

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,690,000
LOT SIZE:	5 Acres



PROPERTY DESCRIPTION

This is as a great commercially zoned lot in a fast growing section of west Pasco. It sits with frontage along Broadmoor Blvd, and only a few blocks away from the interchange at I-182. All city services are available.

PROPERTY HIGHLIGHTS

- 5 Acres
- Broadmoor Blvd Frontage
- All City Services Available
- Zoned C-1 Commercial

TBD BROADMOOR BLVD | Pasco, WA 99301 SVN | RETTER & COMPANY

PROPERTY DESCRIPTION



ZONING

The property is zoned RETAIL BUSINESS DISTRICT (C-1), which is defined in the city of Pasco Municipal Code, Chapter 25.85 as:

The C-1 retail business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community. Also to include all uses permitted in the OFFICE DISTRICT (O).

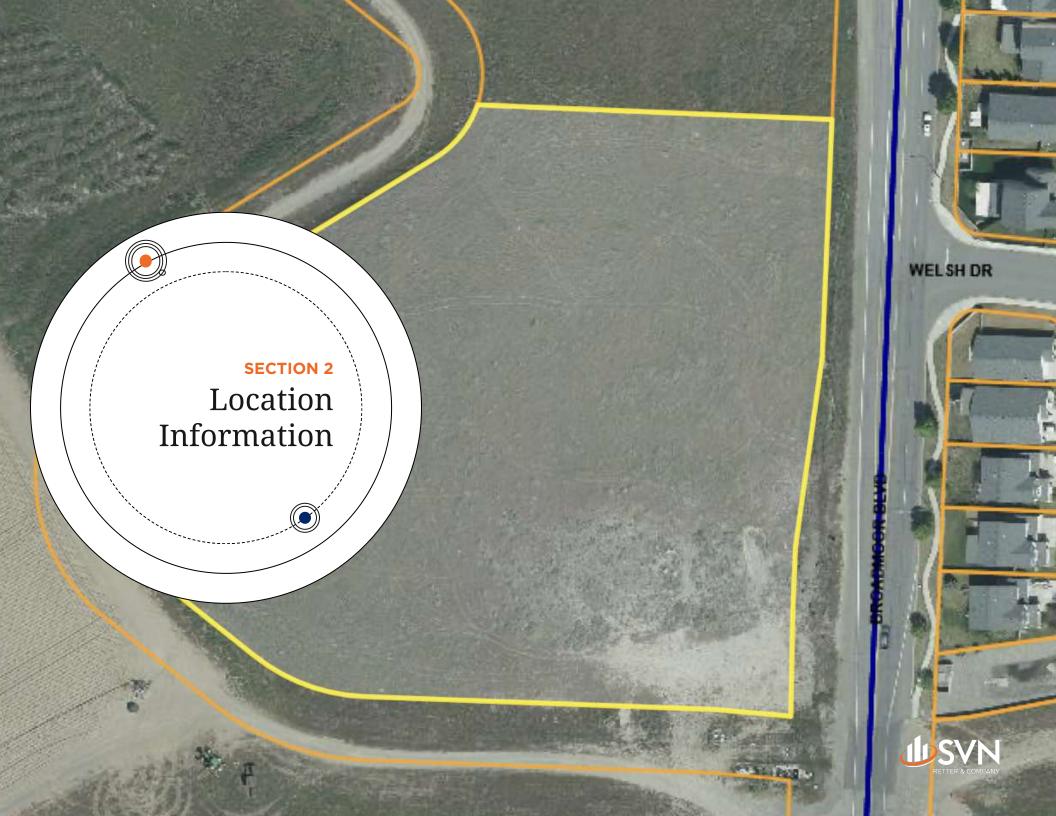
LOCATION DESCRIPTION

This lot has frontage along Broadmoor Blvd and sits just south of Chapel Hill Blvd and the interchange to I-182. This site is surrounded by established commercial developments as well established and growing residential neighborhoods.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

