

# West of Rd. 68 On Burden Blvd.

Pasco, WA  
99301

## Property Features

- Pad Site(s) Available Between Lowe's and Walmart
- 11.7 Acre Site Available
- Pad Site Opportunities
- All Utilities Available to the Sites
- Perfect Location For A Lodging Site
- Excellent I-182 Access Visibility
- 26<sup>th</sup> Fastest Growing Metro Area in the Nation
- Neighboring Tenants:
  - Lowe's
  - Jack in the Box
  - Sonic Drive-In
  - Walmart
  - Yoke's Fresh Market
  - Columbia Bank
  - Holiday Inn Express
  - TRAC Center Event Venue
  - Gesa Stadium
  - Bush Car Wash
  - Fairchild Cinemas
  - IHOP
  - Petco
  - Aspen Dental

- Owner is a licensed Real Estate Broker in Washington State



For Lease or  
Build-to-Suit  
Pasco Development  
Pad Sites

For more information, Contact:

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# NAI Black

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[naiblack.com](http://naiblack.com)

# SITE DATA

SITE AREA	15.26 AC
USE	
RETAIL A & B	12.61 AC
OUTLOT # 1	0.88 AC
OUTLOT # 2	0.88 AC
OUTLOT # 3	0.89 AC
TOTAL	15.26 AC

# BUILDING DATA

RETAIL A	98,165 SF
RETAIL B	34,225 SF
TOTAL	132,390 SF

# PARKING DATA

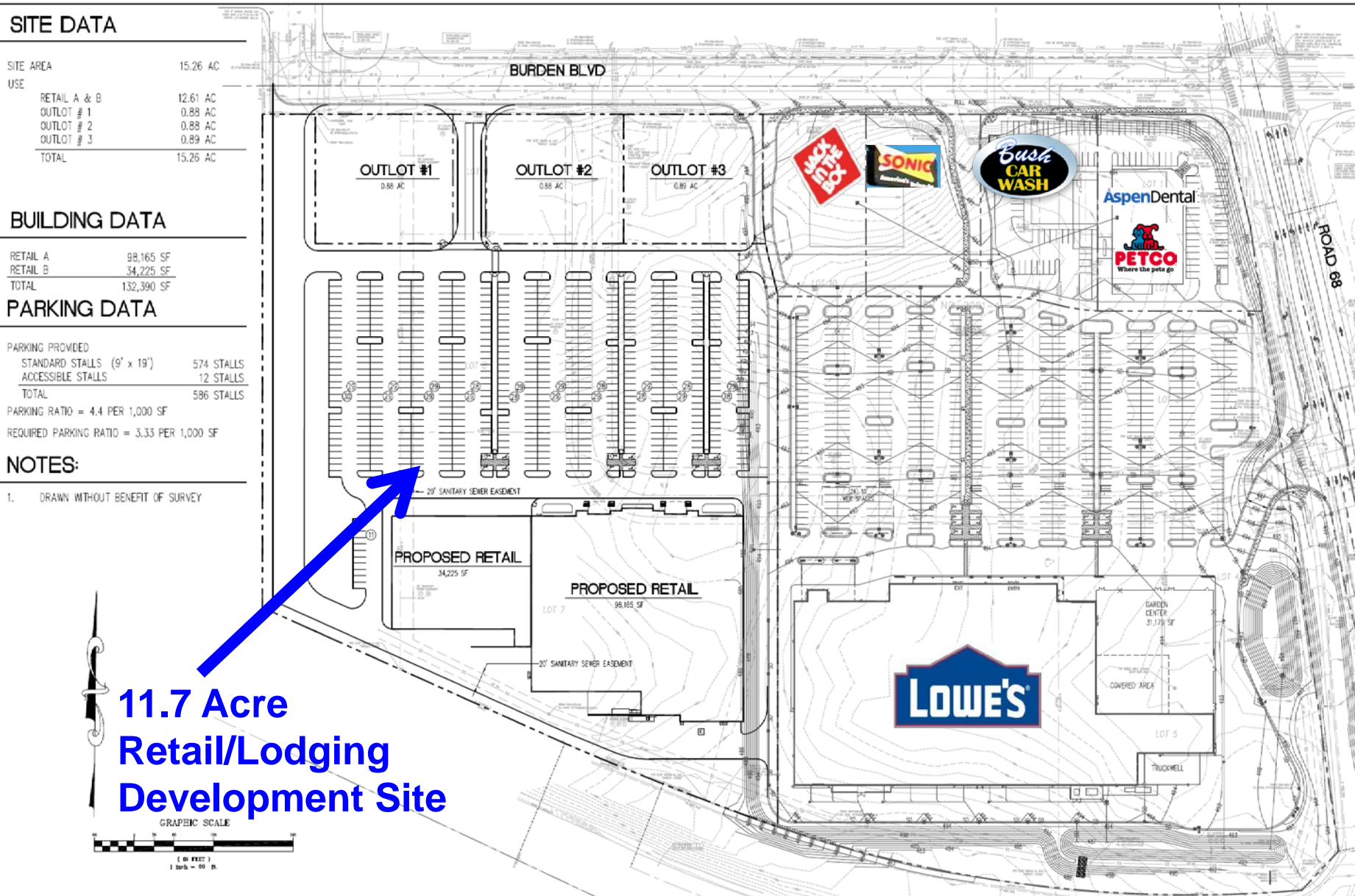
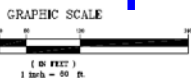
PARKING PROVIDED	
STANDARD STALLS (9' x 19')	574 STALLS
ACCESSIBLE STALLS	12 STALLS
TOTAL	586 STALLS

