



## 2201 N Commercial Ave, Ste 130 & 140

Pasco, WA

MLS #286352, 286354 & 291919

### Contact

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Kirt Shaffer | 509.521.9183  
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## **SUMMARY**

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This newly constructed multi-tenant building is strategically located within the Columbia East Business Park (CEBP).

There are a multitude of businesses located in the CEBP offering great synergy and creating a tremendous amount of potential client traffic.

This location boasts easy freeway access offering efficient travel within the Tri-Cities and all points east, west, north and south.

This space offers a great mix of flex space of both shop/warehouse and office.

Lease rate includes office and restroom build out.

## **PRICE**

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**\$1.35/RSF + MG**

Suite 130 – 1,500 RSF  
Suite 140 – 1,500 RSF  
Combined – 3,000 RSF

## **ADDRESS**

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2201 N Commercial Ave  
Pasco, WA 99301

## **TAX PARCEL**

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Franklin County Parcel No. 113-520-304

## **CONTACT**

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Kirt Shaffer  
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Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)  
2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

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IL – Light Industrial District

## UTILITIES

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Power: Franklin PUD  
 (3-Phase 120/208 V 200 Amps)  
 Water: City of Pasco  
 Sewer: City of Pasco  
 Gas: Cascade Natural Gas  
 Internet: Multiple Providers available

## LINKS

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

Economic Development  
<https://www.portofpasco.org/>  
<https://www.tridec.org/>

## DEMOGRAPHICS (list source here)

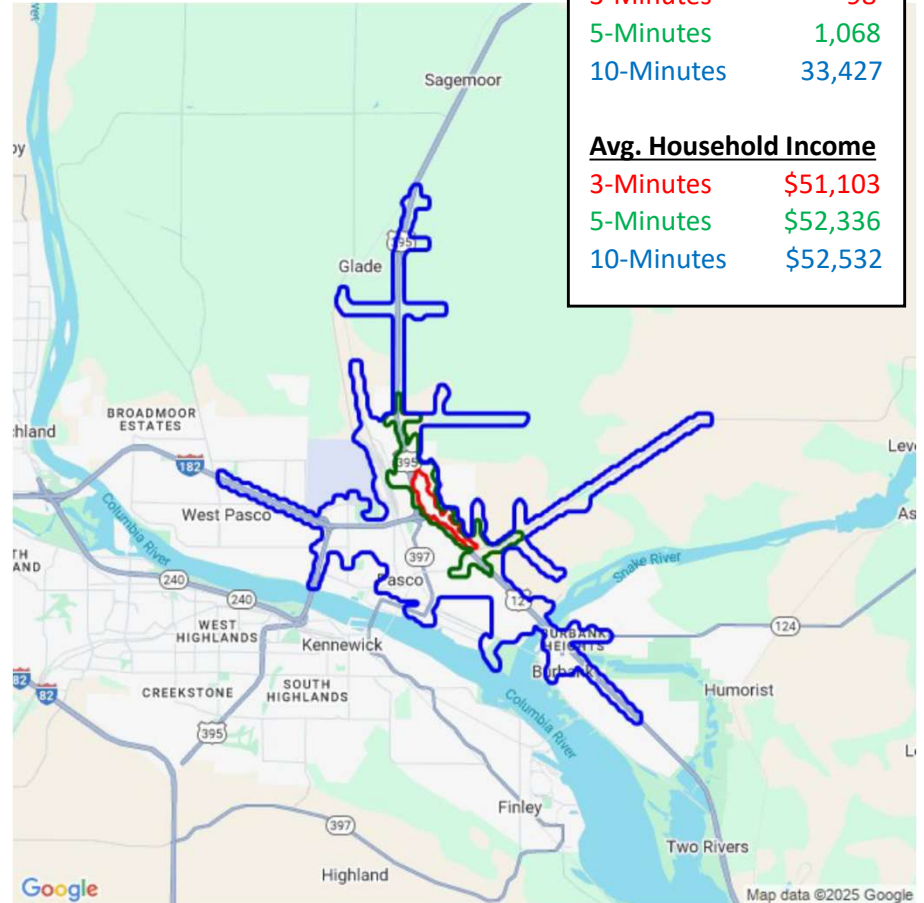
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### Population

