



320 N 20th Avenue

Pasco, WA
MLS 279155 & 279178

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

Position your business for success in a busy Pasco location. Situated along a main traffic arterial, this property offers excellent visibility, convenient access, and ample on-site parking for employees and customers.

Recent improvements include a refinished parking lot, replacement of the irrigation system, and new basement sump pump.

The versatile floor plan features a mix of private offices and open work areas, making it well-suited for a variety of professional or commercial uses. The building includes 2,080 square feet on the main floor, plus a 1,170-square-foot basement, for a total of 3,250 square feet of functional space.

PRICING

Entire Building (3,250 SF) \$16.81/SF + NNN
 Main Floor (2,080 SF)
 + *Basement (1,170 SF)*

Main Floor Only (2,080 SF) \$18.00/SF + NNN

2026 Estimated NNN \$2.15/RSF

ADDRESS

320 N 20th Avenue
Pasco, WA 99301

CONTACT

Kirt Shaffer
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2815 St. Andrews Loop, Suite F
Pasco, WA 99301

ZONING

C-1 Retail Business District

UTILITIES

Water: City of Pasco

Sewer: City of Pasco

Power: Franklin PUD

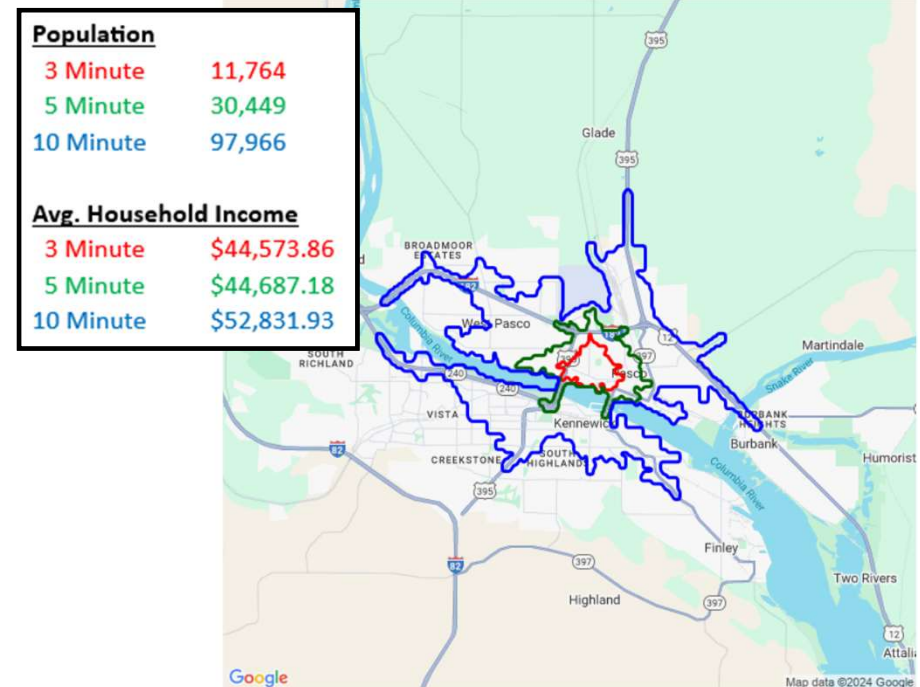
TAX PARCEL

119-452-245

TRAFFIC COUNTS

ADT: 10,000 to 20,000

DEMOGRAPHICS



LINKS

Municipal

<https://www.pasco-wa.gov/>

<https://www.franklincountywa.gov/>

Economic Development

<https://www.portofpasco.org/>

<https://www.tridec.org/>

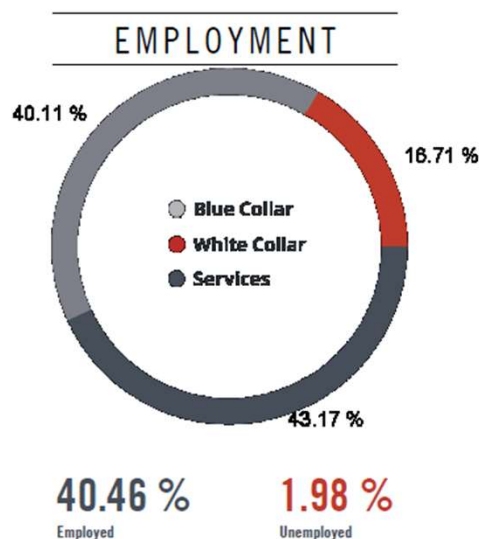
PASCO, WA - DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 320 N 20th Ave, Pasco, WA 99301

