



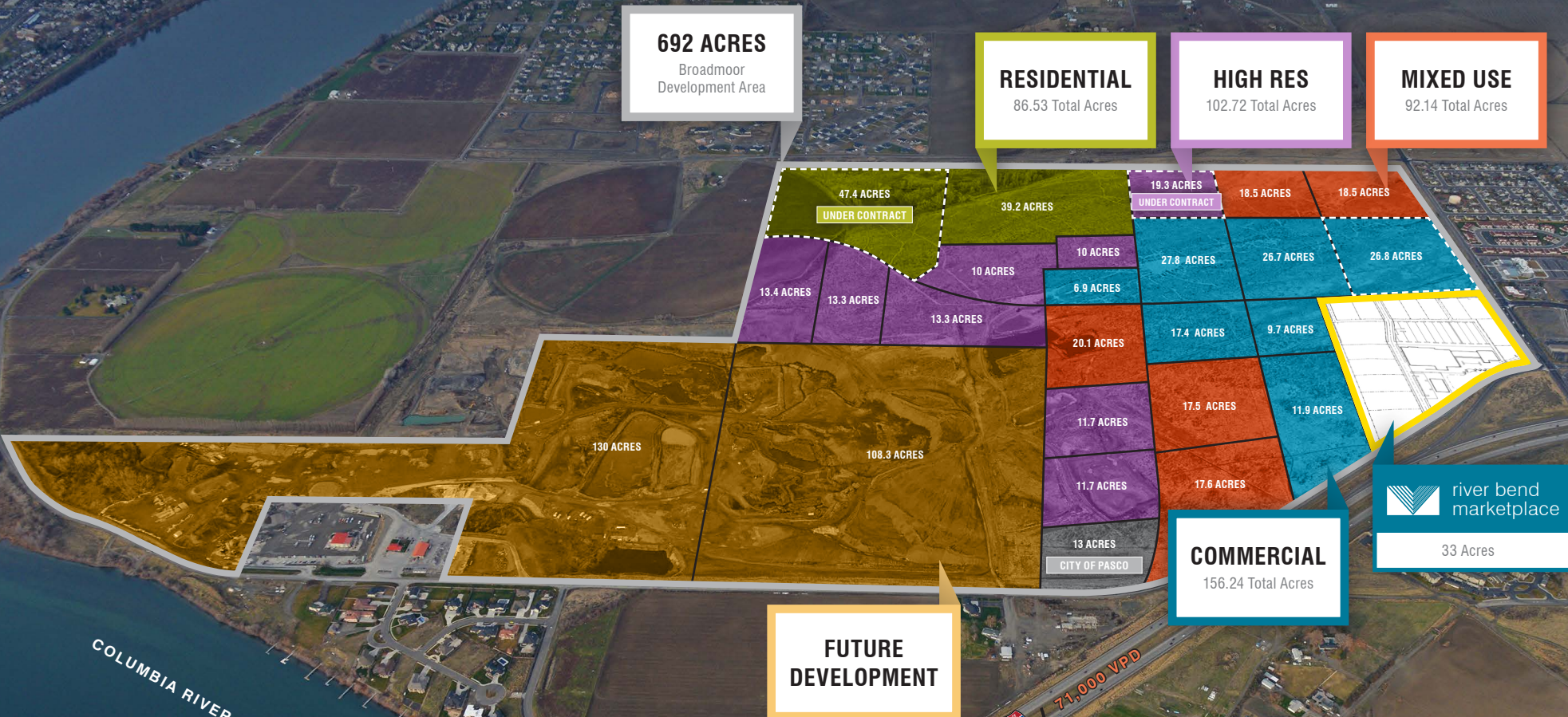
Proposed 33 Acre Retail Development within 692 Acre Broadmoor Community

692 ACRES
Broadmoor
Development Area

RESIDENTIAL
86.53 Total Acres

HIGH RES
102.72 Total Acres

MIXED USE
92.14 Total Acres



**FUTURE
DEVELOPMENT**

COMMERCIAL
156.24 Total Acres

 river bend
marketplace
33 Acres



Up to 5,000 New Residential Units

200+/-
Single Family Homes

300+/-
Single Family,
Townhomes

500+/-
55+ Community,
Market Rate Apts.

