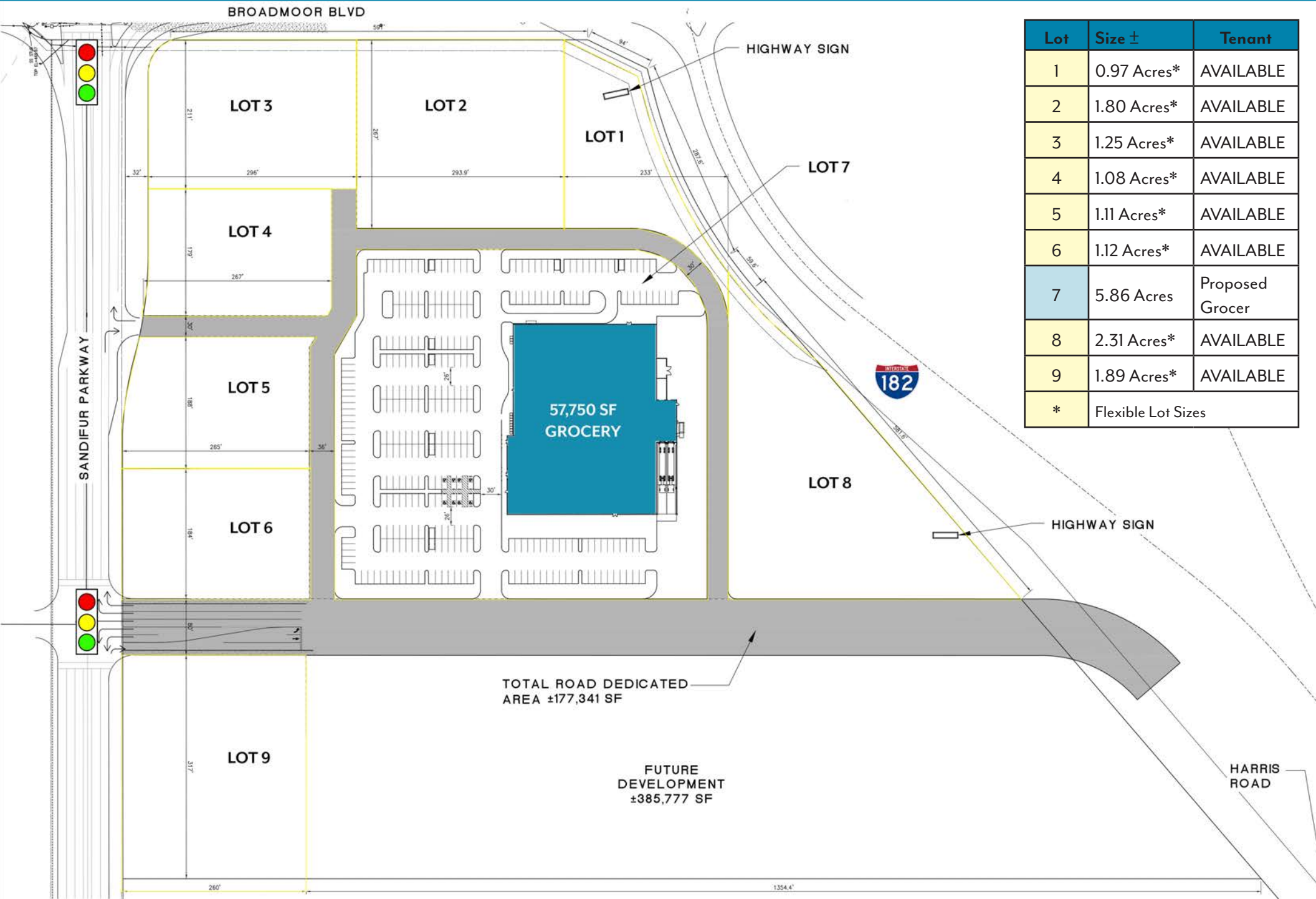


For Lease | Build to Suit | For Sale

# Site Plan



Lot	Size ±	Tenant
1	0.97 Acres*	AVAILABLE
2	1.80 Acres*	AVAILABLE
3	1.25 Acres*	AVAILABLE
4	1.08 Acres*	AVAILABLE
5	1.11 Acres*	AVAILABLE
6	1.12 Acres*	AVAILABLE
7	5.86 Acres	Proposed Grocer
8	2.31 Acres*	AVAILABLE
9	1.89 Acres*	AVAILABLE
*	Flexible Lot Sizes	