CITY, STATE
Pasco, WA
POPULATION
97,966
AVG. HHSIZE
2.82

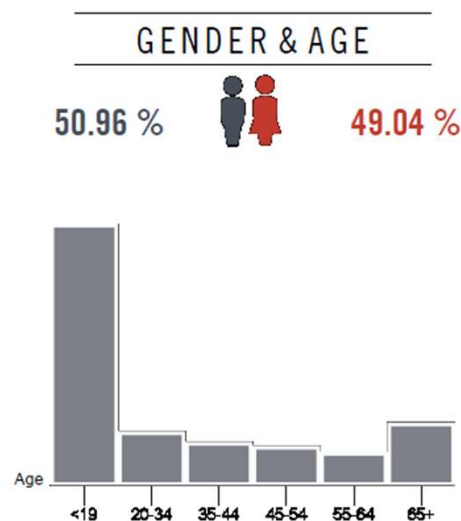
MEDIAN HH INCOME
\$46,319

HOME OWNERSHIP
Renters: 14,235
Owners: 17,769



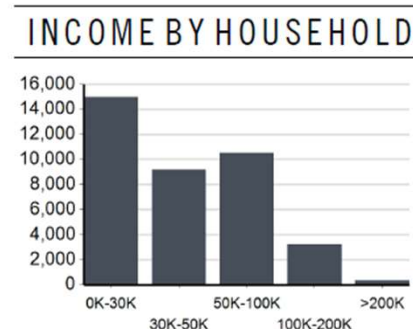
EDUCATION

High School Grad:	24.16 %
Some College:	21.22 %
Associates:	8.80 %
Bachelors:	17.45 %