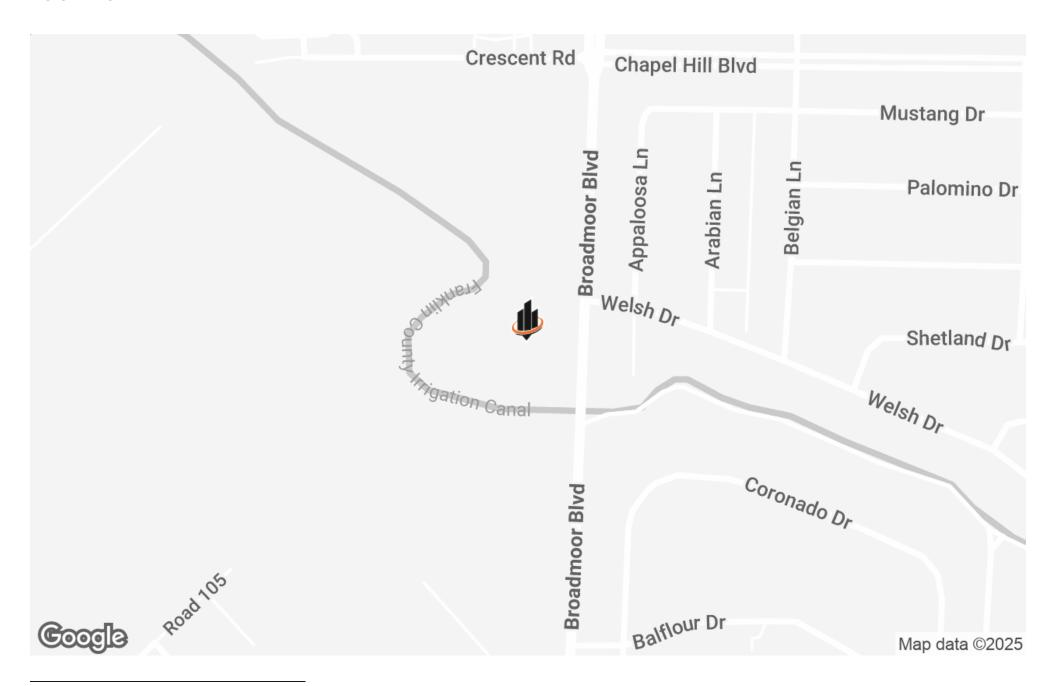
The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City, Phoenix, Los Angeles and Minneapolis.