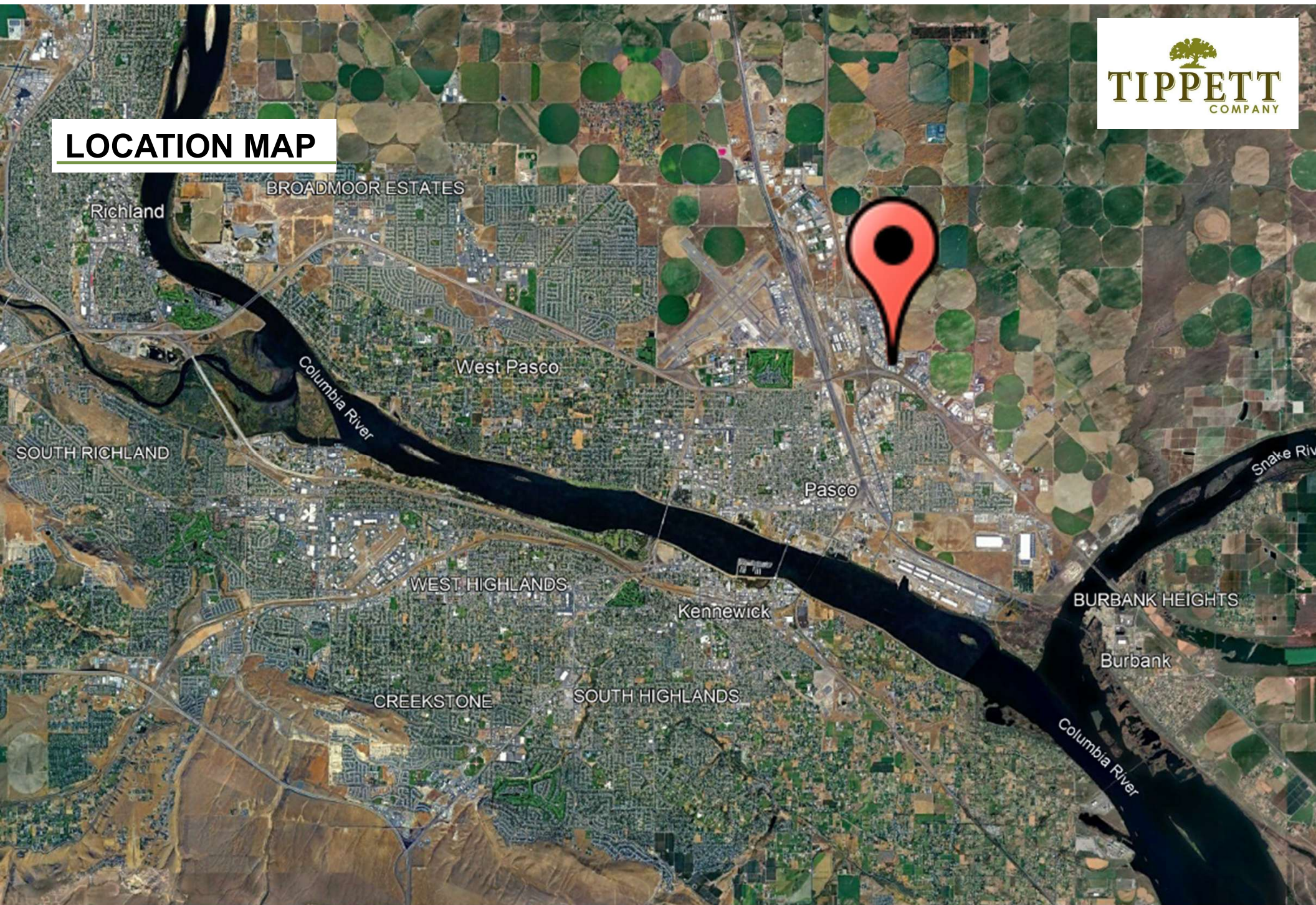
3-Minutes	98
5-Minutes	1,068
10-Minutes	33,427

