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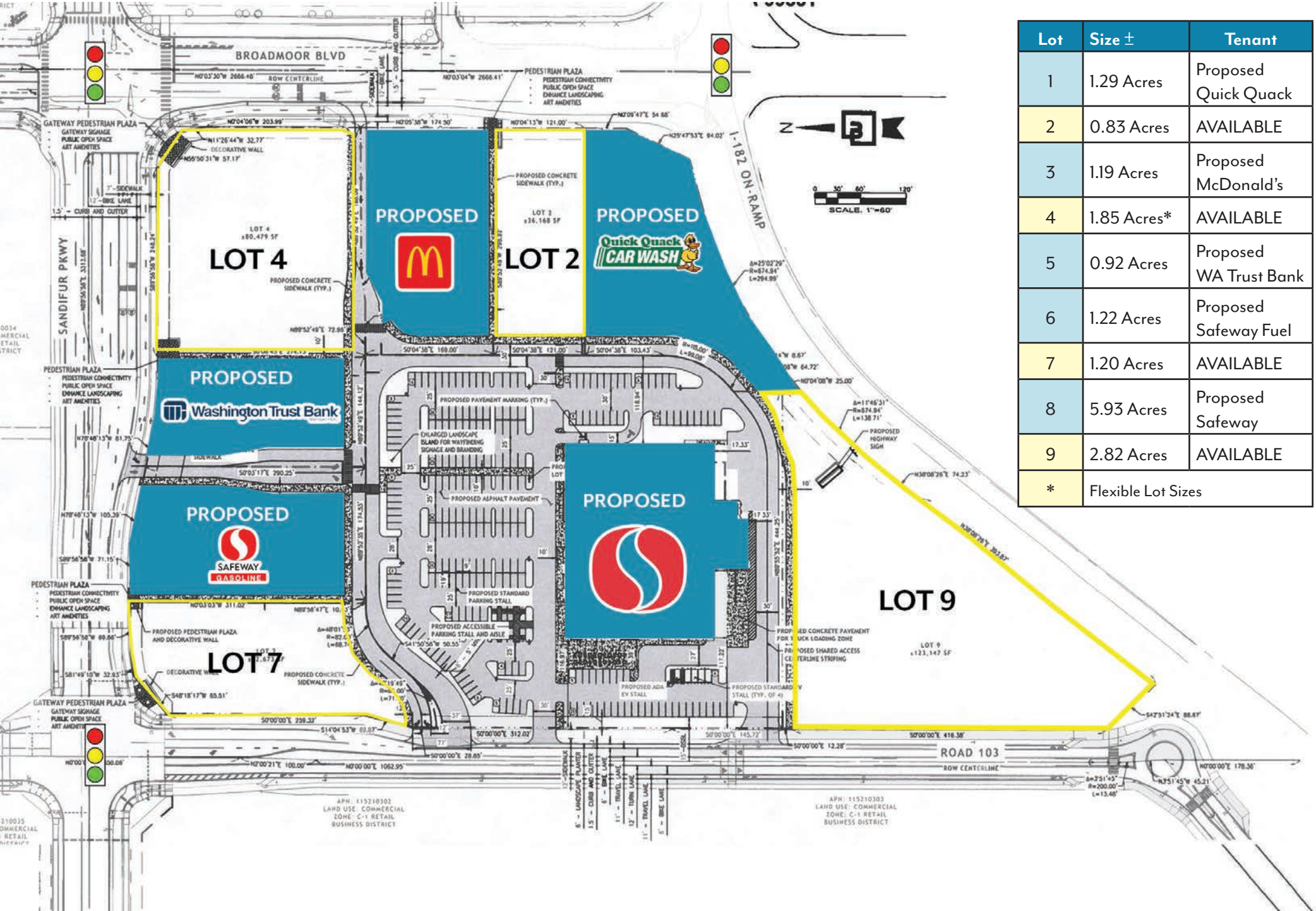
Riverbend Marketplace

