

# Shop • Dine • Connect

*Three cities one destination*



The Shops  
at Broadmoor

*Pasco, Washington*

  
PROPERTY CO.



# Welcome to Pasco's Premier Retail Destination



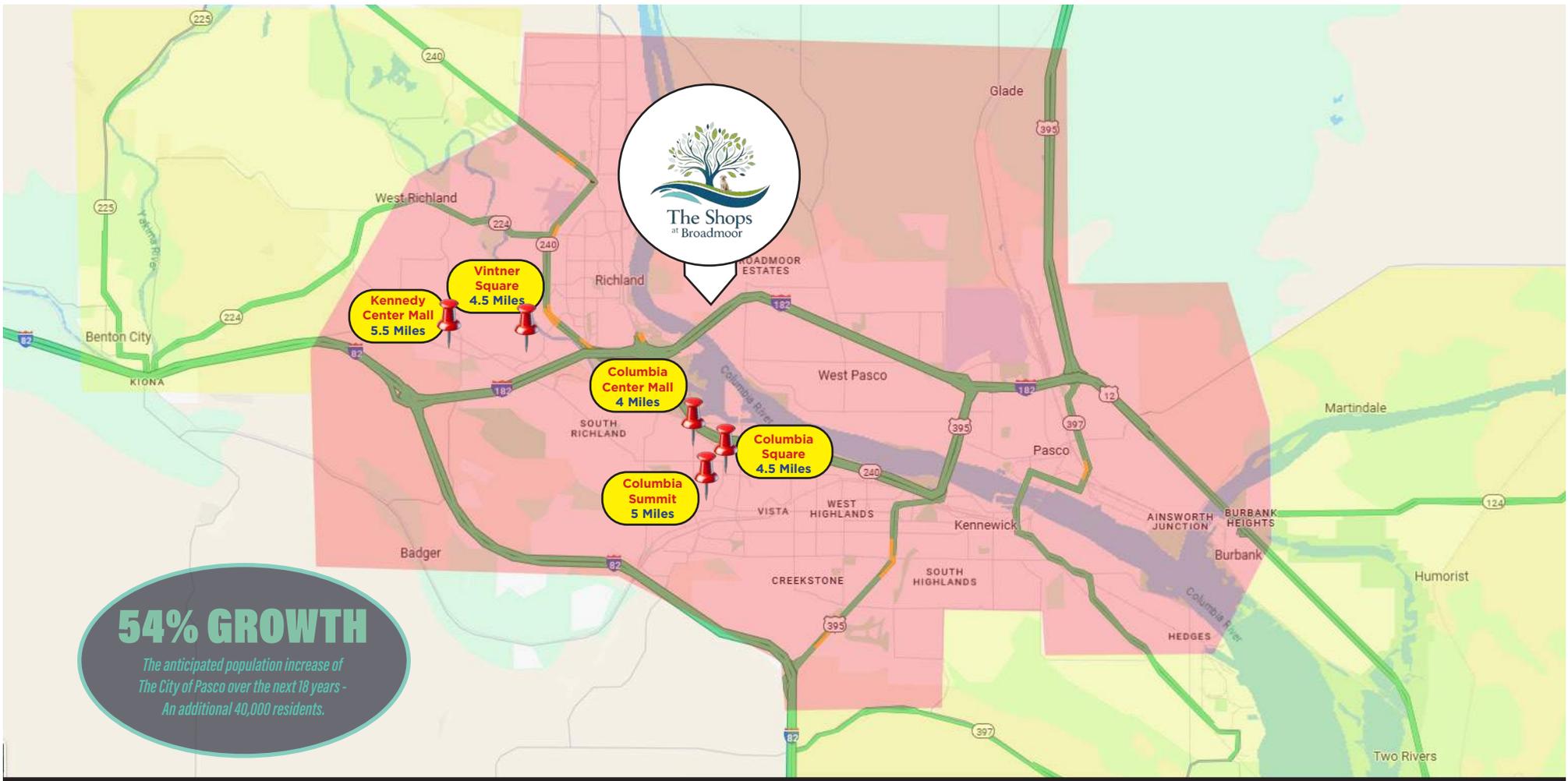
**The Shops at Broadmoor** is the perfect location for your next business venture. Nestled in the heart of the Tri-Cities, Pasco Washington is part of a vibrant and rapidly growing metropolitan area that also includes Kennewick and Richland. Together, these cities boast a combined population of over 300,000 and serve as the economic and cultural hub of southeastern Washington. With its thriving economy, highly educated workforce, and an enviable quality of life, Pasco offers an unparalleled opportunity to connect with a diverse and dynamic customer base.

