

Burden 2 Retail

6627 Burden Boulevard

Pasco, WA 99301

\$4.25M
PRICE

6.52%
CAP RATE

\$277.10K
NOI



Peter Ahn

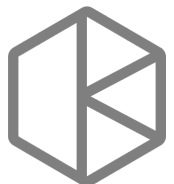
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Kaleb Group

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PRESENTED BY

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Executive Summary

6627 Burden Boulevard · Pasco, WA 99301

 ASKING PRICE

\$4,250,000

 NOI

\$277,098

 CAP RATE

6.52%

We are pleased to offer Burden 2 Retail, a 10,919 square foot retail property situated on approximately 1.090 acres at 6627 Burden Boulevard in the heart of Pasco, Washington. The property presents an outstanding investment opportunity for both institutional and private capital.










PROPERTY DATA

Building SqFt	10,919
Year Built	2017
Lot Size (Acres)	1.090
Parcel ID	116271015
Zoning	Commercial
County	Franklin
Frontage	187
Coordinates	46.271055,-119.177957
Assessed Value	\$3,482,000

Investment Highlights

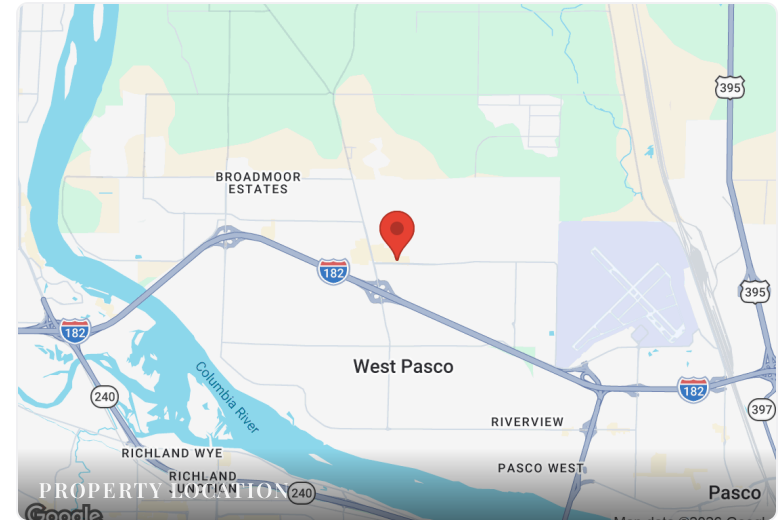
This retail center sits in a high-visibility, high-growth trade area within Pasco's expanding commercial landscape. Surrounded by residential neighborhoods, local businesses, and strong daily traffic, the property is well positioned to attract consistent consumer activity and benefit from the continued development of the surrounding market. As the area grows, this site offers meaningful upside for retailers looking to establish or expand their presence in a thriving corridor.

KEY METRICS

 Asking Price	\$4,250,000
 NOI	\$277,098
 Cap Rate	6.52%
 Price/SF	\$389.23
 Occupancy	100%
 GRI	\$277K
 EGI	\$378K
 Building SF	10,919
 Year Built	2017

Location Highlights

Positioned in the core of Pasco’s rapidly growing west-side retail corridor, this property offers excellent visibility, convenient access, and consistent daily exposure within the Burden Blvd/Road 68 trade area. The surrounding market continues to expand through new residential development, retail investment, and transportation improvements, creating a strong foundation for tenant demand and long-term value growth. Supported by established nearby shopping activity and ongoing public infrastructure investment, the location delivers both immediate retail appeal and meaningful future upside.



LOCATION

Address	6627 Burden Boulevard
City	Pasco
State	Washington
Zip Code	99301
County	Franklin
APN / Parcel #	116271015
Coordinates	46.271055,-119.177957

TRANSIT

Burden Blvd at Robert Wayne Dr	0.1 mi
Burden Blvd at Road 60	0.4 mi
Burden Blvd at Madison	0.8 mi

AIRPORTS

Tri-Cities Airport	2.9 mi
Richland Airport	6.2 mi
Compressor Station Number 8 Stolport	22.0 mi

HIGHWAYS

I 182;US 12	0.4 mi
Lewis and Clark Trail	2.7 mi
WA 240	3.0 mi
I 182;US 12;US 395	3.4 mi