PARKING RATIO = 4.4 PER 1,000 SF  
 REQUIRED PARKING RATIO = 3.33 PER 1,000 SF

# NOTES:

1. DRAWN WITHOUT BENEFIT OF SURVEY

**11.7 Acre  
 Retail/Lodging  
 Development Site**



No.	Date	By	Revision Description

Designed By	Issue Date
DC	4-10-2008
Drawn By	CONCEPT
DC	
Checked By	Project No.
MF	

**PACLAND**  
 1305 Westlake Ave., N.  
 Suite 300  
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 F: (206) 532-4344  
 www.pacland.com

CONCEPTUAL SITE PLAN

BLACK DEVELOPMENT  
 BURDEN BLVD  
 PASCO, WASHINGTON

CC-1

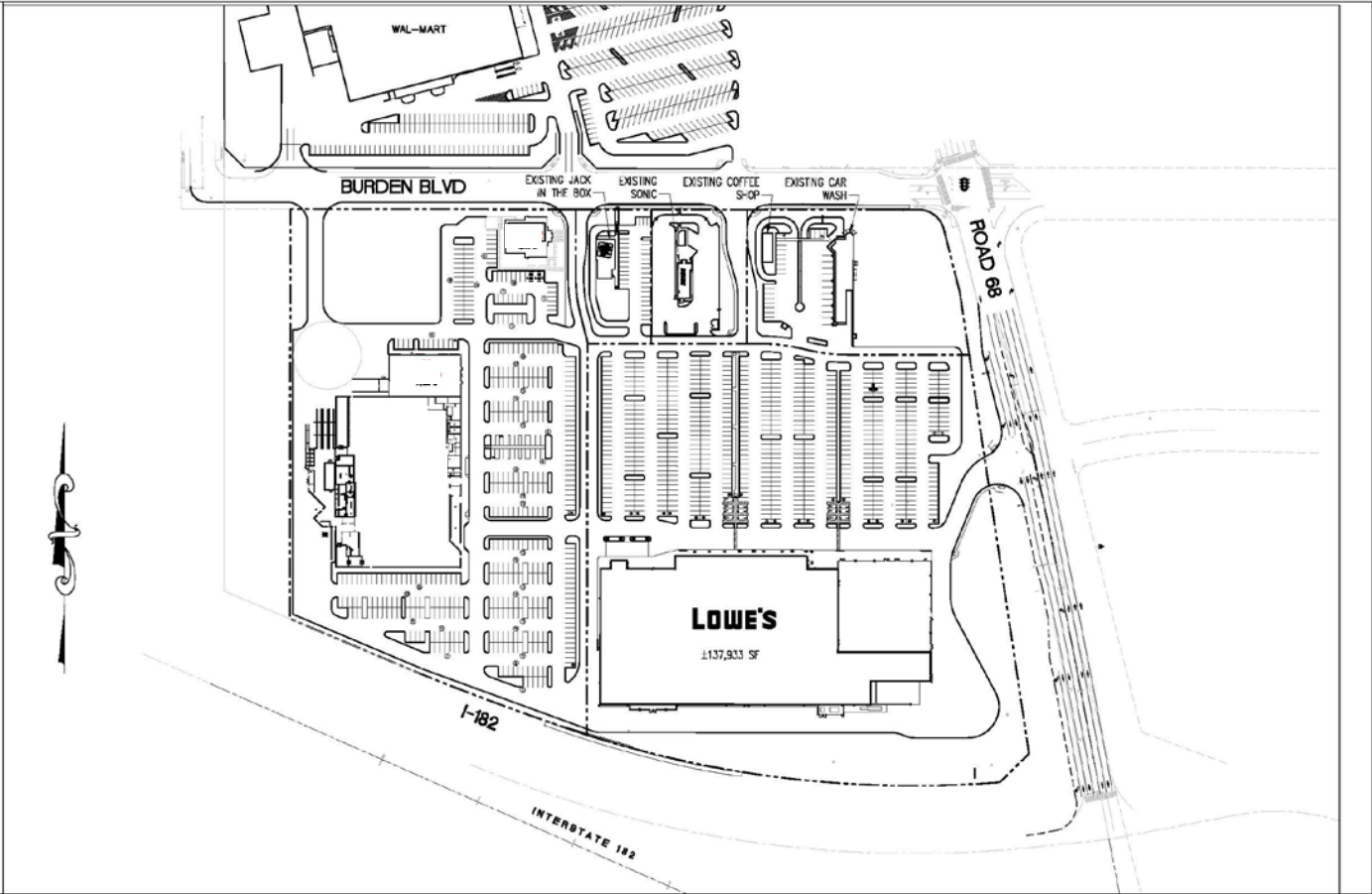
**BUILDING DATA**

± 85,000 SF  
 ±11,500 SF  
 ±6,500 SF

TOTAL ±103,000 SF

**PARKING DATA**

	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	283
PROVIDED	3.5 STALLS PER 1000 SF	301
	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	39
PROVIDED	3.3 STALLS PER 1000 SF	39
	RATIO	STALLS
REQUIRED	10 STALLS PER 1000 SF	65
PROVIDED	10.9 STALLS PER 1000 SF	71



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**BLACK DEVELOPMENT - BURDEN BLVD/ROAD 68  
 PASCO, WA**

SCALE: N.T.S.

**PROPOSED SITE PLAN**

11-18-2015

**EXHIBIT A**

S:\Washington\Pasco\NAI BLACK\BURDEN BLVD\2DWGS\CONCEPT\2015-11-16 WinCo RR Petco Pasco Black Dev 151118.dwg

