

NEW CONSTRUCTION
INVESTMENT OPPORTUNITY

RODEO DRIVE

6902 Rodeo Drive, Pasco WA 99301



EIG

Exclusively offered by Elite Investments Group

RODEO DRIVE

ADDRESS	6902 Rodeo Drive	PARKING	49+
CITY, STATE ZIP	Pasco WA, 99301	YEAR BUILT	2024
PRICE	\$3,685,000	TOTAL SIZE	11,080 SF
PRICE PER SF	\$347.83	PARCEL NO.	117490111
SUITES	2	TOTAL LOT SIZE	29,781 SF/.6837 Acres
COMMERCIAL BAYS	4	ZONING	C-1 Retail Business



INVESTMENT SALES

BRENDA
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OPPORTUNITY

MULTI-TENANT INVESTMENT DEVELOPING LOCATION

New contemporary design, Class A Retail-Flex property. Located in Pasco, Washington, one of Tri-Cities' most sought-after locations.

One of a kind, with architectural wood and metal design elements. Beautiful 30 ft store front glass windows, from floor to ceiling!

The building is occupied by two absolute NNN tenants.

Conveniently located off Rd 68, walking distance from the HAPO Center, one of the premier event facilities in the region and amongst the largest, the Gesa Baseball Stadium, home of the Tri-City Dust Devils (High-A-affiliate of the Los Angeles Angels), hotels, restaurants and much more!

Immediate proximity to arterial roads, major highways, and airport.

Major infrastructure development project providing advanced future accessibility





3rd

3RD LARGEST METRO IN WA STATE
316,000 TOTAL METRO POPULATION

34%

34% METRO POPULATION GROWTH IN THE PAST DECADE
NATION'S TOP TEN FASTEST GROWING CITIES

\$87,088

MEDIUM HH INCOME
43.73% OF HHs EARN MORE THAN NATIONAL AVERAGE/YEAR

EIG

LOCATION

STRONG MARKET
FUNDAMENTALS



Right in the heart of the Pacific Northwest, the Tri-Cities is located at the confluence of the Columbia, Yakima, and Snake Rivers.

The Tri-Cities represents the Kennewick-Pasco-Richland MSA in Benton and Franklin Counties. It has transformed from a small regional hub for the Columbia Basin into one of the most expansive markets in Washington.

It now ranks as the 3rd largest metro in Washington State with a population of 316,600 residents.

The rivers serve as the only visible division between the Tri-Cities of Richland, Pasco and Kennewick.

Each municipality boasts its own substantial growth statistics and when combined as a metro, the population grew 34% in the past decade.

Pasco leads the trio, as it has the fastest growing population in the state.

In addition, Pasco was ranked among the nation's top ten fastest growing cities in both population and businesses in a new "Boom Town" study performed by online financial technology company Smart Asset. The study cited that during the period between 2015 and 2020 the population grew by 17% and business grew by 18%.

EMPLOYMENT HUB

**CENTRALIZED
LOCATION**

The Tri-Cities region in Washington state is known for several key industries.

Agriculture and Irrigation: The area benefits from the fertile soil of the Columbia Basin, making agriculture a significant industry. Crops like apples, cherries, grapes, and potatoes thrive here. The extensive irrigation system, including the Columbia Basin Project, supports agricultural production.

Energy and Nuclear Research: Richland is home to the Hanford Site, which played a crucial role in the development of nuclear weapons during World War II. Today, it focuses on environmental cleanup and nuclear research, contributing to the most highly educated population in the state. The Pacific Northwest National Laboratory (PNNL) in Richland is a major research institution specializing in energy, environmental science, and national security.

Healthcare and Education: The Tri-Cities has several hospitals and medical centers, including Kadlec Regional Medical Center in Richland. Educational institutions like Washington State University Tri-Cities and Columbia Basin College contribute to the region's growth.

Manufacturing and Technology: Manufacturing industries, such as aerospace, food processing, and advanced materials, play a role in the local economy. Additionally, technology companies and startups are emerging, contributing to the diversification of industries.

Tourism and Recreation: The Tri-Cities area offers outdoor recreational activities, including boating, fishing, and hiking along the Columbia River.

Overall, the Tri-Cities region combines agriculture, research, healthcare, education, and recreational opportunities to create a vibrant and diverse economy.



DEMAND

NEIGHBORING DEVELOPMENTS

The Broadmoor Development is currently underway, a 671-acre development site with 1,600-acre Broadmoor Area Master Plan, which is situated in the geographical center of the Tri-Cities Metropolitan Statistical Area (MSA). The anticipated development of the new epicenter of the Tri-Cities and greater Eastern Washington market. The partnership between property owners and City of Pasco, to fund nearly \$40,000,000 of infrastructure improvements including a new freeway interchange, roadway improvements.

Amazon Distribution Centers, two 1-million sf Distribution Centers, 3,000 new jobs expected.

Reser's Processing Plant, 340,000 sf building at Port of Pasco Industrial Park on a 40-acre site. The \$120 million facility is expected to create 100 new jobs.

Darigold Facility, 400,000 sf building at Port of Pasco Industrial Park, will be the largest facility of it's kind in North America. \$600 million project with 1,200 new jobs expected.

Tri-Cities Airport, 86 total acres, with three runways is the largest airport in the southeastern Washington and northeastern Oregon region with connections to eleven major hubs.



\$40M

OF INFRASTRUCTURE IMPROVEMENTS

4,300+

NEW JOBS CREATED

FINANCIALS

INCOME	TOTAL
RENTAL INCOME	\$221,600.00
NNN INCOME	\$38,780.00
TOTAL OPERATING INCOME	\$260,380.00
EXPENSES	
CLEANING & MAINTENANCE	\$3,720.07
INSURANCE	\$4,500.00

MANAGEMENT FEES	\$6,500.00
REPAIRS	\$3,000.00
TAXES	
PROPERTY TAX	\$14,859.93
UTILITIES	\$6,200.00
TOTAL OPERATING EXPENSES	\$38,780.00
TOTAL NET OPERATING INCOME	\$221,600.00

PRO FORMA



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This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation.

Elite Investments Group, LLC and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

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