Rent Roll

Suite	Tenant	SF	Rent/SF	Monthly	Annual Rent	Reimb/SF	Ann. Reimb	Lease Type	Start	End
A	Costa Vida	3,021	\$24.98	\$6,288.03	\$75,456.36	\$2,372.92	\$28,475.04	NNN	11/01/16	04/30/27
C	Proof Restaurant	5,077	\$24.89	\$10,530.96	\$126,371.52	\$3,987.70	\$47,852.40	NNN	03/01/20	02/28/27
E	Sushi House	2,439	\$21.93	\$4,457.53	\$53,490.36	\$1,916.05	\$22,992.60	NNN	01/01/18	12/31/27
ATM	Wells Fargo	0		\$1,815.00	\$21,780.00	\$165.00	\$1,980.00	Modified Gross	06/01/20	05/31/30
Total		10,537	\$26.30	\$23,091.52	\$277,098.24	\$9.61	\$101,300.04			

GLA **10,537 SF**

% LEASED **100.0%**

AVG RENT/SF **\$26.30**

TENANTS **4**

AVG LEASE TERM **1.1 yrs**

Notes

Suite A – Tenant has three, 5 yr options. Base rent increased on 05/01/2026 by 2.5%.

Suite C – Tenant has two, 5 yr options.

Suite E – Tenant has one, 5 yr option.

Suite ATM – ATM. Tenant has three, 5 yr options.

Valuation Summary

KEY METRICS

\$4,250,000
ASKING PRICE

6.52%
CAP RATE

\$277,098
NOI

Price/SF **\$389.23**

Vacancy Factor **0%**

PROJECTED EXIT

Hold Period **5 yrs**

INCOME/SF
\$25.38

EGI/SF
\$34.66

EXPENSES/SF
\$9.28

NOI/SF
\$25.38

INCOME

Gross Rental Income	\$277,098
Expense Reimbursements	\$101,300
Effective Gross Income	\$378,398

EXPENSES

GENERAL EXPENSES

Landscaping & Snow Removal	\$12,000
Fire Monitoring	\$1,600
HVAC R&M	\$1,500
Backflow	\$600
Pest Control	\$500
Building R&M	\$2,500
House Water & Electric	\$13,500
Garbage	\$12,500
RE Taxes	\$32,000
Insurance	\$4,800
Management	\$19,800
Total General Expenses	\$101,300
Total Expenses	\$101,300

Cash Flow Projection

	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Potential Rent	\$277,098	\$283,481	\$290,024	\$296,730	\$303,604	\$310,649
Expense Reimbursements	\$101,300	\$101,300	\$101,300	\$101,300	\$101,300	\$101,300
Effective Gross Income	\$378,398	\$384,781	\$391,324	\$398,030	\$404,904	\$411,949
General Expenses	(\$101,300)	(\$101,880)	(\$102,466)	(\$103,057)	(\$103,655)	(\$104,259)
Total Operating Expenses	(\$101,300)	(\$101,880)	(\$102,466)	(\$103,057)	(\$103,655)	(\$104,259)
Net Operating Income	\$277,098	\$282,901	\$288,858	\$294,972	\$301,249	\$307,691
<i>Cap Rate</i>	6.52%	6.66%	6.80%	6.94%	7.09%	7.24%

Market Overview

Market Overview: Pasco, WA

Pasco Demographic Overview

Pasco is a fast-growing, youthful, and diverse community with strong support for retail and service-oriented businesses. The city’s population has grown steadily over the past decade, reflecting continued residential expansion and a healthy local economy.

Pasco has a large family-oriented population, with a high share of residents under age 18 and an average household size above the national average. The city is also highly diverse, with a majority Hispanic or Latino population and a strong multilingual consumer base.

Household income levels, retail sales, and housing stability all point to a market with solid day-to-day consumer activity and long-term growth potential. With a stable homeowner base, expanding rooftops, and ongoing development, Pasco presents an attractive trade area for retailers seeking both immediate demand and future upside.



