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# RIVERBEND MARKETPLACE

**Out Parcel Opportunities | West Pasco, Washington**

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*Anchor Tenant: Chick-fil-A · High-Growth Trade Area · Tri-Cities, WA*

CONFIDENTIAL OFFERING MEMORANDUM

**Exclusively Offered By SVN | Retter & Company**

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### SVN | Retter & Company

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## EXECUTIVE SUMMARY

### Investment Overview

SVN | Retter & Company is pleased to exclusively present Riverbend Marketplace, a premier out parcel development opportunity located in the rapidly expanding West Pasco corridor of the Tri-Cities, Washington. The project offers rare ground-floor access to one of the Pacific Northwest's fastest-growing retail trade areas, anchored by a confirmed Chick-fil-A and surrounded by robust residential rooftop growth.

Riverbend Marketplace is purpose-built for national and regional retailers, restaurant operators, medical users, and service providers seeking long-term performance in a high-income, supply-constrained market. Infrastructure is newly constructed, utilities are available, and parcels are positioned for immediate user customization.

**\$125K+**

Median HH Income

**\$145K+**

Avg HH Income

**\$465K+**

Median Home Value

**50%+**

Above City Average

### The Opportunity

Riverbend Marketplace presents the following investment and leasing highlights:

- Premier out parcel positions within a master-planned retail center anchored by Chick-fil-A
- West Pasco trade area demographics significantly outperform citywide and regional averages
- Rapidly expanding residential base with rooftop growth outpacing available retail supply
- Newly constructed road infrastructure, signalized intersections, and roundabout access
- All utilities stubbed to parcel boundaries — sewer, water, electric, gas, and telecom
- Phase I & Phase II Environmental completed — clean site ready for development
- Zoned for a broad range of commercial uses under City of Pasco PMC Chapter 25.97
- Strategic location within the Tri-Cities market, a diversified growth economy anchored by energy, defense, and agriculture

## PROPERTY DESCRIPTION

### Location & Access

Riverbend Marketplace is located in West Pasco, Washington, at the gateway of one of the Tri-Cities' most active growth corridors. The site is positioned at a signalized intersection with direct access from a newly constructed arterial roadway featuring dedicated turn lanes, a roundabout, and wide boulevard design — purpose-built to accommodate high retail traffic volumes.

The property 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.



*Aerial view looking north toward established West Pasco residential neighborhoods and the Columbia River beyond.*

### Site Infrastructure

The project site has undergone significant infrastructure investment, positioning Riverbend Marketplace as one of the most development-ready retail opportunities in the Tri-Cities market. Key infrastructure improvements include:

- Newly constructed multi-lane arterial roadway with center median and turn lanes
- Signalized intersections at primary access points
- Modern roundabout providing multi-directional access
- Street lighting, curb, gutter, and sidewalks throughout the development
- All utilities extended to parcel boundaries: sanitary sewer, domestic water, fire protection, irrigation water, electric, natural gas, and telecom/data
- Rough grade to  $\pm 1/5$  foot with 95% ASTM D-1557 compaction per civil engineering plans



*Newly constructed roundabout and road network serving the Riverbend Marketplace development.*

## **Out Parcel Delivery Specifications**

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Each 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 Rights of Way

Tenant/Buyer development shall conform to all Authority Having Jurisdiction requirements, including the City of Pasco stormwater quality and detention standards.

## MARKET OVERVIEW & DEMOGRAPHICS

### West Pasco Trade Area

Riverbend Marketplace is situated 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.

Median Household Income	~\$120,000 – \$130,000
Average Household Income	~\$140,000 – \$150,000
City of Pasco Median HH Income	~\$80,000
Premium Over City Average	50%+
Median Home Value (West Pasco)	~\$450,000 – \$480,000
Average Household Size	~3.0 persons
Ownership Profile	High concentration owner-occupied

### Demographic Positioning

West Pasco households are characterized by:

- 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
- Rapid population growth driven by new residential construction
- Underserved retail-to-rooftop ratio — demand substantially exceeds available supply

### Retail Demand Drivers

West Pasco's residential expansion is creating measurable unmet retail demand. National tenants have already recognized the strength of this trade area — Chick-fil-A's decision to anchor Riverbend Marketplace is a validation of the market fundamentals and a significant draw for co-tenants and users.

The corridor is positioned to attract QSR operators, medical and dental users, fitness and wellness concepts, personal services, and neighborhood retail — all categories with demonstrated demand and limited existing supply in the West Pasco market.

### Tri-Cities Regional Context

The Tri-Cities (Pasco, Kennewick, Richland) is Washington's fastest-growing metro area and is experiencing a period of diversified, long-term economic expansion driven by multiple demand sectors:

- Energy: Energy Northwest + Amazon SMR campus; \$4.5B advanced nuclear fuel facility (proposed); Hanford Site remediation employment
- Hospitality & Tourism: \$200M River Ranch Golf Resort (Snake River); \$71.3M Three Rivers Convention Center expansion with AC Hotel by Marriott
- Community: West Pasco Aquatic Facility (opening 2026); Vista Field mixed-use redevelopment (Kennewick)
- Residential: Continued West Pasco single-family and build-to-rent expansion; South Richland / Badger Mountain growth corridor

These macro drivers reinforce the long-term stability of the Tri-Cities retail market and support sustained consumer spending growth in the years ahead.

## TENANT OPPORTUNITY

### Ideal User Profile

Riverbend Marketplace is designed to serve the daily needs of a high-income, family-oriented West Pasco consumer base. The project's demographics, traffic infrastructure, and anchor validation make it an ideal location for a wide range of uses:

Quick Service Restaurants	Medical / Dental / Wellness	Fitness & Boutique Studios
Salon / Barber / Personal Services	Neighborhood Retail & Services	Financial / Professional Services

### Out Parcel Availability

The following out parcels are available at Riverbend Marketplace. Parcel sizes and pricing for remaining lots are pending final plot map approval from the developer and will be updated upon release.

Lot	Size	Asking Price	Ideal Use
Lot 9	2.7 Acres	<b>\$2,500,000</b>	Hotel / Hospitality
Parcel 1	TBD	<i>Pricing Upon Request</i>	Retail / Restaurant / Medical / Service
Parcel 2	TBD	<i>Pricing Upon Request</i>	Retail / Restaurant / Medical / Service
Parcel 3	TBD	<i>Pricing Upon Request</i>	Retail / Restaurant / Medical / Service

*\* Final plot maps and parcel pricing pending developer approval. Contact Kaysey Anderson for current availability and deal structure options.*

### Anchor Validation

Chick-fil-A's selection of Riverbend Marketplace as a development site is a significant market endorsement. Chick-fil-A conducts extensive trade area analysis and demographic underwriting before committing to new locations — their presence at this project signals confirmed confidence in the West Pasco consumer base and the long-term performance of this corridor.

For prospective co-tenants, Chick-fil-A delivers immediate traffic generation, brand association, and consumer habit formation that benefits all surrounding users — particularly food and beverage, medical, and service operators.



*Newly completed road infrastructure serving Riverbend Marketplace — built for high retail traffic volumes.*

EXCLUSIVELY OFFERED BY



## Kaysey Anderson

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