

NEW CONSTRUCTION  
RETAIL/OFFICE/FLEX SPACE LEASING OPPORTUNITY

# RODEO DRIVE

6902 Rodeo Drive, Pasco, WA 99301



EIG

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Exclusively offered by Elite Investments Group

# RODEO DRIVE

ADDRESS	<b>6902 Rodeo Drive, Suite B</b>	PARKING	<b>49+ SHARED</b>
CITY, STATE ZIP	<b>Pasco, WA 99301</b>	YEAR BUILT	<b>2024</b>
AVAILABLE	<b>October 15, 2024</b>	TOTAL BUILDING SIZE	<b>11,080 SF</b>
PRICE PSF	<b>\$32.00</b>	PARCEL NO.	<b>117490111</b>
NNN PSF	<b>\$4.00</b>	TOTAL LOT SIZE	<b>29,781 SF/.6837 Acres</b>
SUITE SIZE	<b>+4,200 SF</b>	ZONING	<b>C-1 Retail Business</b>
COMMERCIAL BAYS	<b>1</b>		



## LEASING OPPORTUNITY

BRENDA  
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## OPPORTUNITY

# RETAIL/OFFICE/FLEX LEASE DEVELOPING LOCATION

New contemporary design, Retail/Office/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!

Move in ready, brand-new build out! Built out as a sit in café. Suite offers  $\pm 4,200$  SF. Main floor consists of  $\pm 2,640$  SF and mezzanine floor offers  $\pm 1,560$  SF. Main floor consists of bright and welcoming waiting area, large open seating space, coffee bar, glass overhead commercial bay leading to outdoor seating area, kitchen, two ADA restrooms and plenty of storage. Mezzanine floor offers open seating overlooking the main floor, two offices, or office and breakroom, restroom and storage. Two staircases, on the north end the south end of the suite.

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), 3 neighboring hotels, restaurants and much more!

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

Major infrastructure development project providing advanced future accessibility.





3rd

LARGEST METRO IN WASHINGTON STATE  
316,000 TOTAL METRO POPULATION

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.

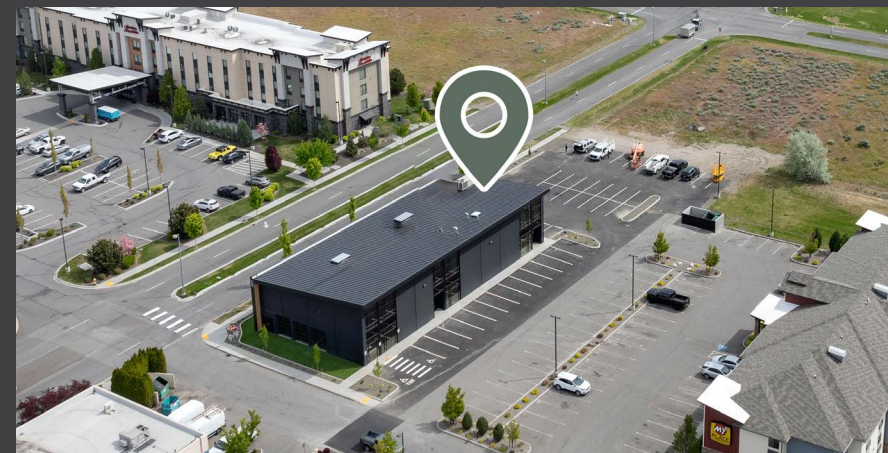
**Energy and Nuclear Research:** Richland is home to the Hanford Site, which played a crucial role in the development of nuclear weapons during World War II. Today, it focuses on environmental cleanup and nuclear research, contributing to the most highly educated population in the state. The Pacific 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

# LEGAL DISCLAIMER

For more information on these and other exclusive listings, please contact us.

The material contained in this document is confidential, furnished solely for the purpose of considering leasing of the property described therein and is not to be copied and/or used for any purpose or made available to any other person without the express written consent.

In accepting this, the recipient agrees to keep all material contained herein confidential.

This information package has been prepared to provide summary information to prospective tenant 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 strongly recommend that prospective Tenant 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 Tenant consult with their tax, financial and legal advisors on any matter that may affect their decision to lease the property and the subsequent consequences of leasing.

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 lease containing terms and conditions acceptable to Landlord and such obligations of Landlord shall only be those in such lease.



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