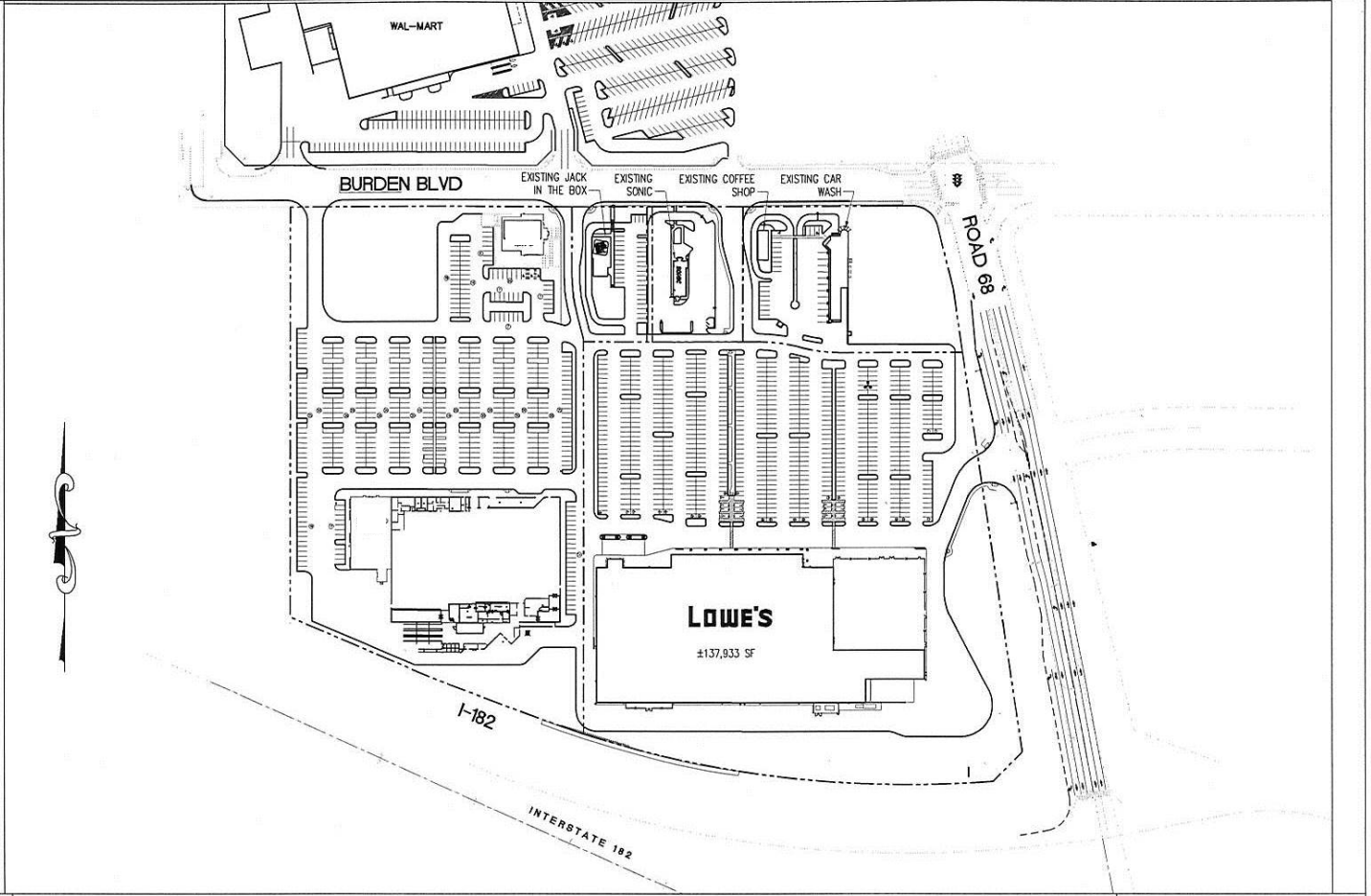
**BUILDING DATA**

± 85,000 SF  
 ±11,500 SF  
 ±6,500 SF

TOTAL ±103,000 SF

**PARKING DATA**

	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	283
PROVIDED	4.0 STALLS PER 1000 SF	343
	RATIO	STALLS
REQUIRED	3.3 STALLS PER 1000 SF	39
PROVIDED	3.3 STALLS PER 1000 SF	39
	RATIO	STALLS
REQUIRED	10 STALLS PER 1000 SF	65
PROVIDED	10.9 STALLS PER 1000 SF	71



