

Riverbend Marketplace

90 acres at the center of West Pasco's growth corridor

BROADMOOR & SANDIFUR · PASCO, WA · **PHASE 1 + PHASE 2**

MEET US AT ICSC LAS VEGAS · MAY 18–20, 2026



Exclusively offered by **Kaysey Anderson** · 509.940.7865 · kayseyandco.com/riverbend

Confidentiality & Disclaimer

This Confidential Offering Memorandum ("OM") has been prepared by SVN® | Retter & Company for use by a limited number of qualified parties. The information contained herein has been obtained from sources believed to be reliable; however, SVN® | Retter & Company makes no representation, warranty, or guarantee, expressed or implied, as to the accuracy or completeness of the information contained herein.

This OM is intended solely for the use of the party to whom it is presented and is not to be reproduced or distributed without the prior written consent of SVN® | Retter & Company. By receiving this OM, the recipient agrees to keep its contents strictly confidential and not to disclose any information herein to third parties without prior written permission.

Prospective purchasers and lessees are advised and encouraged to conduct their own independent investigations, inspections, and due diligence concerning the property described herein. SVN® | Retter & Company and its advisors, officers, employees, and agents expressly disclaim all liability for representations or warranties, express or implied, contained in or omitted from this OM.

This OM does not constitute an offer to sell or lease property. Only a fully-executed purchase and sale agreement or lease agreement shall bind the parties. The property is offered subject to availability, errors, omissions, prior sale, lease, or withdrawal without notice.

All SVN® Offices Independently Owned and Operated.

Executive Summary

SVN® | Retter & Company is pleased to exclusively present Riverbend Marketplace, a premier 90-acre out parcel and large-format development opportunity located in the rapidly expanding West Pasco corridor of the Tri-Cities, Washington. Multiple national retailers have submitted Letters of Intent — including a national grocer for the 63,000 SF anchor pad — validating the strength of the trade area and creating immediate co-tenancy momentum.



Investment & Leasing Highlights

- Executed LOIs from multiple nationally recognized QSR operators — strong co-tenancy already in motion
- Active national grocer interest in 63,000 SF Lot 7 anchor — daily-traffic anchor for the entire site
- Trade area demographics significantly outpace primary-market underwriting requirements
- Shovel-ready: utilities stubbed, Phase I + II environmental cleared, City of Pasco PMC 25.97 zoning confirmed

Property Description

Gateway of West Pasco's most active growth corridor

Riverbend Marketplace is positioned at signalized intersections on a newly constructed multi-lane arterial featuring dedicated turn lanes, a roundabout, and wide boulevard design — purpose-built to accommodate high retail traffic volumes. The site benefits from outstanding regional visibility, proximity to established and emerging residential neighborhoods, and natural alignment with the daily traffic patterns of a rapidly growing household base.

Site Infrastructure

- Newly constructed multi-lane arterial with center median + turn lanes
- Signalized intersections + modern roundabout for multi-directional access
- Street lighting, curb, gutter, and sidewalks throughout development
- All utilities stubbed: sanitary sewer, domestic water, fire protection, irrigation, electric, natural gas, telecom
- Phase I + Phase II environmental complete



Aerial view — newly constructed arterial roadway and roundabout serving the development. Source: [unreadable]

ZONING City of Pasco PMC Chapter 25.97 — Mixed Commercial

Shovel-Ready Delivery

Each Phase 1 out parcel is delivered in accordance with the Out Parcel Delivery Exhibit and includes the following from the Landlord/Seller at no additional cost to the Tenant/Buyer:

- Preliminary boundary plan with anticipated grade elevations and utility connection locations
- Rough grade condition within $\pm 1/5$ foot per civil engineering plans
- As-built drawings provided upon completion of Landlord/Seller work
- Termination and removal of any abandoned utilities within 8 feet of finish grade
- All permanent utilities stubbed to parcel boundary and/or adjacent Right of Way
- Compliance with City of Pasco stormwater quality and detention standards

WHAT THIS MEANS FOR TENANTS

Build, don't wait. Tenants close, design, permit, and break ground without infrastructure delay. Time-to-open beats projects still finalizing utility delivery.

West Pasco Trade Area

Riverbend Marketplace sits within one of Washington State's highest-growth suburban corridors. West Pasco represents a distinct pocket of affluence and rapid residential expansion within the broader Tri-Cities market — with household incomes and home values substantially exceeding citywide and regional benchmarks.

Metric	Riverbend Trade Area	City of Pasco	Premium
Median Household Income	\$120K – \$130K	\$80K	+50%
Average Household Income	\$140K – \$150K	—	—
Median Home Value	\$450K – \$480K	—	—
Average Household Size	~3.0 persons	—	—
Ownership Profile	High concentration owner-occupied		

Demographic Positioning

- Dual-income households with strong discretionary spending power
- Family-oriented demographics with above-average household sizes
- Equity-rich homeowners supporting stable, long-term retail demand
- Underserved retail-to-rooftop ratio — demand substantially exceeds available supply

Regional Tailwinds

West Pasco's residential expansion is generating measurable, unmet retail demand. National operators are entering the market — Riverbend captures the corridor's daily-traffic position. The macro drivers below reinforce long-term stability and sustained spending growth in the years ahead.