RACE & ETHNICITY

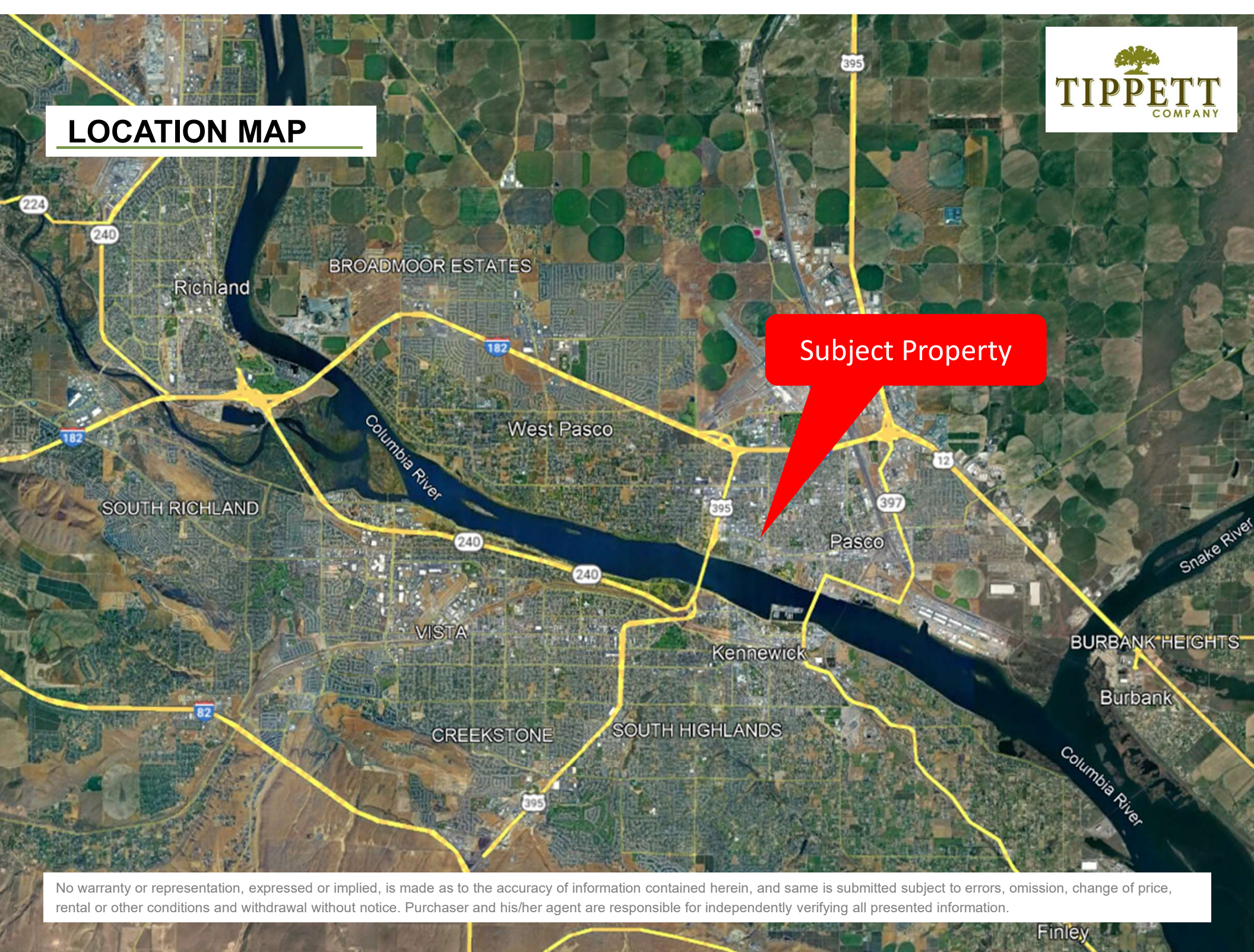
White:	22.51 %
Asian:	0.14 %
Native American:	0.14 %
Pacific Islanders:	0.03 %
African-American:	0.45 %
Hispanic:	44.55 %
Two or More Races:	32.19 %



HH SPENDING

Housing	\$15,410
Grocery	\$5,508
Travel	\$5,767
Entertainment	\$2,482
Electricity	\$1,524
Apparel	\$1,109
Furniture	\$172
Gas	\$341