**692 Acres  
Total Project  
Size**



**5,000+  
Proposed  
Residential  
Units**



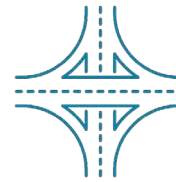
**\$40M  
Infrastructure  
Funding**  
[Click to View](#)



**3 New  
Traffic  
Signals**



**Broadmoor  
Boulevard  
Expanding to  
5 Lanes**



**New I-82  
Offramp  
Serving  
Project**

**Broadmoor  
Interchange  
Improvements**  
[Click to View](#)

**Summary of  
Master Plan**  
[Click to View](#)

## About the Property

**RIVERBEND MARKETPLACE** is the retail portion of the master plan, bringing retail and commercial to service the growing population

Broadmoor Development is a Master Planned Community with 5,000+ proposed residential units, new infrastructure, new elementary, middle & high schools.

---

**BUILD TO SUIT,  
GROUND LEASE,  
OR SALE**

**ANCHOR OPPORTUNITIES  
& OUTPARCELS  
AVAILABLE**

**FLEXIBLE LOT SIZES**

# Broadmoor Aerial



358 UNITS  
MARKET RATE  
APARTMENTS

DR HORTON:  
220 UNITS  
SINGLE FAMILY

PAHLISCH  
HOMES:  
440 UNITS  
SINGLE FAMILY

FUTURE  
RESIDENTIAL  
270 ACRES

RECLAMATION SITE:  
230 ACRES OF FUTURE  
RESIDENTIAL FROM  
CURRENT GRAVEL PIT

450 UNITS  
FOR SALE  
TOWNHOMES

SITE

COLUMBIA  
RIVER

N

FIREHOUSE SUBS NUMERICA CREDIT UNION  
swigg COFFEE BAR

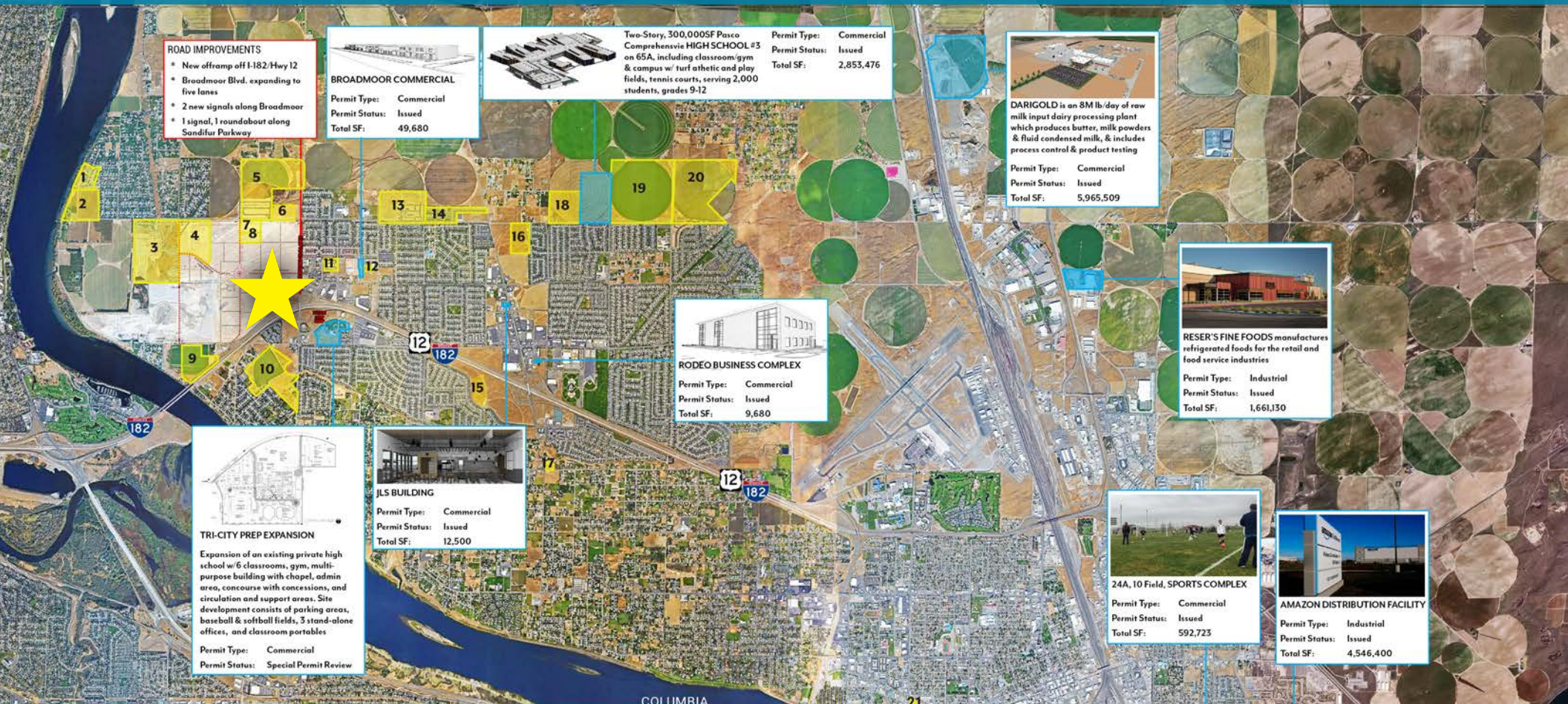
CHapel Hill

FUTURE  
HARRIS ROAD REVISION

# Market Retail Aerial



# Market Development Aerial



**ROAD IMPROVEMENTS**

- \* New offramp off I-182/Hwy 12
- \* Broadmoor Blvd. expanding to five lanes
- \* 2 new signals along Broadmoor
- \* 1 signal, 1 roundabout along Sandifur Parkway

**BROADMOOR COMMERCIAL**

Permit Type: Commercial  
 Permit Status: Issued  
 Total SF: 49,680

Two-Story, 300,000SF Pasco Comprehensive HIGH SCHOOL #3 on 65A, including classroom/gym & campus w/ turf athletic and play fields, tennis courts, serving 2,000 students, grades 9-12

Permit Type: Commercial  
 Permit Status: Issued  
 Total SF: 2,853,476

**DARIGOLD** is an 8M lb/day of raw milk input dairy processing plant which produces butter, milk powders & fluid condensed milk, & includes process control & product testing

Permit Type: Commercial  
 Permit Status: Issued  
 Total SF: 5,965,509

**RESER'S FINE FOODS** manufactures refrigerated foods for the retail and food service industries

Permit Type: Industrial  