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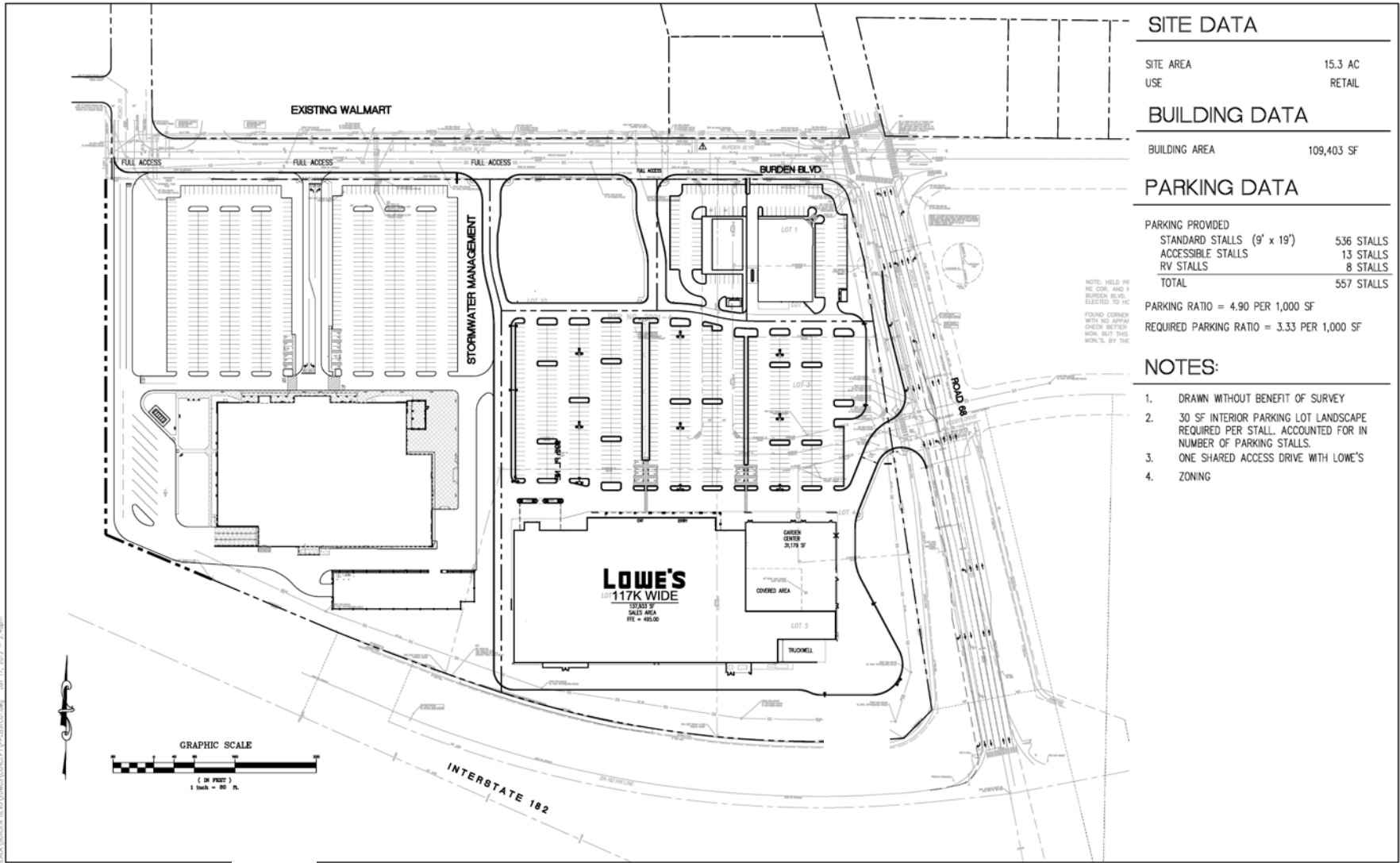
**BLACK DEVELOPMENT - BURDEN BLVD/ROAD 68  
 PASCO, WA**

SCALE: N.T.S.

