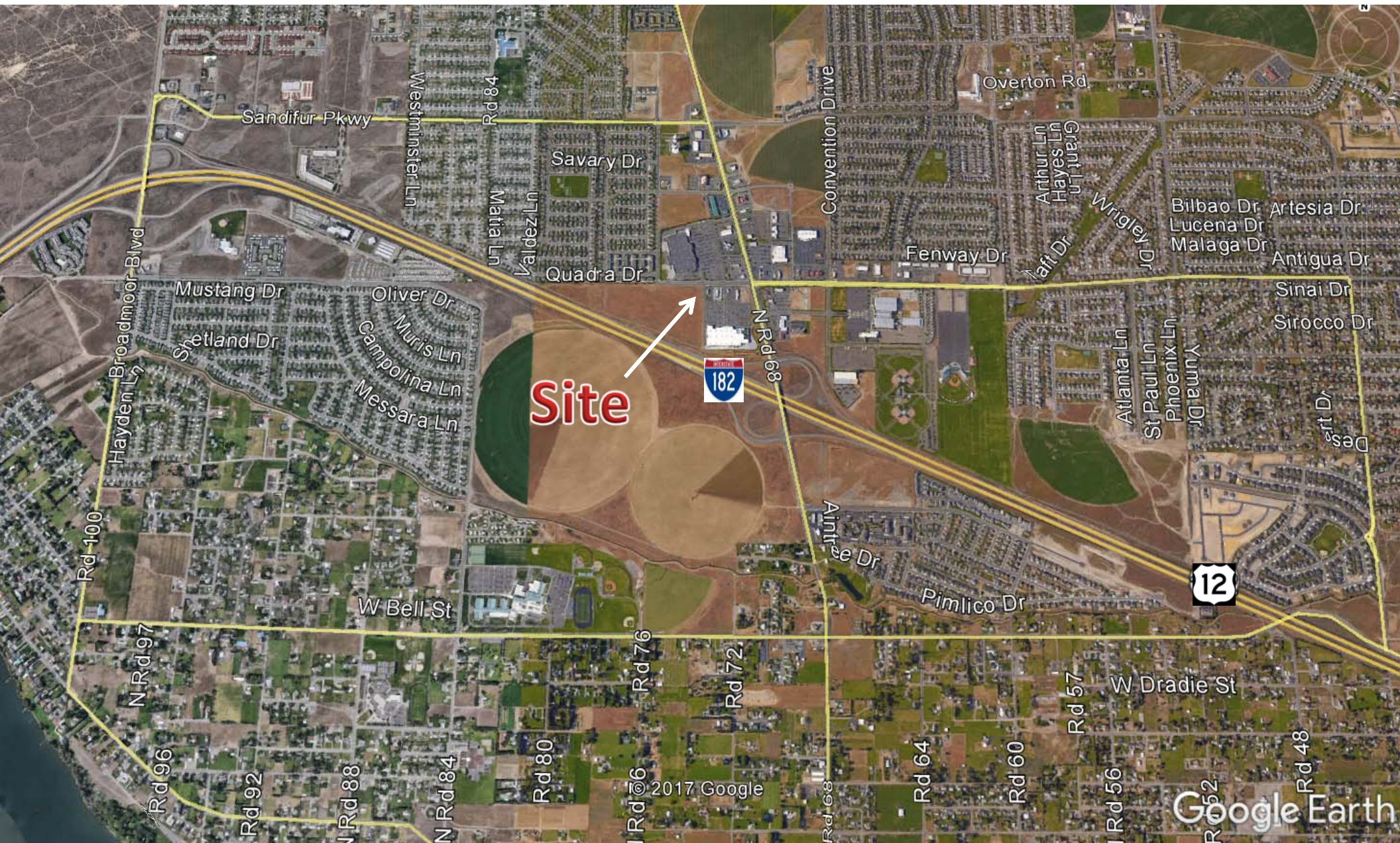
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CONCEPTUAL SITE PLAN

*Cabela's*  
BURDEN BLVD.  
PASCO, WASHINGTON

CC-01





Pasco, WA

**NAI**Black

## About the Tri-Cities Region

The Tri-Cities region has a population of over 296,000 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 of 77,100 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](http://www.pasco-wa.gov)

## 2020 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:	68,331	193,151	262,642	Population:	44,020	135,073	225,013
Average HHI:	\$85,096	\$84,457	\$90,308	Average HHI:	\$94,714	\$83,830	\$86,984
Median Age:	32.0	32.9	34.5	Median Age:	32.7	33.2	34.0
2025 Projected				2025 Projected			
Population:	76,053	210,027	286,374	Population:	50,143	147,229	245,200

Traffic Counts: N. Road 68: 50,851 VPD +/-  
Burden Blvd.: 21,558 VPD +/-



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