BROADMOOR MASTER PLANNED COMMUNITY , PASCO, WA



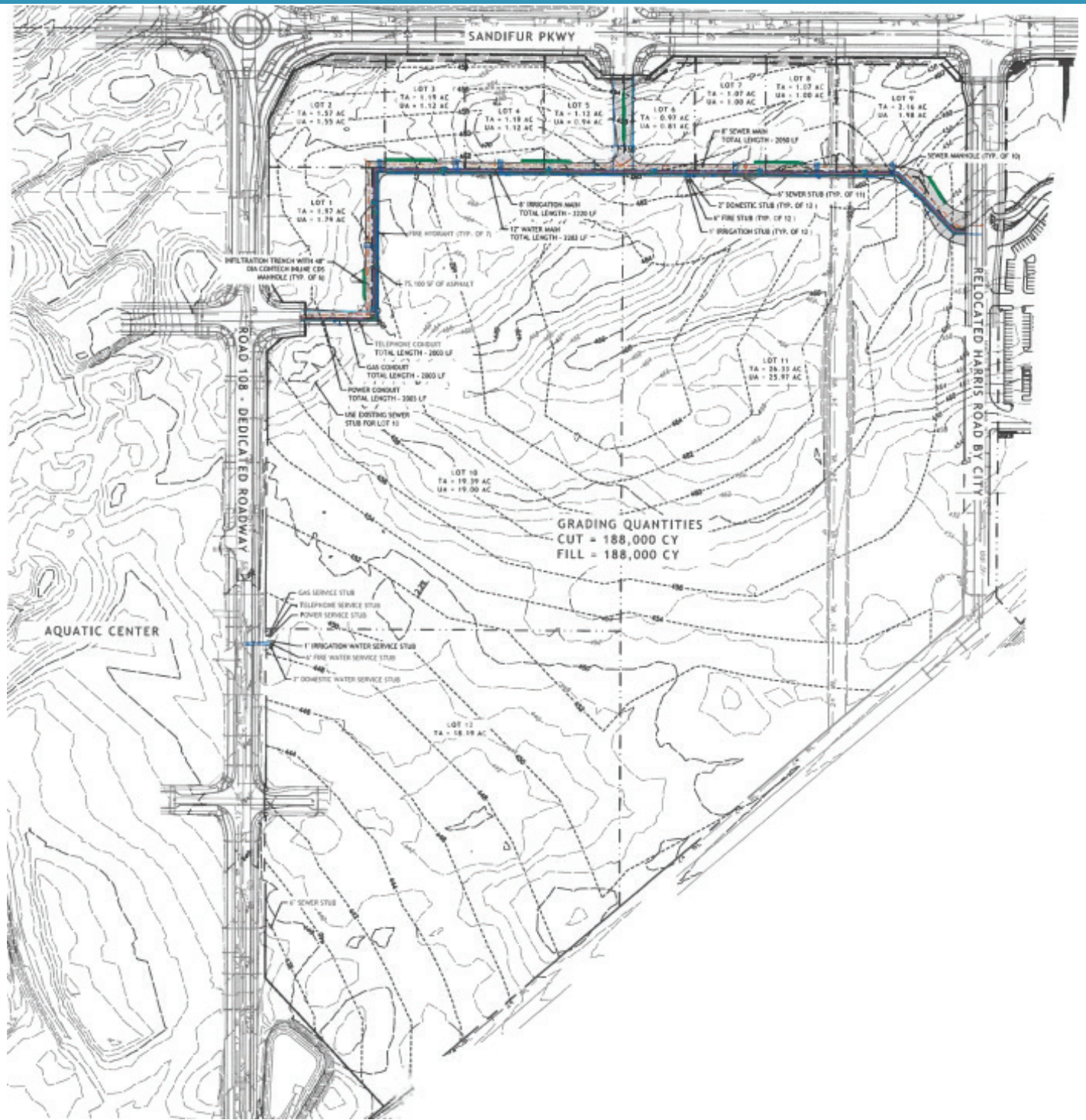
For Lease | Build to Suit | For Sale

Site Plan | Phase I



Lot	Size ±	Tenant
1	1.29 Acres	Proposed Quick Quack
2	0.83 Acres	AVAILABLE
3	1.19 Acres	Proposed McDonald's
4	1.85 Acres*	AVAILABLE
5	0.92 Acres	Proposed WA Trust Bank
6	1.22 Acres	Proposed Safeway Fuel
7	1.20 Acres	AVAILABLE
8	5.93 Acres	Proposed Safeway
9	2.82 Acres	AVAILABLE
*	Flexible Lot Sizes	