**The Tri-Cities region** has one of the fastest-growing populations in the state, with Pasco leading the way. Over 40% of residents in the area hold a bachelor's degree or higher, and the region's median household income exceeds \$125,000, reflecting strong purchasing power. Pasco itself is known for its youthful energy, with a median age of just 31. The area's population is projected to grow by over 10% in the next five years, ensuring a steady stream of new customers for your business.

**Our soon-to-be iconic outdoor retail center in Pasco** will redefine shopping, dining, and entertainment in the region. Designed with upscale architecture and thoughtfully planned spaces, the center will feature a mix of high-end and boutique retail stores, diverse restaurants, vibrant entertainment options, and modern residential units. At its heart will be a beautifully landscaped gathering area, creating a lively community hub where visitors can relax, connect, and enjoy year-round events.

**Position your business for success** in one of Washington's most promising markets. With its prime location, affluent and growing population, and cutting-edge design, this retail destination is set to become the go-to place for shopping, dining, and entertainment in the Tri-Cities. Don't miss the opportunity to be part of Pasco's most exciting new chapter.





## DEMOGRAPHICS

Category	Primary Trade Area	Secondary Trade Area
2024 Estimated Population	271,316	320,150
2024 Median Age	34	35
2024 Estimated Median Household Income	\$96,505	\$95,577
2024 Estimated Total Employees	82,281	151,800
2024 Estimated Households	98,018	105,250

Source: Applied Geographic Solutions 5/2024

## TRADE AREA

### MARKET

Pasco, Washington MSA

### LOCATION

North West of I-182 Freeway

The Tri-Cities metropolitan area is the third-largest in Washington, after the Seattle and Spokane metro areas.

# LIVE



**320,150** Population

**300** Restaurants

**200+** Wineries & Breweries

**12** Public Libraries

**6** Performing Arts Theaters

**3** Sports Teams

Source: U.S. Census, WA Office of financial Management Forecasting Division, July 2024. May 2024 Data, Washington State Employment Security Department, [www.TryTriCitiesSites.org](http://www.TryTriCitiesSites.org)