LOCATION MAP



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AERIAL VIEW



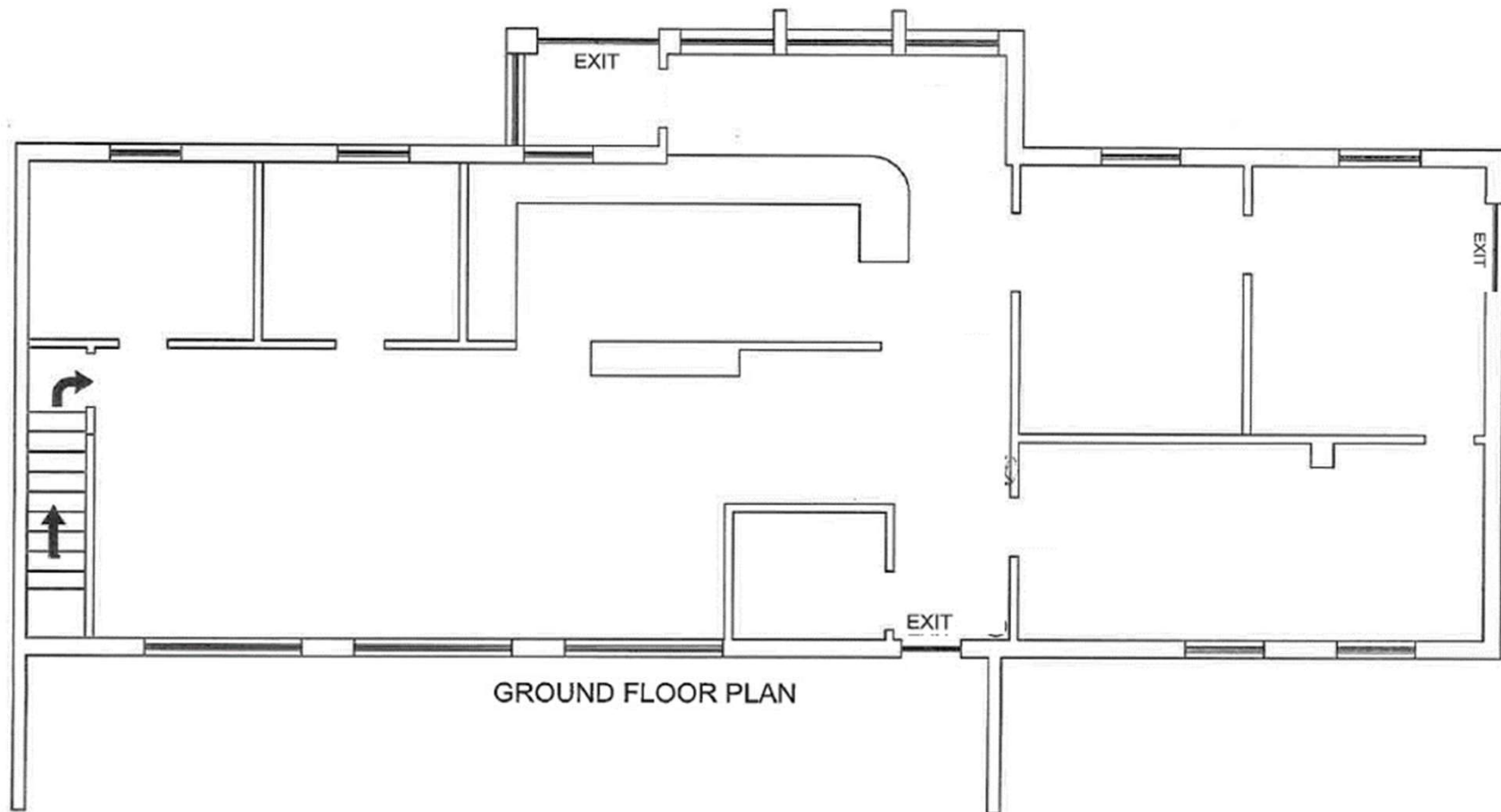
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AREA BUSINESSES