### Avg. Household Income

3-Minutes	\$51,103
5-Minutes	\$52,336
10-Minutes	\$52,532

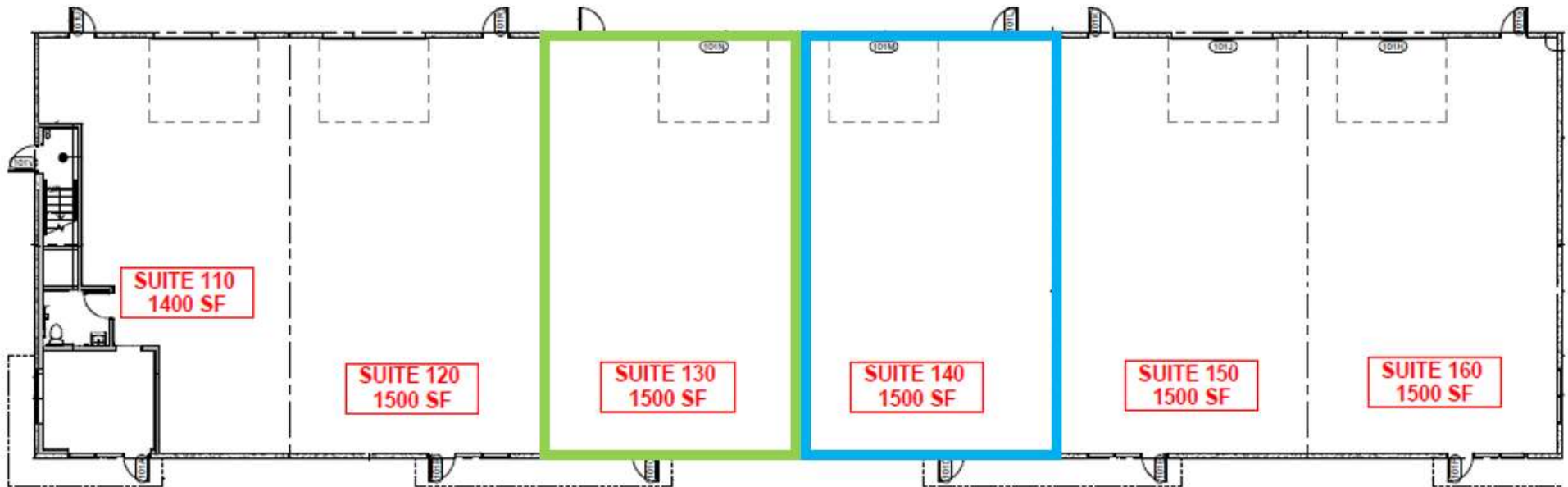


# LOCATION MAP



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

## FLOOR PLAN



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**AERIAL VIEW**

113400329

113400338  
2205 N  
COMMERCIAL AVE

113520304  
2201 N  
COMMERCIAL AVE

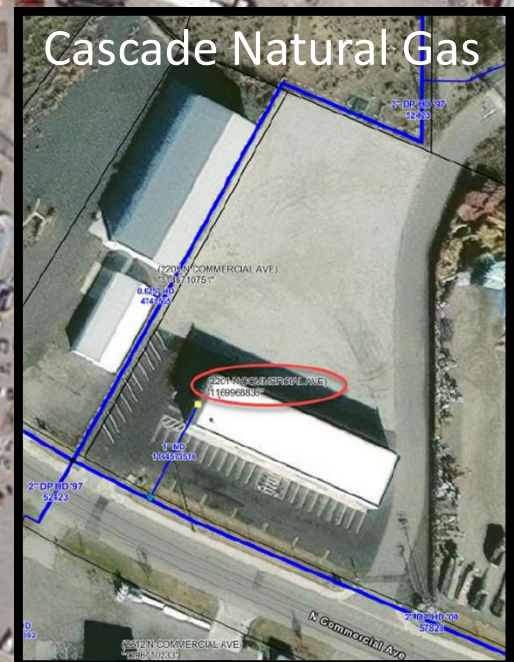
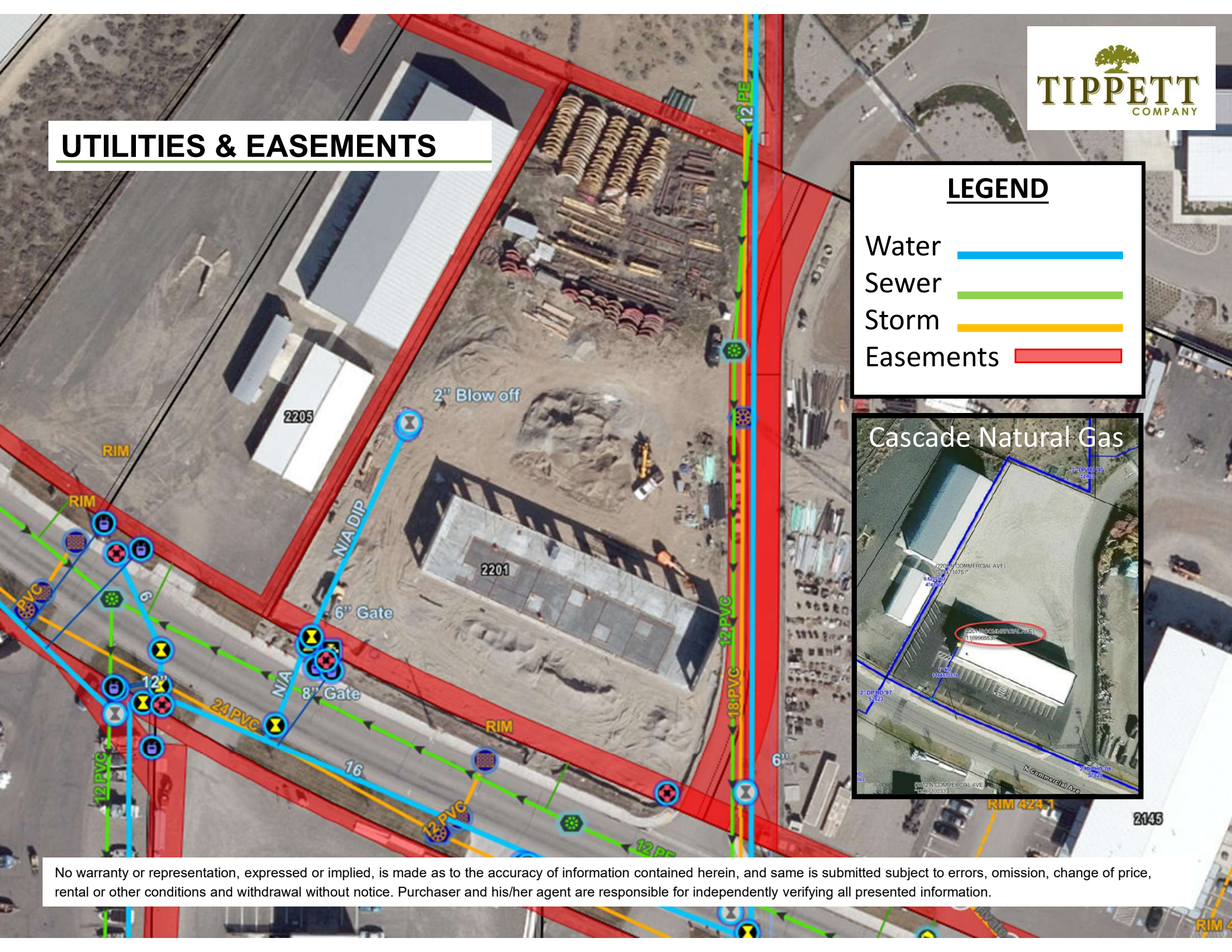
113520303  
2145 N  
COMMERCIAL AVE