**PROPOSED SITE PLAN**

11-17-2015

**EXHIBIT A**



**SITE DATA**

SITE AREA 15.3 AC  
 USE RETAIL

**BUILDING DATA**

BUILDING AREA 109,403 SF

**PARKING DATA**

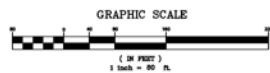
PARKING PROVIDED  
 STANDARD STALLS (9' x 19') 536 STALLS  
 ACCESSIBLE STALLS 13 STALLS  
 RV STALLS 8 STALLS  
 TOTAL 557 STALLS

PARKING RATIO = 4.90 PER 1,000 SF  
 REQUIRED PARKING RATIO = 3.33 PER 1,000 SF

**NOTES:**

1. DRAWN WITHOUT BENEFIT OF SURVEY
2. 30 SF INTERIOR PARKING LOT LANDSCAPE REQUIRED PER STALL. ACCOUNTED FOR IN NUMBER OF PARKING STALLS.
3. ONE SHARED ACCESS DRIVE WITH LOWE'S
4. ZONING

NOTE: FIELD PH  
 NE COR. AND 1  
 BURDEN BLVD.  
 EJECTED TO 100  
 FOUND CORNER  
 WITH NO SURFACE  
 CHECK, BETTER  
 MON. BUT THIS  
 WORKS BY THE



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No.	Date	By	Revision Description

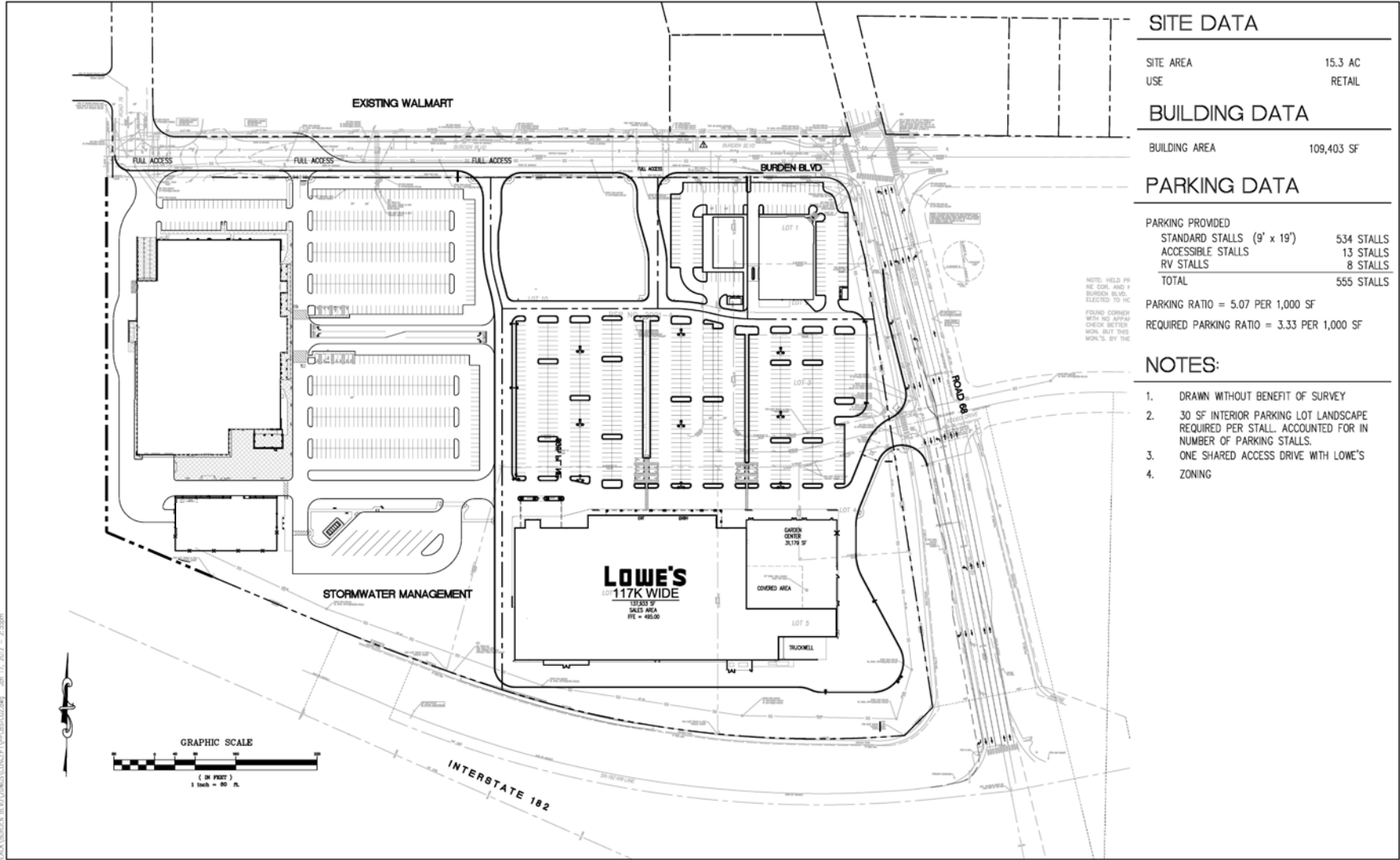
Designed By:	Issue Date:
DC	1-17-2012
Drawn By:	CONCEPT
DC	
Checked By:	Project No.:
WFF	