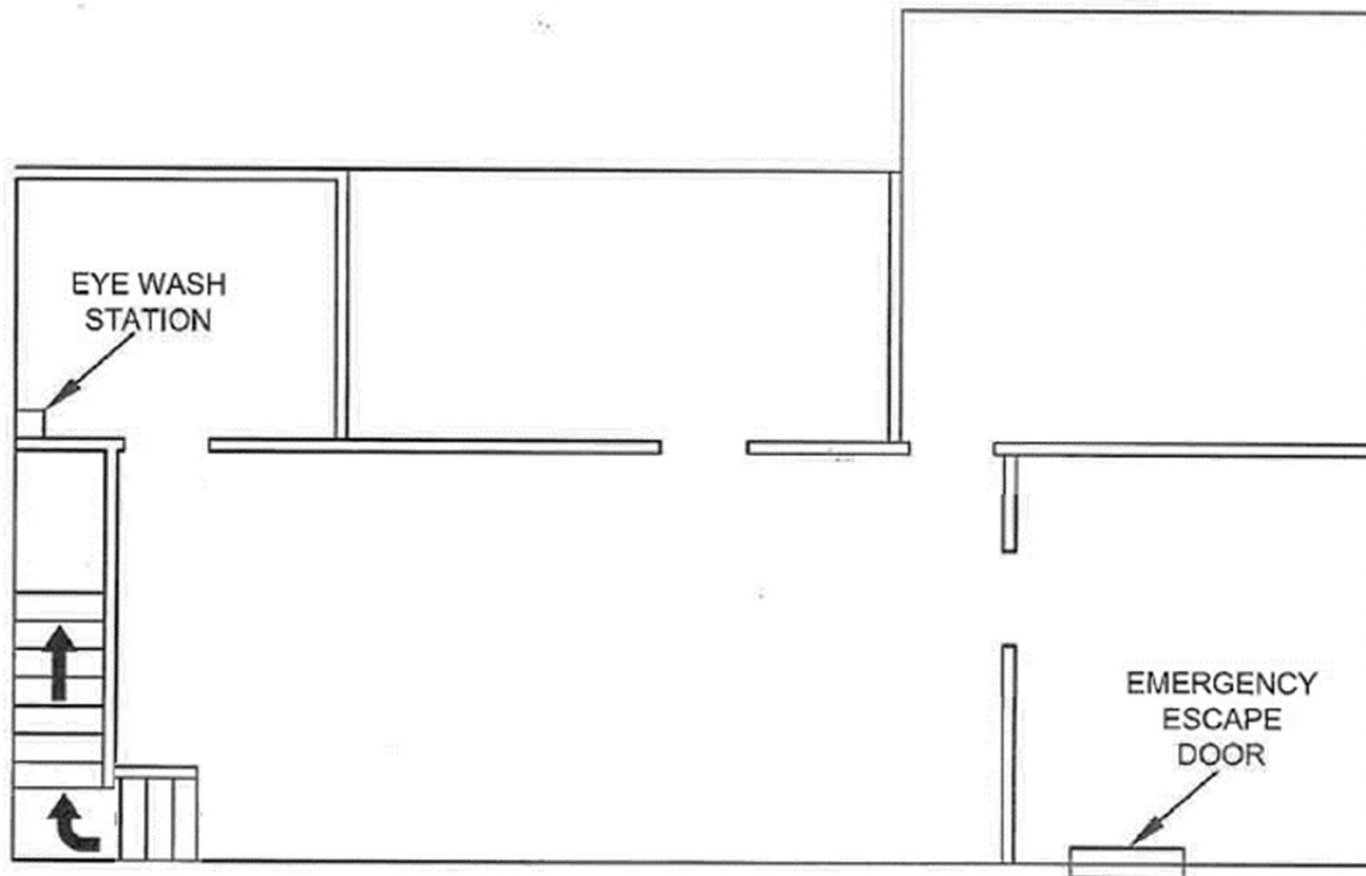
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FLOOR PLANS



