

An aerial photograph of a large retail park complex. The main building is a long, white, rectangular structure with a flat roof and several gabled sections. It is surrounded by a large parking lot with many spaces, some of which are occupied by cars. The surrounding area includes a road, some trees, and a residential neighborhood in the background.

FOR LEASE

BROADMOOR SQUARE

5200 Outlet Drive
Pasco, WA 99301

RETAIL PARK SPACE FOR LEASE

Rental Rate: \$12.00 - \$15.00 PSF

Lease Type: NNN

2025 Est. NNN's: \$2.75 PSF

Total Building Size: ±103,740 SF

KIEMLE
HAGOOD

LANCE BACON, MANAGING BROKER

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BROADMOOR SQUARE

5200 Outlet Drive
Pasco, WA 99301

PROPERTY DETAILS

Total Building Size:

±103,740 SF

Available Space:

Suite #5202B | ±7,500 SF

Suite #5222 | ±3,966 SF

Parcel #:

115502016

Year Built:

1995

Lease Rate:

\$12 - \$15 PSF, NNN

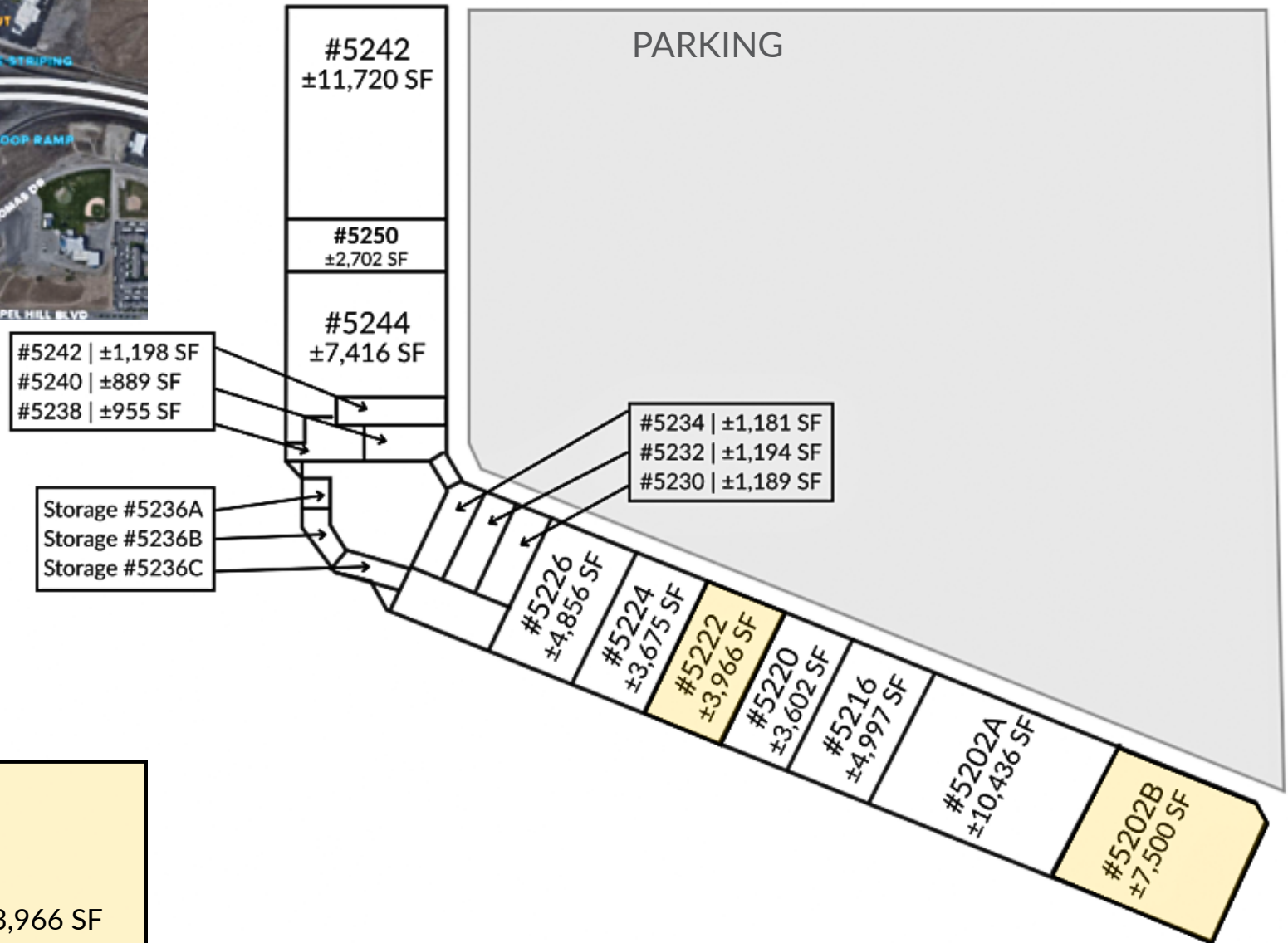


SITE PLAN

5200 Outlet Drive | Pasco, WA 99301



#5262 ±7,039 SF	#5274 ±3,507 SF	#5278 ±10,986 SF	#5288 ±3,859 SF	#5292 ±7,362 SF
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AVAILABILITY:

SUITE # 5222		±3,966 SF
SUITE #5202B		±7,500 SF

DEMOS | TRAFFIC

5200 Outlet Drive | Pasco, WA 99301



TRAFFIC COUNTS

I-182 (Westbound) | $\pm 29,474$ ADT

I-182 (Eastbound) | $\pm 27,320$ ADT

Sandifur Parkway (EB & WB) | $\pm 14,067$ ADT



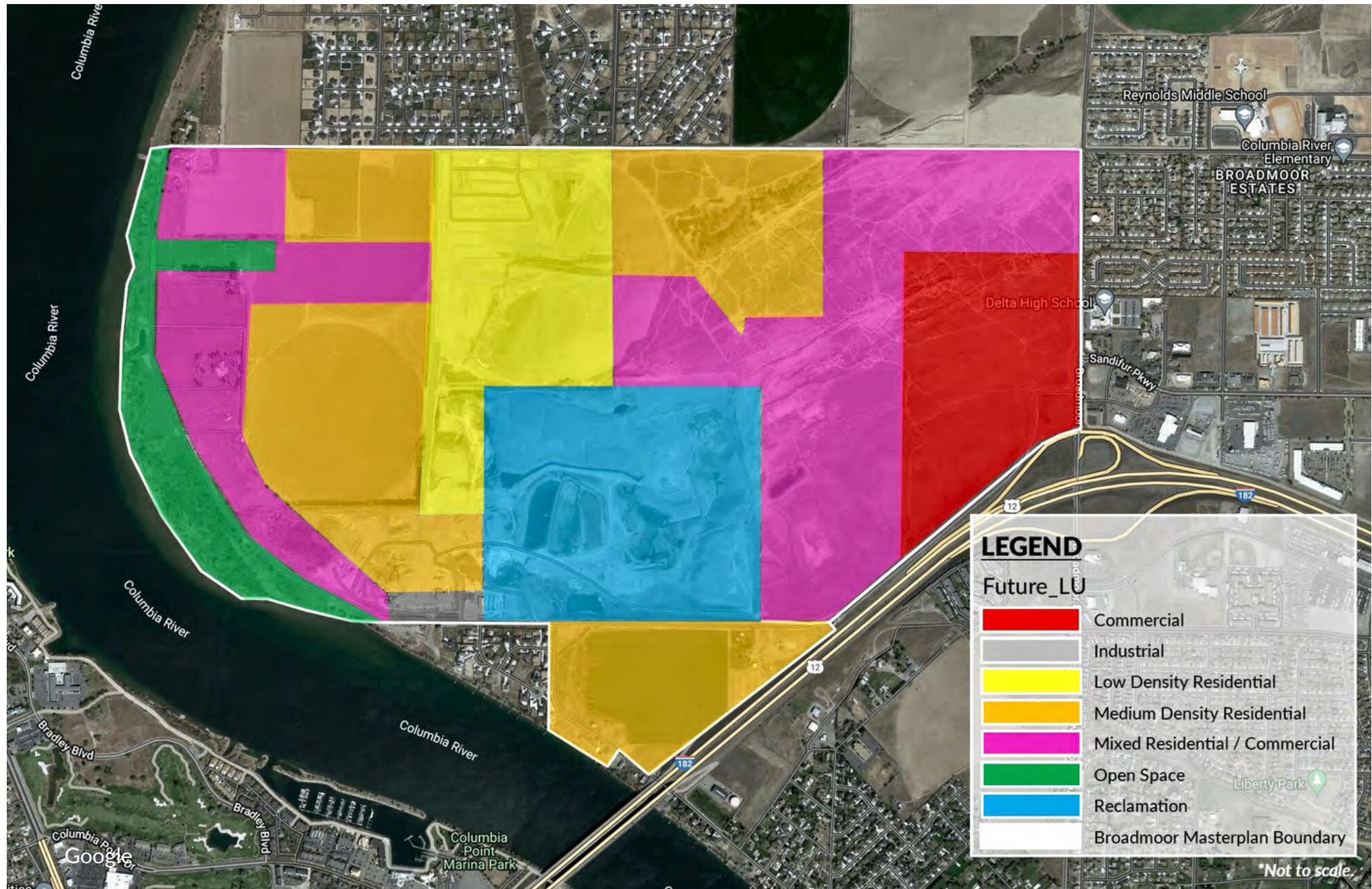
DEMOGRAPHICS

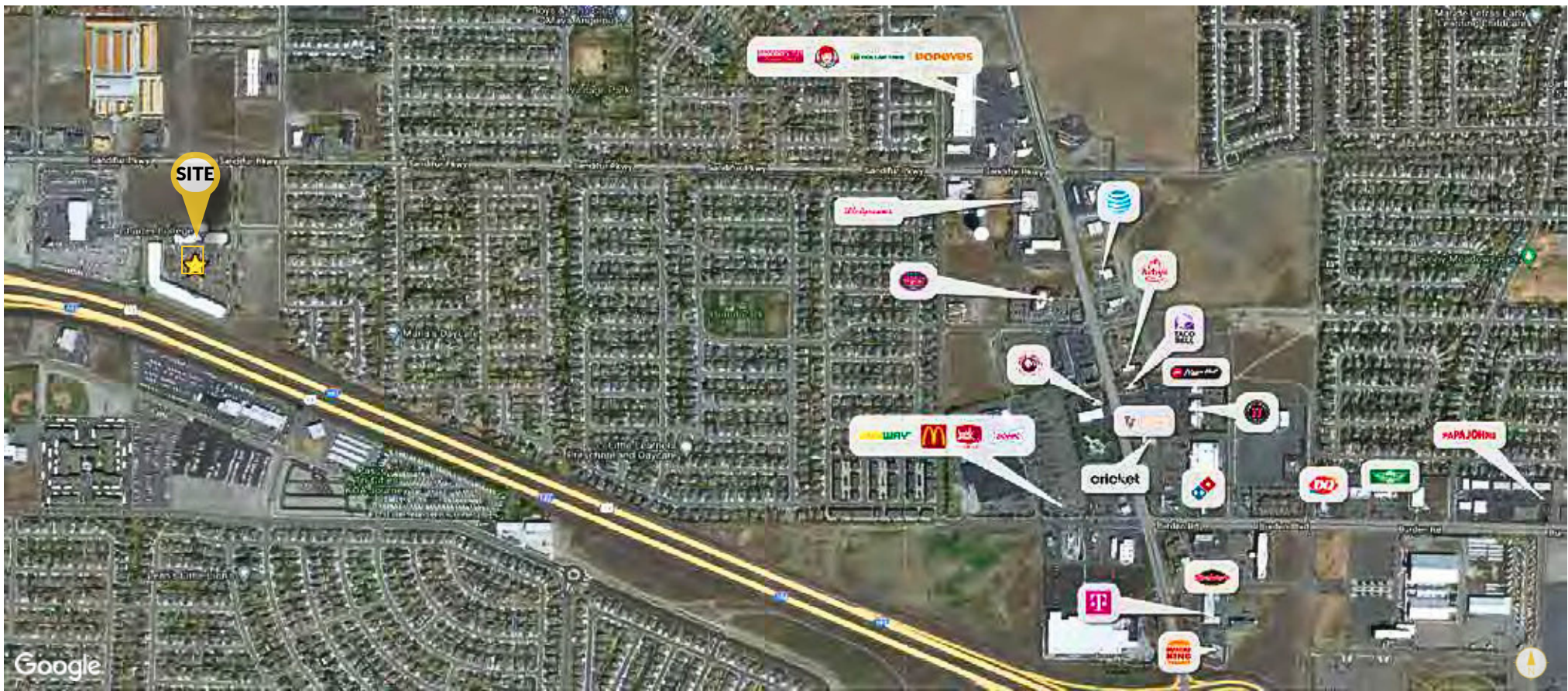
	1 MI	3 MI	5 MI
Est Pop 2025	14,914	43,557	130,757
Projected Pop 2030	15,160	43,945	132,073
Est Households	5,024	14,842	49,082
Est Daytime Pop	4,685	16,819	83,661
Median Age	30.2	31.7	33.8
2024 Average HHI	\$121,095	\$134,709	\$122,886
2024 Median HHI	\$91,044	\$104,088	\$95,725



FUTURE GROWTH

5200 Outlet Drive | Pasco, WA 99301





BROADMOOR SQUARE

5200 Outlet Drive Pasco, WA 99301

**KIEMLE
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601 WEST MAIN AVENUE, SUITE 400
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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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