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**CONCEPTUAL SITE PLAN**

*Cabela's*  
 BURDEN BLVD.  
 PASCO, WASHINGTON

CC-01



### SITE DATA

SITE AREA 15.3 AC  
 USE RETAIL

### BUILDING DATA

BUILDING AREA 109,403 SF

### PARKING DATA

PARKING PROVIDED  
 STANDARD STALLS (9' x 19') 534 STALLS  
 ACCESSIBLE STALLS 13 STALLS  
 RV STALLS 8 STALLS  
 TOTAL 555 STALLS

PARKING RATIO = 5.07 PER 1,000 SF  
 REQUIRED PARKING RATIO = 3.33 PER 1,000 SF

### NOTES:

1. DRAWN WITHOUT BENEFIT OF SURVEY
2. 30 SF INTERIOR PARKING LOT LANDSCAPE REQUIRED PER STALL. ACCOUNTED FOR IN NUMBER OF PARKING STALLS.
3. ONE SHARED ACCESS DRIVE WITH LOWE'S
4. ZONING

NOTE: HELD IN THE CORNER OF BURDEN BLVD. SELECTED TO BE FOUND CORNER WITH NO APPROPRIATE CHECK SETTING MARK, BUT THIS WORK'S BY THE

S:\Washington\Pasco\W1111\BLACKUMBERTA BLVD\WORKS\CONCEPT\1101010102.dwg Date: 12-2012 2:25pm

No.	Date	By	Revision Description

Designed By:	DC	Issue Date:	1-17-2012
Drawn By:	DC	Project No.:	CONCEPT
Checked By:	WTF		

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CONCEPTUAL SITE PLAN

*Cabela's*  
 BURDEN BLVD.  
 PASCO, WASHINGTON

CC-02



Pasco, WA

**NAI**Black

## About the Tri-Cities Region

The Tri-Cities region has a population of over 270,000 and is ranked as the 26th fastest growing metropolitan area, and in the top 10 of high technology communities in the nation. The 300 days of sunshine and the abundance of water in the area - including the Columbia, Yakima and Snake Rivers - makes the desert community rich in agricultural production and a popular recreation destination.

## About the City of Pasco

Pasco has experienced rapid residential growth over the past decade, with a population over 59,000 this year. Pasco sits within the Tri-Cities metropolitan area and the related transportation will attract further growth over the next 10 to 20 years.

Source: [www.pasco-wa.gov](http://www.pasco-wa.gov)

## 2016 Demographics:

	<u>10 Minutes</u>	<u>15 Minutes</u>	<u>20 Minutes</u>		<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population:	75,501	197,395	244,192	Population:	38,750	119,992	206,802
Average HHI:	\$71,475	\$75,137	\$79,797	Average HHI:	\$85,860	\$72,845	\$77,534
Median Age:	31.3	32.5	33.7	Median Age:	31.8	32.1	33.2
2021 Projected Population:	82,394	213,286	264,659	2021 Projected Population:	43,417	130,066	223,911

Traffic Counts: N. Road 68: 45,353 VPD estimated  
Burden Blvd.: 8,022 VPD estimated



For more information, Contact:

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