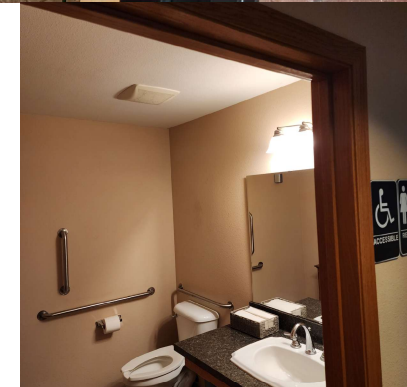
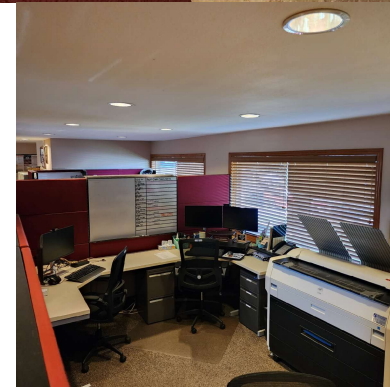
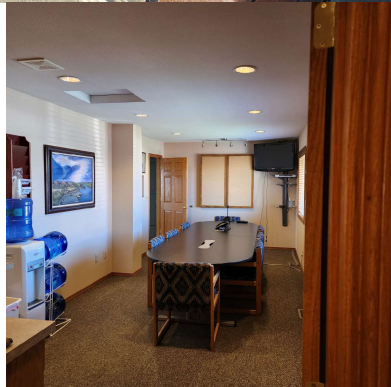
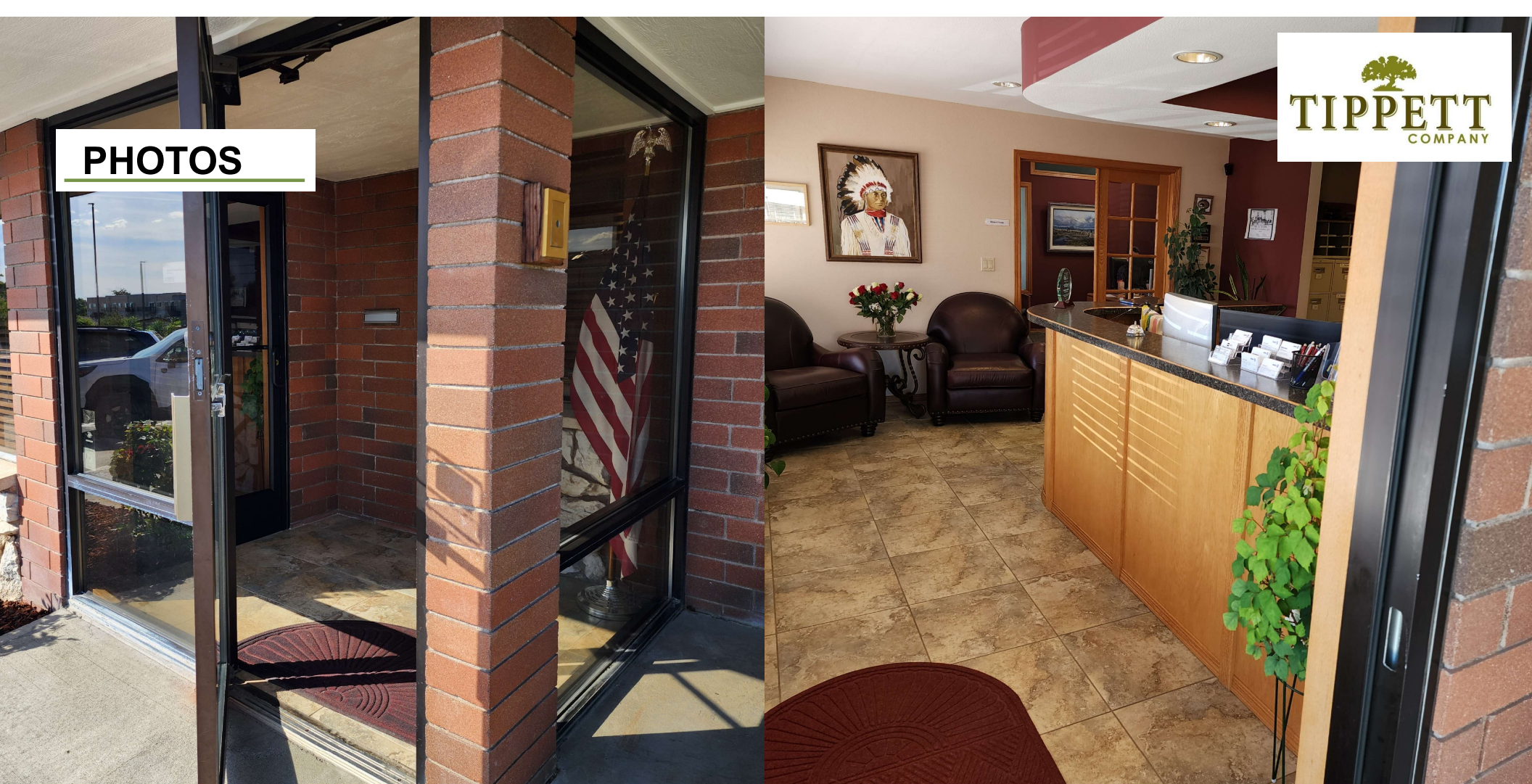
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FLOOR PLANS



BASEMENT FLOOR PLAN

PHOTOS



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