 Permit Status: Issued  
 Total SF: 1,661,130

**RODEO BUSINESS COMPLEX**

Permit Type: Commercial  
 Permit Status: Issued  
 Total SF: 9,680

**TRI-CITY PREP EXPANSION**

Expansion of an existing private high school w/6 classrooms, gym, multi-purpose building with chapel, admin area, concourse with concessions, and circulation and support areas. Site development consists of parking areas, baseball & softball fields, 3 stand-alone offices, and classroom portables

Permit Type: Commercial  
 Permit Status: Special Permit Review

**JLS BUILDING**

Permit Type: Commercial  
 Permit Status: Issued  
 Total SF: 12,500

**24A, 10 Field, SPORTS COMPLEX**

Permit Type: Commercial  
 Permit Status: Issued  
 Total SF: 592,723

**AMAZON DISTRIBUTION FACILITY**

Permit Type: Industrial  
 Permit Status: Issued  
 Total SF: 4,546,400

**LOCAL BOUNTI** a hydroponic vegetable growing facility w/approx. 202K SF green house & 78.2K SF packaging & propagations building.

Permit Type: Commercial  
 Permit Status: Issued  
 Total SF: 1,233,766

**TARRAGON Industrial Park** on two parcels 111A & an eventual buildout of approx. 2,150,000 SF

Permit Type: Commercial  
 Permit Status: Permitting Process  
 Total SF: 1,401,660

**AMAZON DISTRIBUTION FACILITY**

Permit Type: Industrial  
 Permit Status: Issued  
 Total SF: 6,901,255

**RESIDENTIAL DEVELOPMENT | TOTAL LOTS/UNITS: 4,434+**

#	NAME	TYPE	STATUS	# LOTS/ UNITS	#	NAME	TYPE	STATUS	# LOTS/ UNITS
1	Burns Estate	SFR	Issued	21	12	The Heights	MFR	Completed	28
2	Spencer 4	SFR	Issued	NA	13	Seven Sisters	SFR	Under Construction	230
3	Solstice	SFR	Under Construction	320	14	Sage Flats	SFR	Built Out	170
4	The Dunes	SFR	Under Construction	220	15	Chapel Hill Apartments	MFR	In Progress	204
5	Barker Ranch	SFR	Under Construction	307	16	New Tradition	SFR	Pre Plat Approved	125
6	Burns Apartments	MFR	Under Construction	226	17	Terrace Heights	MFR	Completed	60
7	Hydro at Broadmoor	MFR	Under Construction	256	18	Glacier Park	SFR + Retail	In Progress	160
8	Affinity at Broadmoor	MFR	Under Construction	170	19	Raven Place	SFR	In Progress	750
9	Columbia Shores	HD MF PUD	Under Construction	400	20	Madison Park N	SFR	In Progress	474
10	Magnolia Heights	SFR	In Progress	400	21	Pasco Haven	MF LB	Issued	60
11	Sandifur Apartments	Duplex	Issued	44	22	Columbia Riverwalk	MFR	Completed	288