Site Plan | Phase II



692 Acres Total Project Size

5,000+ Poposed 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

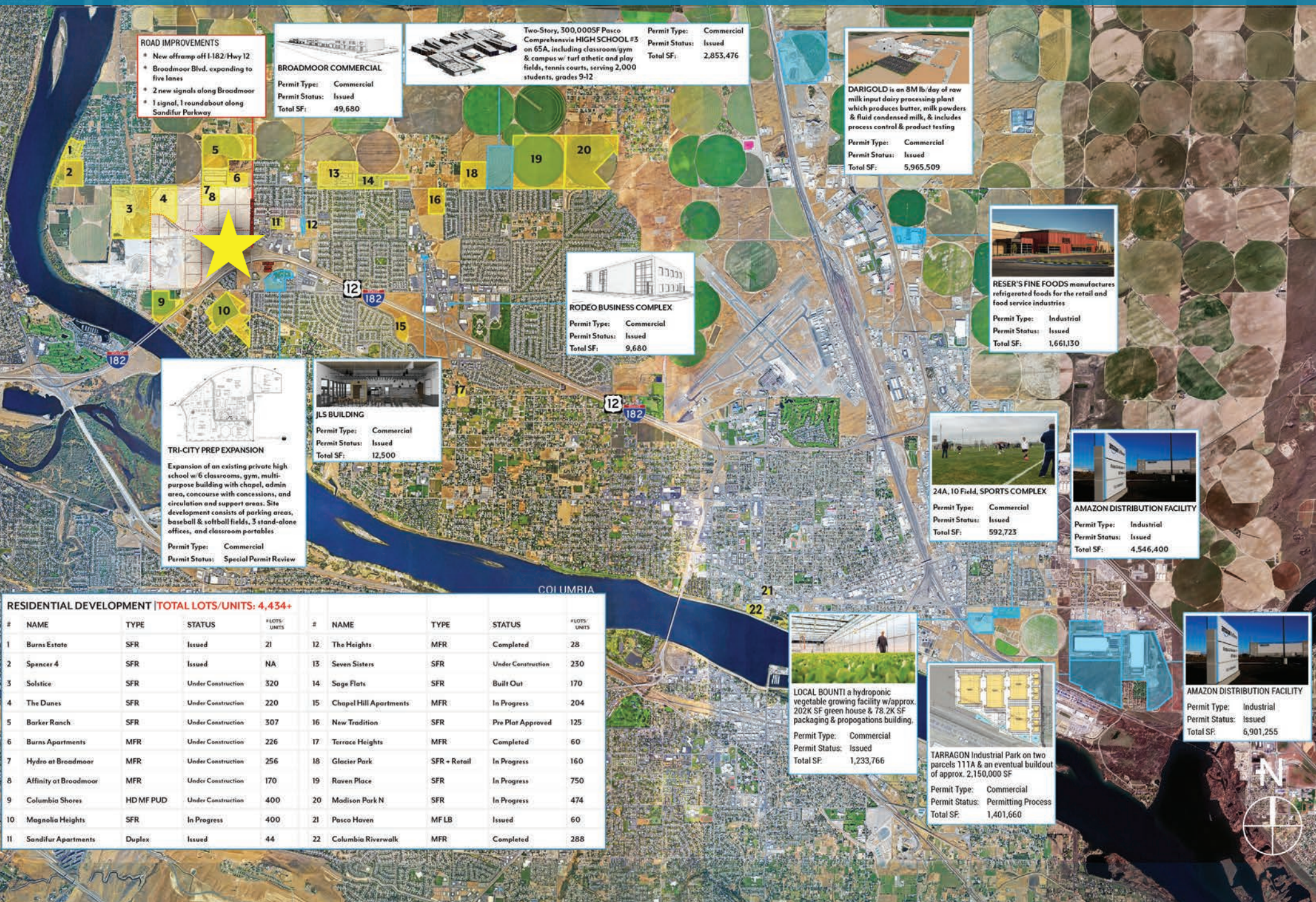
Broadmoor Aerial



Market Retail Aerial



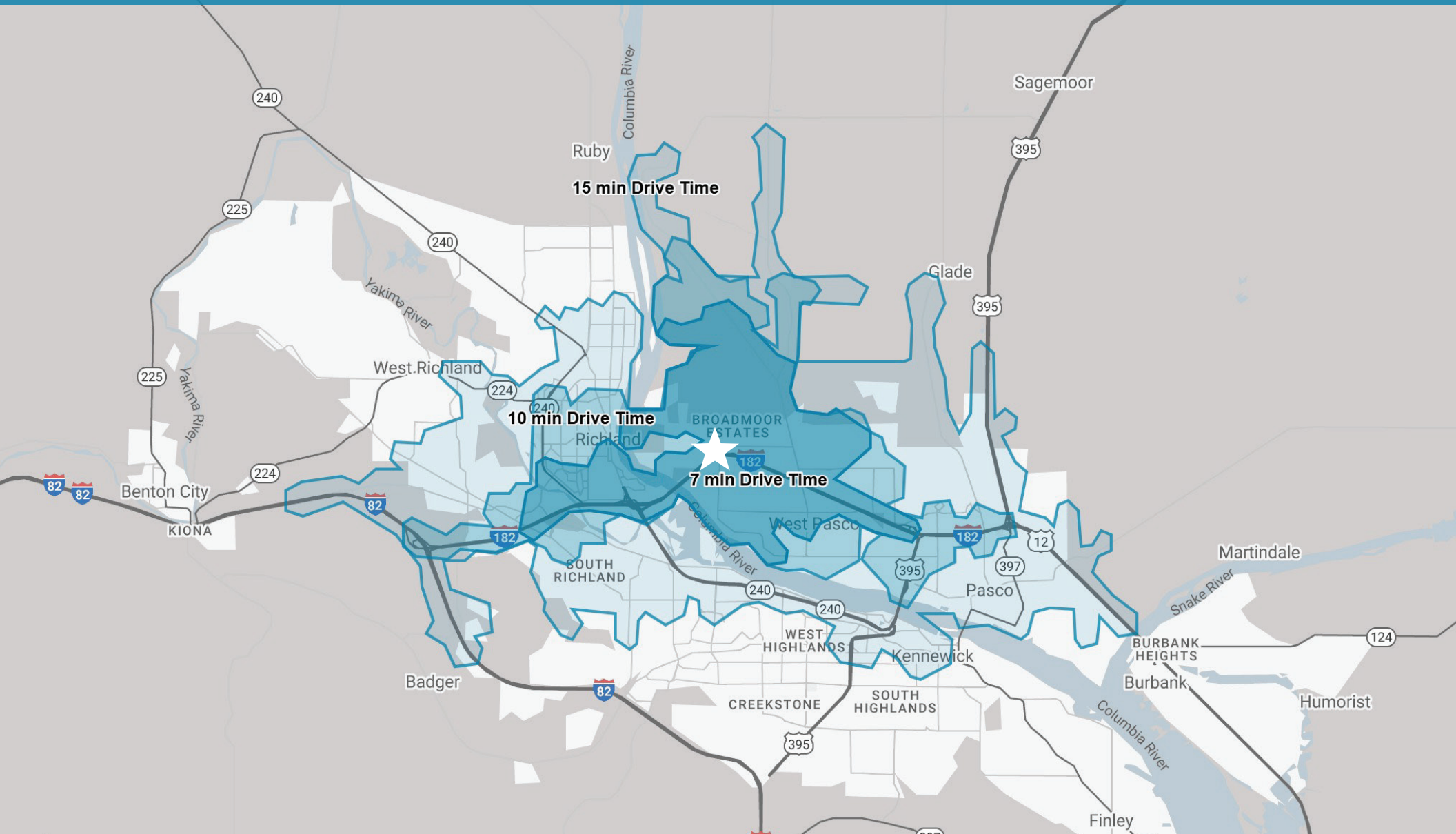
Market Development Aerial



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	10 min drive time	15 min drive time
46,430	98,606	197,654
Population	Population	Population
$131,397	$129,591	$126,305
Average Household Income	Average Household Income	Average Household Income
31.5	32.6	33.2
Median Age	Median Age	Median Age





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