KEY FACTS

Population	59,781
Area	35.8 sq mi
Elevation	387 ft
Time Zone	Pacific Time Zone
County	Franklin County
Incorporated	January 1, 1891
State	Washington

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,646	Population	51,110	Population	128,452
Median HH Income	\$86,001	Median HH Income	\$102,066	Median HH Income	\$78,975
Households	4,646	Households	16,528	Households	45,055

Source: ESRI / ArcGIS Business Analyst

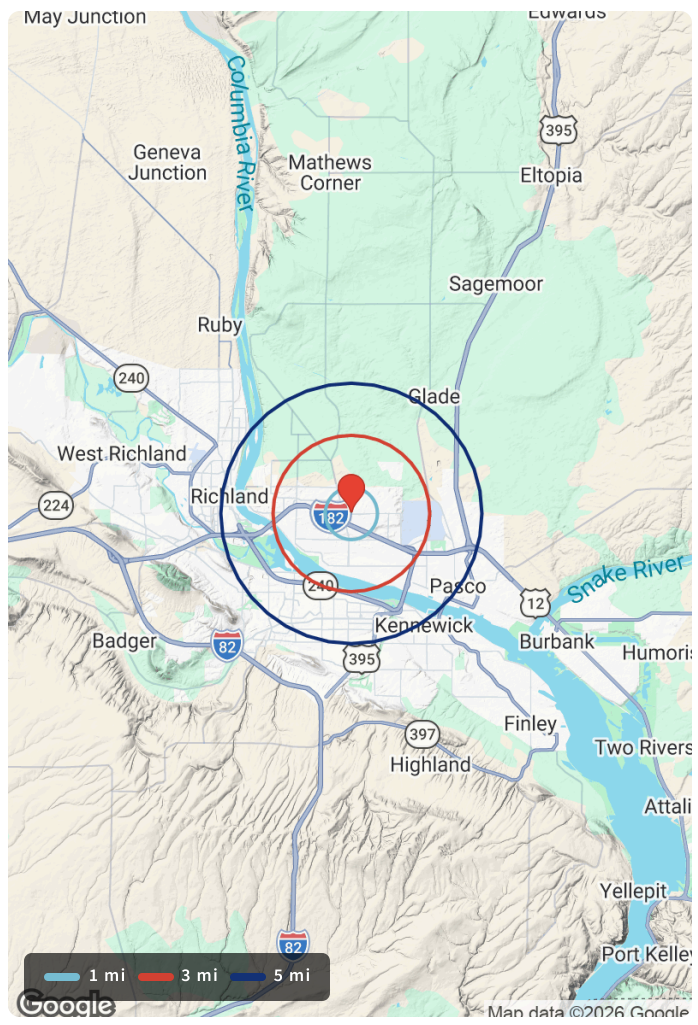
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,846	11,598	70,664
2010 Population	8,669	32,369	101,433
2025 Population	14,646	51,110	128,452
2030 Population	15,344	54,523	135,650
2025-2030 Growth Rate	0.94 %	1.30 %	1.10 %
2025 Daytime Population	11,820	37,946	135,526

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	631	3,991	25,700
2010 Total Households	2,851	10,803	35,916
2025 Total Households	4,646	16,528	45,055
2030 Total Households	4,890	17,676	47,662
2025 Avg. Household Size	3.14	3.09	2.82
2025 Owner Occupied Housing	3,471	13,337	28,296
2030 Owner Occupied Housing	3,739	14,458	30,736
2025 Renter Occupied Housing	1,175	3,191	16,759
2030 Renter Occupied Housing	1,151	3,218	16,926
2025 Vacant Housing	92	418	1,996
2025 Total Housing	4,738	16,946	47,051

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	200	704	3,880
\$15,000-\$24,999	132	448	2,500
\$25,000-\$34,999	337	877	3,052
\$35,000-\$49,999	579	1,461	4,506
\$50,000-\$74,999	583	1,684	6,976
\$75,000-\$99,999	936	2,873	7,720
\$100,000-\$149,999	1,026	3,712	7,798
\$150,000-\$199,999	437	1,983	3,955
\$200,000 or greater	416	2,786	4,668
Median HH Income	\$86,001	\$102,066	\$78,975
Average HH Income	\$102,881	\$125,532	\$99,642

\$86,001 MEDIAN HH INCOME	\$102,881 AVG HH INCOME
74.7% OWNER OCCUPIED	25.3% RENTER OCCUPIED
1.9% VACANCY RATE	0.94 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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FOR MORE INFORMATION

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