# WORK



**151,606** Labor Force

**4.8%** Unemployment

**3.5%** Growth Rate  
(Fastest in Washington)



# PLAY



**125** Public Parks

**10** Golf Courses

**67** Miles of Bike & Walking Trails

**3** Rivers with Endless Adventures

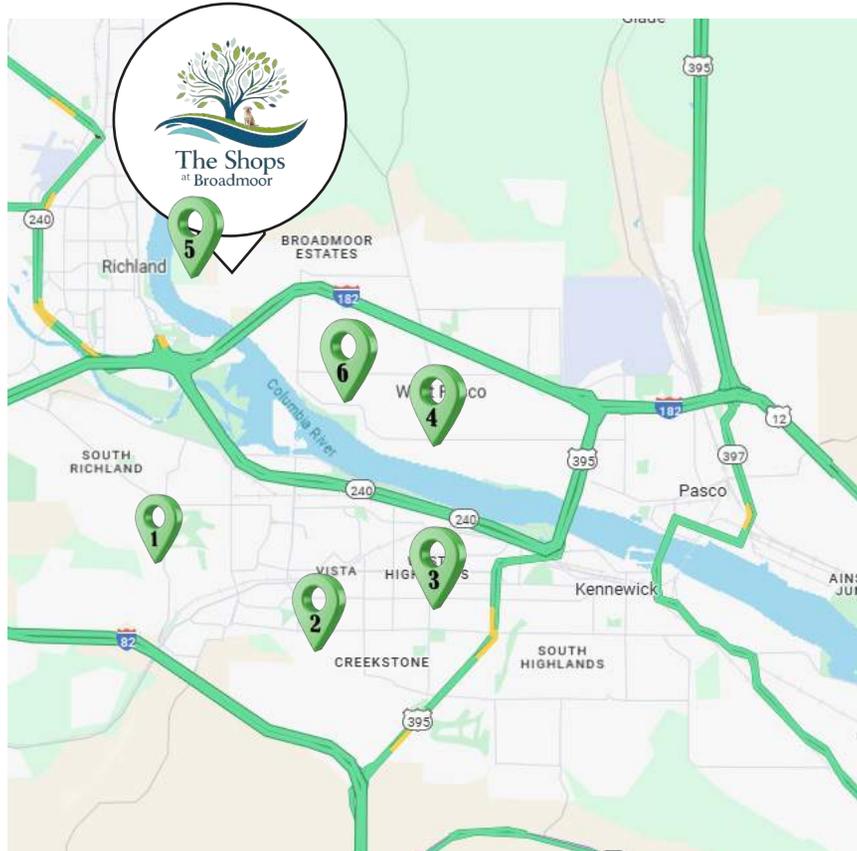
**ELEVATED**  
PROPERTY CO.

# HOUSING TOUR



## HOMES AROUND THE SHOPS AT BROADMOOR

The neighborhoods surrounding The Shops At Broadmoor are stylish and impressive.



## Household Trends

Median Home Price	% of populaton with income above \$100k	Average Household size
<b>\$422,000</b>	<b>30%</b>	<b>2.45</b>

Demographic Source: Applied Geographic Solutions TIGER Geography ©, Sites USA





# ADJACENT DEVELOPMENT



# ADJACENT RETAIL



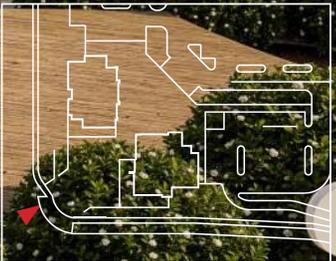
# OVERALL PLAN





**THE SHOPS AT BROADMOOR**  
Pasco, WA  
**CONCEPT ONLY**

**ELEVATED**  
PROPERTY CO.



View 1

**AO** Architecture.  
Design.  
Relationships.

**01**

Copyright © AO, LLP 2024



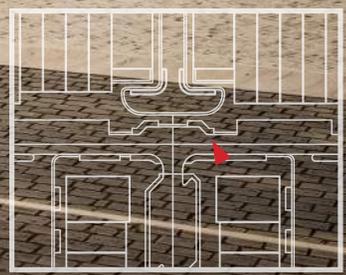
**THE SHOPS AT BROADMOOR**  
Pasco, WA  
**CONCEPT ONLY**

**ELEVATED**  
PROPERTY CO.

View 2

**AO** Architecture,  
Design,  
Relationships.





**THE SHOPS AT BROADMOOR**  
Pasco, WA  
**CONCEPT ONLY**

**ELEVATED**  
PROPERTY CO

View 4

**AO** Architecture.  
Design.  
Relationships.



# Experience Life Elevated

*Contact us today to learn more about available  
leasing options and reserve your perfect spot.*



**CHRIS BYERS**

President & Chief Revenue Officer  
801.865.2995

[chris@elevatedpropertyco.com](mailto:chris@elevatedpropertyco.com)



**GARY HALL**

Chief Leasing Officer  
435.901.1934

[gary@elevatedpropertyco.com](mailto:gary@elevatedpropertyco.com)



**LEXIE BYERS**

Leasing Director  
801.244.5805

[lexie@elevatedpropertyco.com](mailto:lexie@elevatedpropertyco.com)



The Shops  
at Broadmoor



ELEVATED

PROPERTY CO.