

FOR LEASE
RETAIL/OFFICE-FLEX SUITE

ROAD 90 BUSINESS PARK

5804 Road 90, Suite I, Pasco WA 99301



EIG

Exclusively offered by Elite Investments Group

ROAD 90 BUSINESS PARK

ADDRESS	5804 Road 90, Suite I	COMMERCIAL BAY	1
CITY, STATE ZIP	Pasco WA, 99301	LOADING DOCK	1
AVAILABLE	October 1, 2024	PARKING	176 Spaces
LEASE RATE	\$24.00 SF	YEAR BUILT	2017
NNN	\$2.89 SF	BUILDING TOTAL SIZE	38,392 SF
SUITES SF	3,200 SF	TOTAL LOT SIZE	130,680 SF/3 Acres
FLOOR	Main & 2nd Floor	ZONING	C-1 Retail Business District





LEASING AVAILABILITY

BRENDA
GARIBAY

VP of Investments
509.528.5549
brenda@eliteinvestmentsgroup.com

OPPORTUNITY

RETAIL/OFFICE-FLEX SUITE DEVELOPING LOCATION

Retail/Office- Flex suite located in Pasco, Washington, one of Tri-Citie's most sought-after business centers.

A total of 3,200 SF open concept. Currently built out as retail space, approximately 2,200 SF on main floor and 1,000 SF on 2nd floor. ADA restroom located on the main floor.

The suite offers its own commercial bay, plenty of parking and access to a loading dock.

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

Major infrastructure development project providing advanced future accessibility.

671 acre development just down the street.





3rd

3RD LARGEST METRO IN WA STATE
316,600 TOTAL METRO POPULATION

\$87,088

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

34%

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

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, with 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

LEGAL DISCLAIMER

This information package has been prepared to provide summary information to prospective Tenants 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 Landlord, recommend prospective Tenants 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 prospective Tenants consult with their tax, financial and legal advisors on any matter that may affect their decision to lease the property.

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

For more information on this or other exclusive listings, please contact us.

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