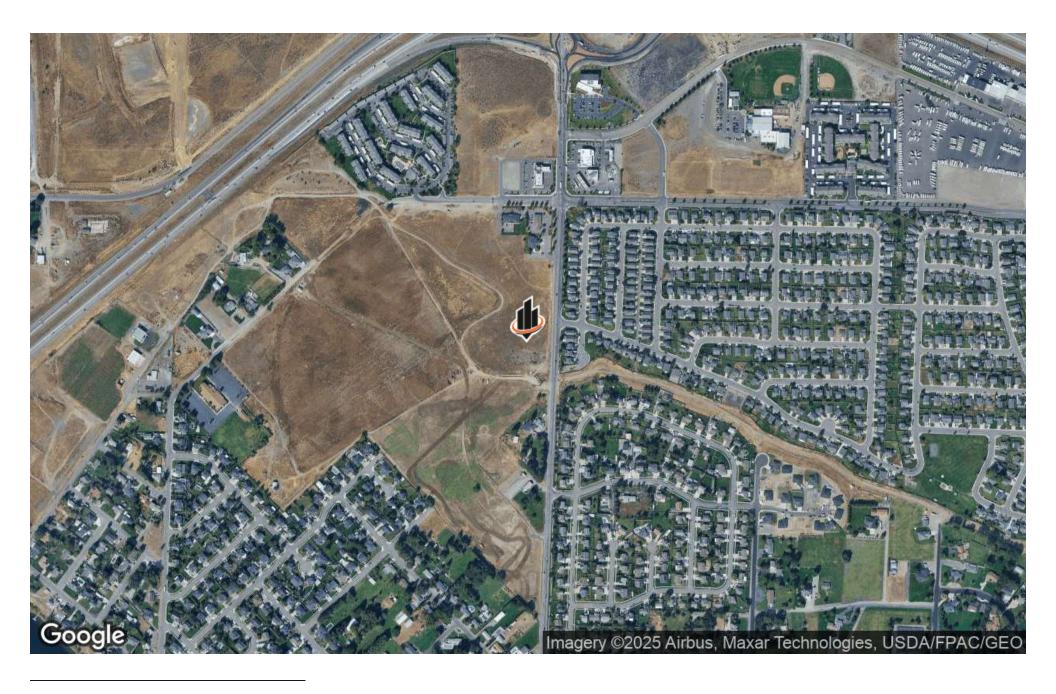
REGIONAL MAP

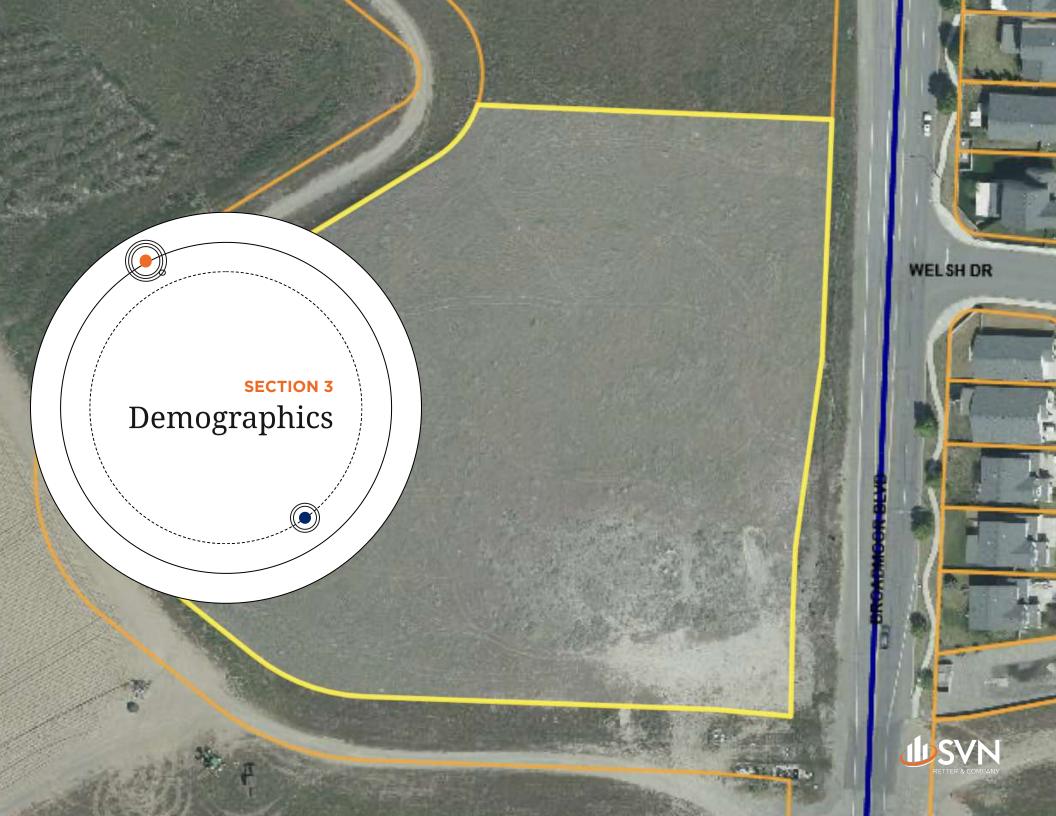


LOCATION MAP



AERIAL MAP



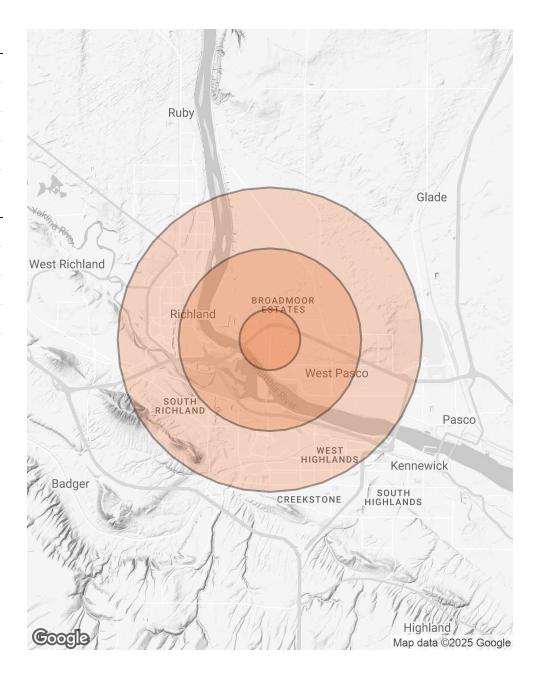


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,930	48,062	144,594
AVERAGE AGE	34	35	37
AVERAGE AGE (MALE)	34	35	36
AVERAGE AGE (FEMALE)	35	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,669	16,751	53,420