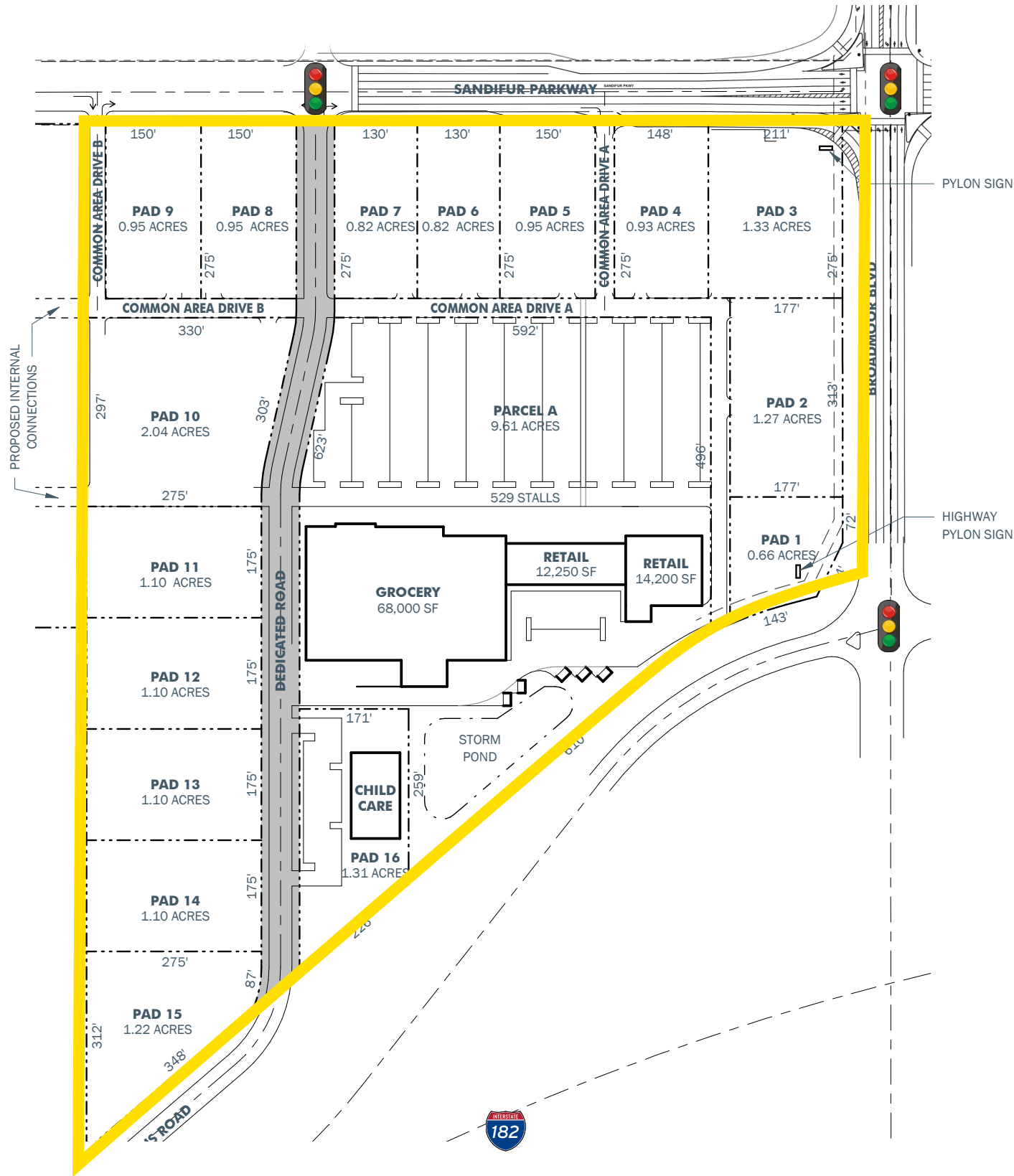
MIXED USE



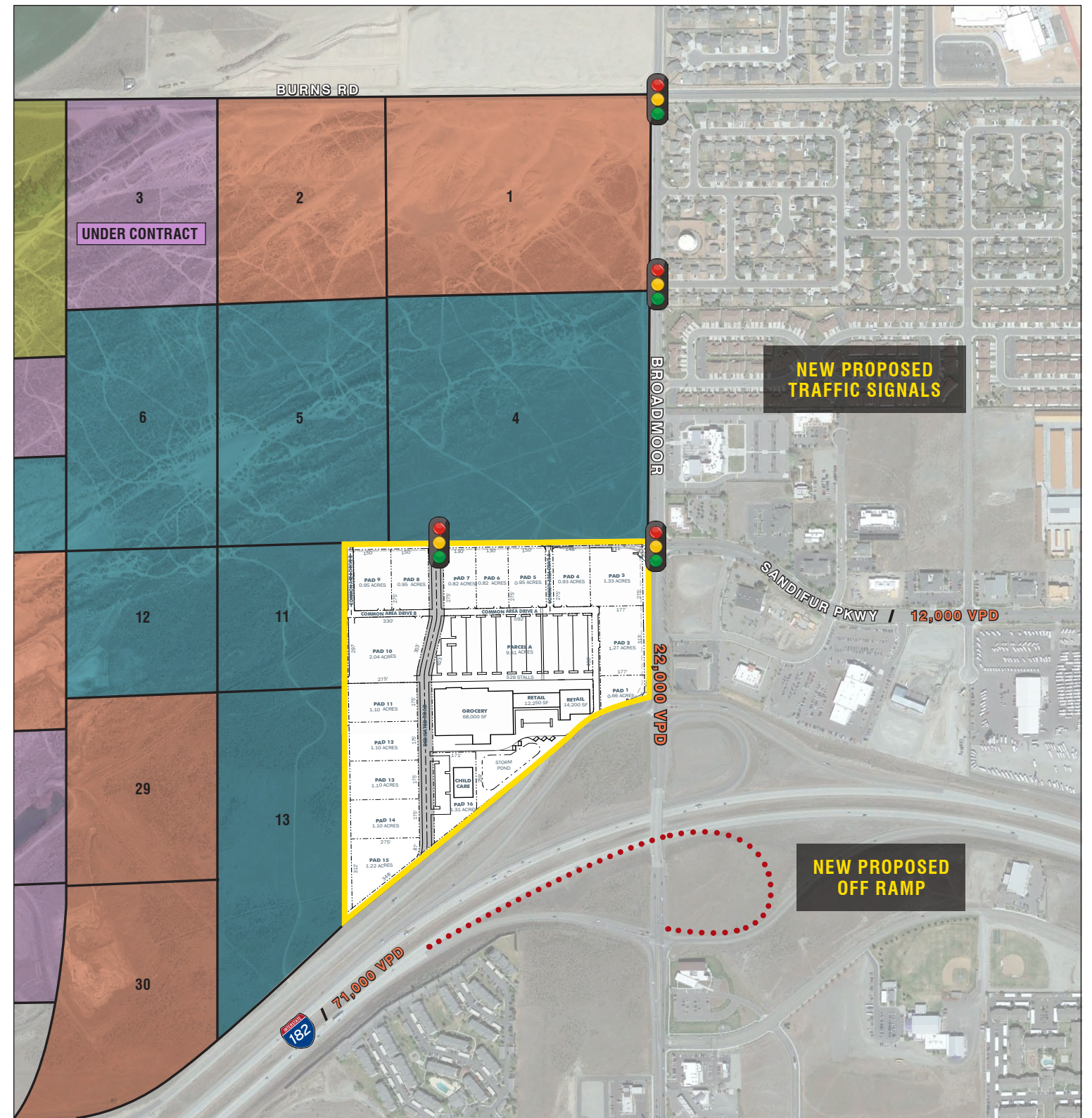
COMMERCIAL

FUTURE DEVELOPMENT

SITE PLAN



TRAFFIC IMPROVEMENTS





54% GROWTH

The anticipated population increase of
The City of Pasco over the next 18 years –
an additional 40,000 residents.

\$2.4 BILLION

The Hanford Project's federal government-backed
annual budget, continuing through 2065.
The Project is a major contributor to the presence of
a highly-skilled and educated workforce.

MAJOR EMPLOYERS

BATTELLE

Tyson

amazon

CONAGRA
BRANDS

BECHTEL

LOCKHEED MARTIN

Pacific Northwest
NATIONAL LABORATORY

DARIGOLD
SINCE 1918

Lamb Weston

ch2m



POPULATION GROWTH

	2000	2020	2040
City of Pasco	32,066	73,590	113,000
Franklin County	49,630	99,712	158,574
Tri-Cities MSA (Pasco / Richland / Kennewick)	191,822	303,501	410,000

DEMOGRAPHICS

	5 MIN DRIVE	7 MIN DRIVE	10 MIN DRIVE
Population	23,426	45,545	124,038
Daytime Population	20,827	43,201	121,536
Median Household Income	\$75,703	\$72,237	\$72,049
Households	8,242	16,458	45,071

river bend marketplace
AT BROADMOOR / PASCO, WA

BRAD GOLDBERG

Executive Vice President of Development
216.464.5550 / bgoldberg@visconsi.com

MIKE OLSEN

Vice President of Leasing
216.464.5550 / molsen@visconsi.com

JOHN VIACAVA

Development & Leasing Manager
206.849.4403 / jviacava@visconsi.com



Tri-Cities Market



river bend marketplace



- Grocery
- Home Improvement
- Big Box
- Entertainment



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