7 min drive time

44,010

Population

\$125,990

Average Household Income

31.6

Median Age

10 min drive time

82,317

Population

\$125,441

Average Household Income

32.2

Median Age

15 min drive time

165,208

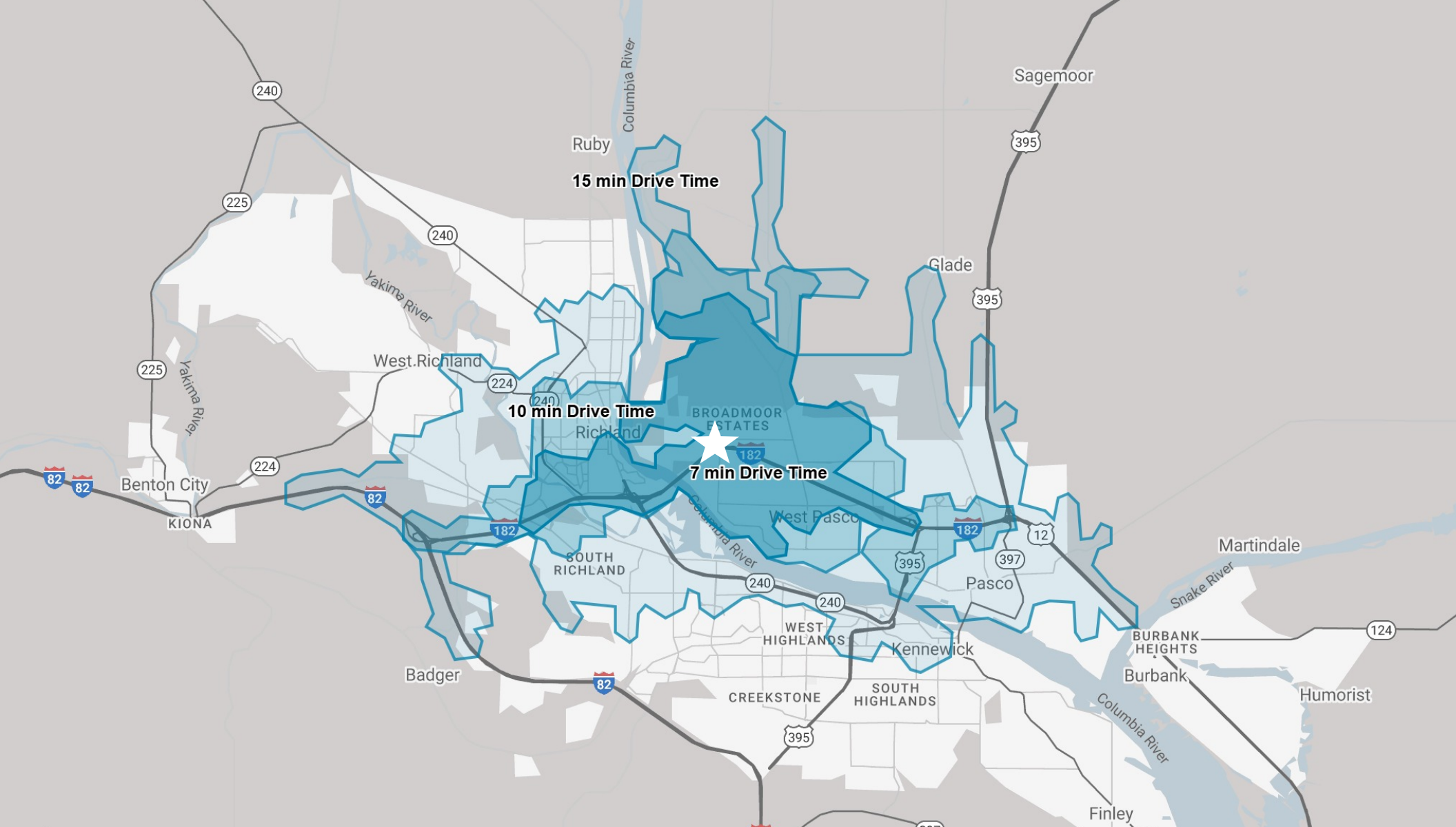
Population

\$122,163

Average Household Income

33.3

Median Age





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