# OF PERSONS PER HH	3	2.9	2.7
AVERAGE HH INCOME	\$127,315	\$121,648	\$121,158
AVERAGE HOUSE VALUE	\$384,808	\$413,282	\$411,717

Demographics data derived from AlphaMap

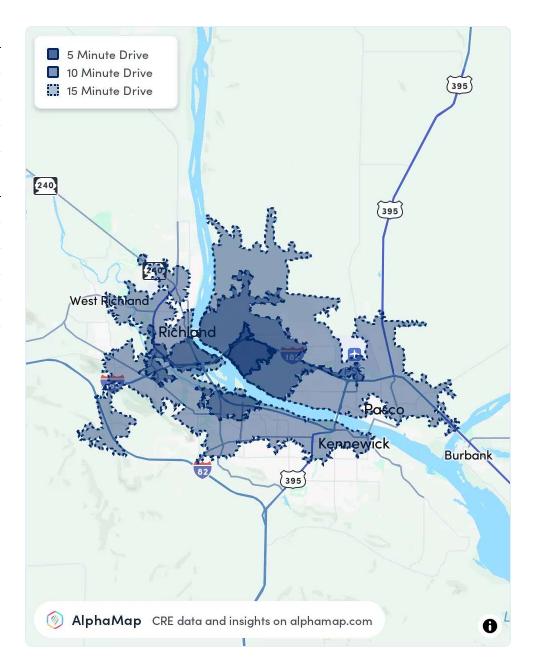


AREA ANALYTICS

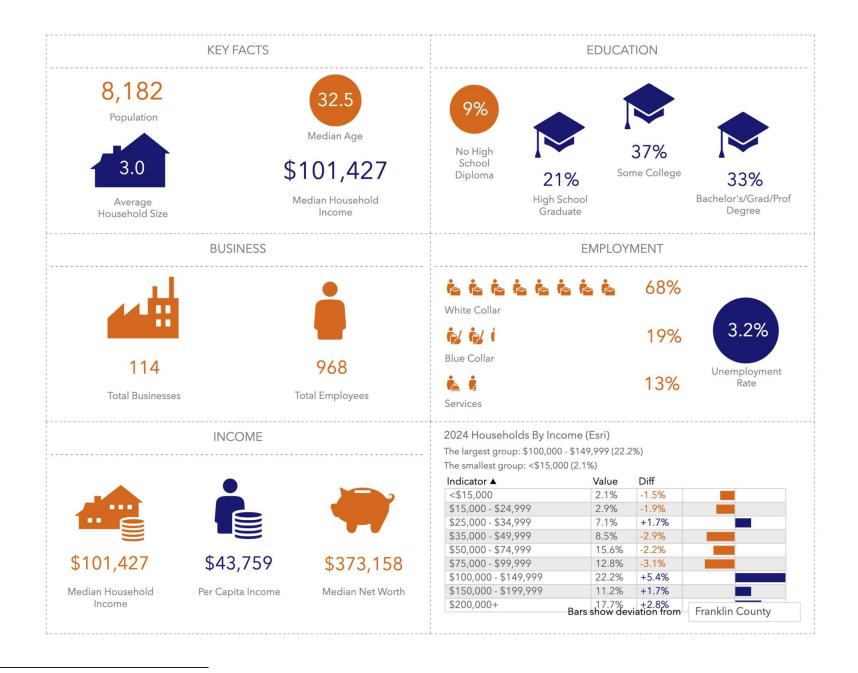
POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	7,739	38,513	171,252
AVERAGE AGE	34	35	36
AVERAGE AGE (MALE)	34	35	35
AVERAGE AGE (FEMALE)	34	36	37

