

# 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](http://kayseyandco.com/riverbend)

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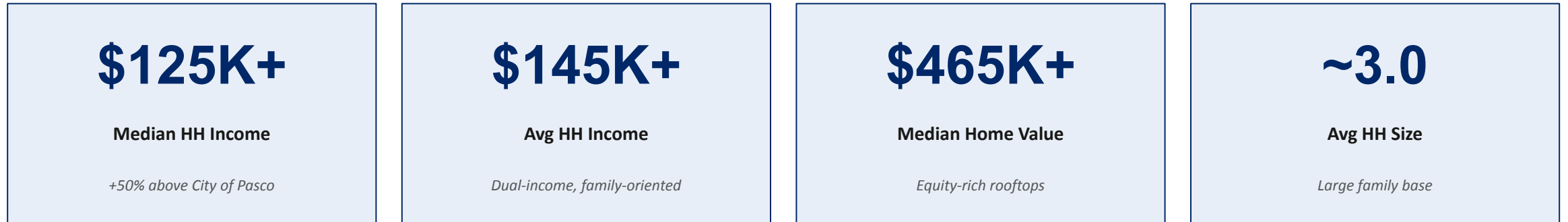
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# Executive Summary

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: Aspects Media, March 2026.*

**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 9 is firm-priced; remaining lot pricing is modeled and subject to final plot map approval by Visconsi Companies Ltd. Contact Kaysey Anderson for current pricing and deal structure.

Lot	Type	Status	Pricing
1	Pad	Pending	Modeled — call
2	Pad	<b>Available</b>	Modeled — call
3	Pad	Pending	Modeled — call
4	Pad	Pending	Modeled — call
5	Pad	<b>Available</b>	Modeled — call
6	Pad	Pending	Modeled — call
7	<b>Grocer · 63,000 SF anchor</b>	<i>LOI in motion</i>	Modeled — call
8	Pad	<b>Available</b>	Modeled — call
9	<b>Pad · 2.7 ac</b>	<b>Available</b>	<b>\$2,500,000</b>

## 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

\* All pricing except Lot 9 is modeled and subject to final plot map approval by Visconsi Companies Ltd. Lot sizes are preliminary. 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.



*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.

<b>6</b> Phase 2 Parcels	<b>76.25</b> Total Phase 2 Acres	<b>10.93 ac</b> Smallest Parcel	<b>17.01 ac</b> Largest Parcel
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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

# Conceptual Site Plan — Phase 1

The conceptual site plan illustrates the Phase 1 layout including the 63,000 SF grocery anchor (Lot 7), nine pad sites, parking, enhanced landscaping, public open space, and pedestrian connectivity features. Plan prepared by Dorsky + Yue Architecture for Visconsi Companies Ltd.

## CONCEPTUAL SITE PLAN

*Dorsky + Yue Architecture for Visconsi Companies Ltd · Draft 11/11/2025*

*(Site plan image embedded in final OM — contact broker for live working file.)*

*Site plan is conceptual and subject to modification based on final tenant deals, permitting, and Visconsi review.*

EXCLUSIVELY OFFERED BY



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