ENERGY + DATA

Energy Northwest + Amazon SMR Campus

Multi-billion-dollar data + nuclear infrastructure investment driving high-wage employment

ENERGY

\$4.5B Advanced Nuclear Fuel Facility

Proposed development bringing thousands of construction and operating roles

HOSPITALITY

\$200M River Ranch Golf Resort

Snake River destination resort attracting regional and national tourism

CIVIC + HOTEL

\$71.3M Three Rivers Convention Expansion

Includes AC Hotel by Marriott — anchors the convention market for the corridor

COMMUNITY

West Pasco Aquatic Facility

Opening 2026 — daily family traffic anchor adjacent to the Riverbend trade area

MIXED-USE

Vista Field Mixed-Use Redevelopment

Adjacent Kennewick redevelopment driving regional retail spillover

Phase 1 — 9 Out Parcels

On Broadmoor & Sandifur. Lot sizes confirmed against the 5/5/2026 preliminary site plan. Contact Kaysey Anderson for current pricing and deal structure.

Lot	Type	Status	Pricing
1	Pad · 1.17 ac · 51,028 SF	Pending	Modeled — call
2	Pad · 0.79 ac · 34,355 SF	Available	Modeled — call
3	Pad · 1.06 ac · 46,207 SF	Pending	Modeled — call
4	Pad · 1.77 ac · 77,232 SF	Pending	Modeled — call
5	Pad · 0.74 ac · 32,314 SF	Available	Modeled — call
6	Pad · 1.10 ac · 47,726 SF	Pending	Modeled — call
7	Pad · 1.03 ac · 44,733 SF	Available	Modeled — call
8	Grocer · 63,000 SF anchor	Pending	Modeled — call
9	Pad · 2.50 ac · 108,959 SF	Available	\$2,500,000

Ideal User Profile

Phase 1 out parcels are sized and zoned for the daily needs of a high-income, family-oriented West Pasco consumer base:

- Quick Service Restaurants
- Medical · Dental · Wellness
- Salon · Personal Services
- Financial · Professional Services
- Coffee + Drive-Thru
- Fitness + Boutique Studios
- Neighborhood Retail + Grocery
- Childcare + Education

* Lot pricing is modeled and subject to final approval by Visconsi Companies Ltd. Lot sizes confirmed against the 5/5/2026 preliminary site plan. Multi-pad and combined-pad scenarios available.

National Retailer Interest

Riverbend Marketplace has generated significant, demonstrated interest from nationally recognized retail operators well ahead of typical pre-leasing timelines. Multiple LOIs are in motion across the following anchor categories — with active dialogue continuing for remaining pads.

<p>1</p> <p>National Grocer</p> <p>Active interest on the 63,000 SF Lot 8 anchor</p>	<p>3+</p> <p>Quick Service Restaurants</p> <p>Multiple executed LOIs on out parcels</p>	<p>Active</p> <p>Coffee + Drive-Thru</p> <p>Active interest on signalized intersection pads</p>	<p>Open</p> <p>Specialty / Service Retail</p> <p>Open dialogue on remaining Phase 1 pads</p>
--	---	---	--

Co-locating alongside an actively-leasing project anchored by a national grocer is rare in secondary markets — and these opportunities move quickly. Contact Kaysey to confirm current pad availability before ICSC.

Phase 2 — 76 Acres, Large Format

Beyond the Phase 1 out parcel program, Riverbend Marketplace offers a rare second chapter: a contiguous portfolio of large-format raw land parcels in Phase 2, immediately west of the Phase 1 retail core. Delivered as graded land, designed for big-footprint users requiring substantial acreage, phased timelines, or regulatory lead time. Phase 2 parcels become available following Phase 1 closing.

6 Phase 2 Parcels	76.25 Total Phase 2 Acres	10.93 ac Smallest Parcel	17.01 ac Largest Parcel
-----------------------------	-------------------------------------	------------------------------------	-----------------------------------

Lot	Acres	Sq Ft
11	14.80	644,688
12	10.93	476,111
13	17.01	740,956
29	11.24	489,614
30	11.26	490,486
32	11.01	479,596

Ideal Phase 2 Uses

- Large Format Grocery / Anchor Retail
- Multifamily Residential
- Medical Campus / Hospital
- Specialty / Destination Retail (Outdoor / Sporting)
- Hotel / Extended Stay Campus
- Senior Living / Care Facility

EXCLUSIVELY OFFERED BY



Kaysey Anderson

Senior Advisor · SVN® | Retter & Company

DIRECT
509.940.7865

EMAIL
kaysey.anderson@svn.com

WEB
kayseyandco.com/riverbend

LICENSE
WA #24004705

MEET US AT ICSC LAS VEGAS · MAY 18–20, 2026 · BOOK A 20-MIN MEETING

LISTING BROKER

SVN® | RETTER & COMPANY

329 N Kellogg St · Kennewick, WA 99336 · svn.com/retter

DEVELOPED BY



Visconsi Companies Ltd · visconsi.com