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	2,576	13,763	60,280
PERSONS PER HH	3	2.8	2.8
AVERAGE HH INCOME	\$123,774	\$120,174	\$113,831
AVERAGE HOUSE VALUE	\$376,704	\$406,755	\$383,704
PER CAPITA INCOME	\$41,258	\$42,919	\$40,653

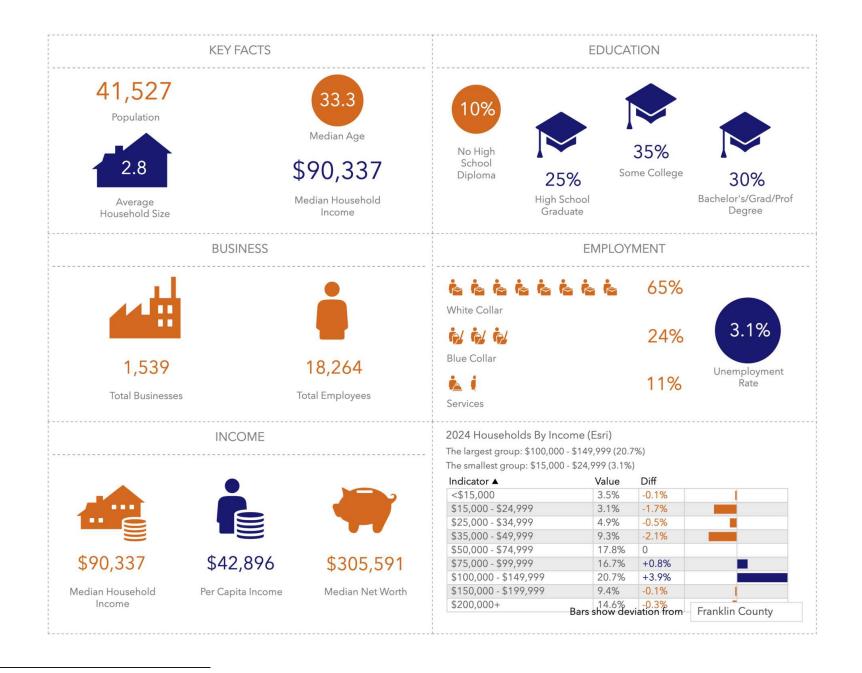
Map and demographics data derived from AlphaMap



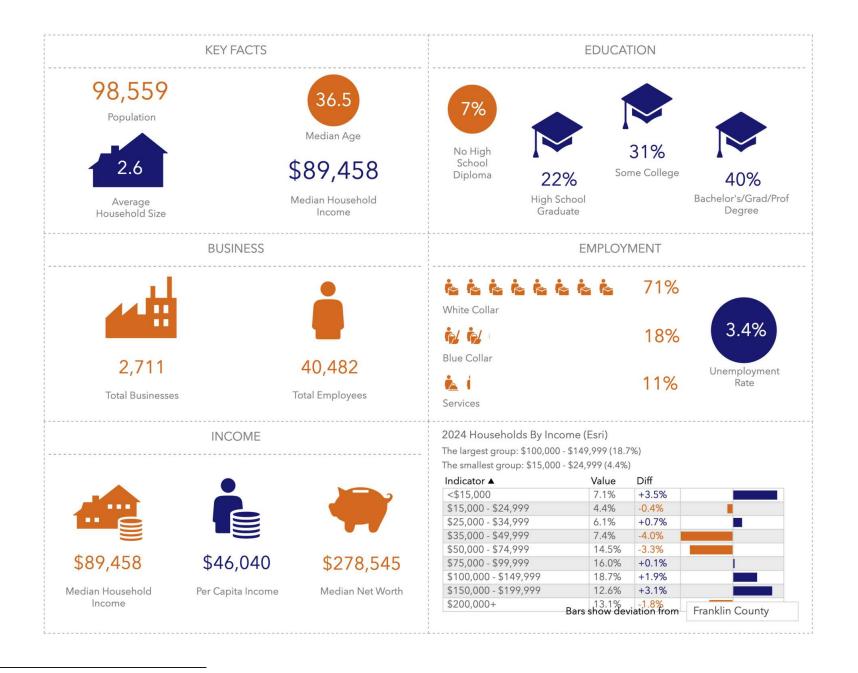
1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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