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# UTILITIES & EASEMENTS

### LEGEND

- Water —
- Sewer —
- Storm —
- Easements —



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# DEMOGRAPHICS (CBA)

CITY, STATE

**Pasco, WA**

POPULATION

**45,704**

AVG. HH SIZE

**3.09**

MEDIAN HH INCOME

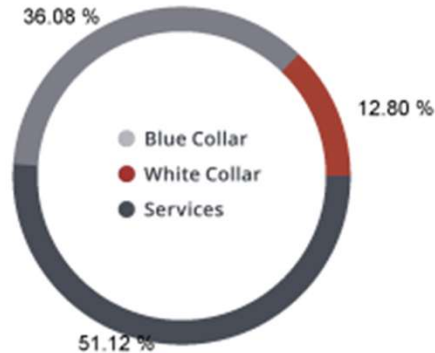
**\$45,952**

HOME OWNERSHIP

Renters: **5,802**

Owners: **6,954**

EMPLOYMENT



**39.01 %**  
Employed

**1.91 %**  
Unemployed

EDUCATION

High School Grad: **20.91 %**

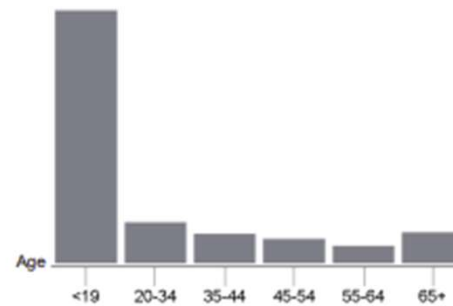
Some College: **18.33 %**

Associates: **7.82 %**

Bachelors: **13.23 %**

GENDER & AGE

**52.23 %**   **47.77 %**



RACE & ETHNICITY

White: **16.07 %**

Asian: **0.06 %**

Native American: **0.14 %**

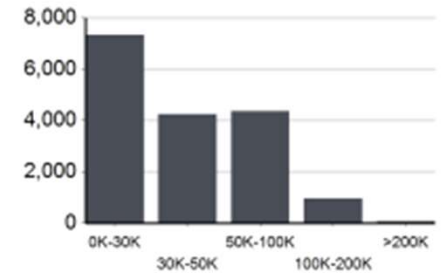
Pacific Islanders: **0.00 %**

African-American: **0.31 %**

Hispanic: **47.49 %**

Two or More Races: **35.93 %**

INCOME BY HOUSEHOLD



HH SPENDING





# AREA BUSINESSES



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**PHOTOS (Exterior)**



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## PHOTOS (Interior)



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