



Kaleb
Group

Acquisition Opportunity
Two Adjacent Retail Plazas
6605 & 6627 Burden Blvd, Pasco, WA 99301

BURDEN PLAZA #2

BURDEN PLAZA #1



6627

6605



Burden Plaza - 6605 & 6627 Burden Blvd, Pasco, WA 99301

Burden Plaza1

Address:	6605 Burden Blvd
Parcel ID:	116271016
Year Built:	2011
Rentable SF:	9,600
Lot Size:	37,574 SF
Parking Spaces:	69
Tenants:	7
2025 NOI (Projected):	\$269,756
6% CAP:	\$4,495,933

Burden Plaza2

Address:	6627 Burden Blvd
Parcel ID:	116271015, 1017
Year Built:	2017
Rentable SF:	10,617
Lot Size:	80,220 SF
Parking Spaces:	91
Tenants:	4
2025 NOI (Projected):	\$265,295
6% CAP:	\$4,421,583

Combined NOI: \$535,051

NOI \$535,051.00

Projected NOI is based off current in-place rent schedule & budgeted 2025 expenses.

