



2713 N. 20th Ave.

Pasco, WA

MLS #281267, 281298, 281269 & 290643

Contact

Kirt Shaffer | 509.521.9183

kirt@tippettcompany.com

SUMMARY

This property is ideally located in Pasco's growing business district, close to the intersection of major highways US-395 and I-182. Neighboring properties include the Tri-Cities Airport, Columbia Basin College, Best Western Inn & Suites, HAPO and Sun Willows Golf Course.

There are three suites available in this single-story Class A office and retail space. Constructed in 2022, other tenants include an insurance company, a title company and "NON-FICTION", a locally owned craft sandwich and coffee shop.

PRICE

\$24/SF + NNN

Suite 100 – 9,158 USF (10,186 RSF)

Suite 112 – 2,099 USF (2,401 RSF)

Suite 114 – 2,445 USF (2,797 RSF)

~~Suite 116 – 3,114 USF (3,509 RSF)~~

ADDRESS

2713 N. 20th Ave.
Pasco, WA 99301

TAX PARCEL

113-300-160

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St. Andrews Loop, Suite F
Pasco, WA 99301

ZONING

C-1, Retail Business District

UTILITIES

Power: Franklin PUD

Water: City of Pasco

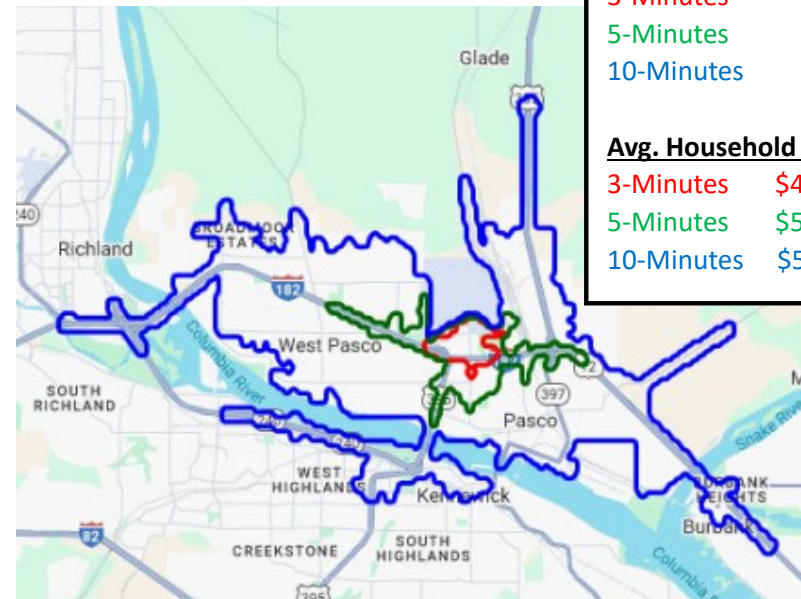
Sewer: City of Pasco

Internet:

TRAFFIC COUNT (City of Pasco)

ADT: 10,000 to 20,000

DEMOGRAPHICS (CBA)



Population

3-Minutes	1,352
5-Minutes	13,600
10-Minutes	81,536

Avg. Household Income

3-Minutes	\$49,540.05
5-Minutes	\$52,857.80
10-Minutes	\$55,745.89

LINKS

Municipal

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

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

Economic Development

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

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

LOCATION MAP



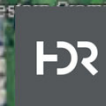
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AERIAL VIEW



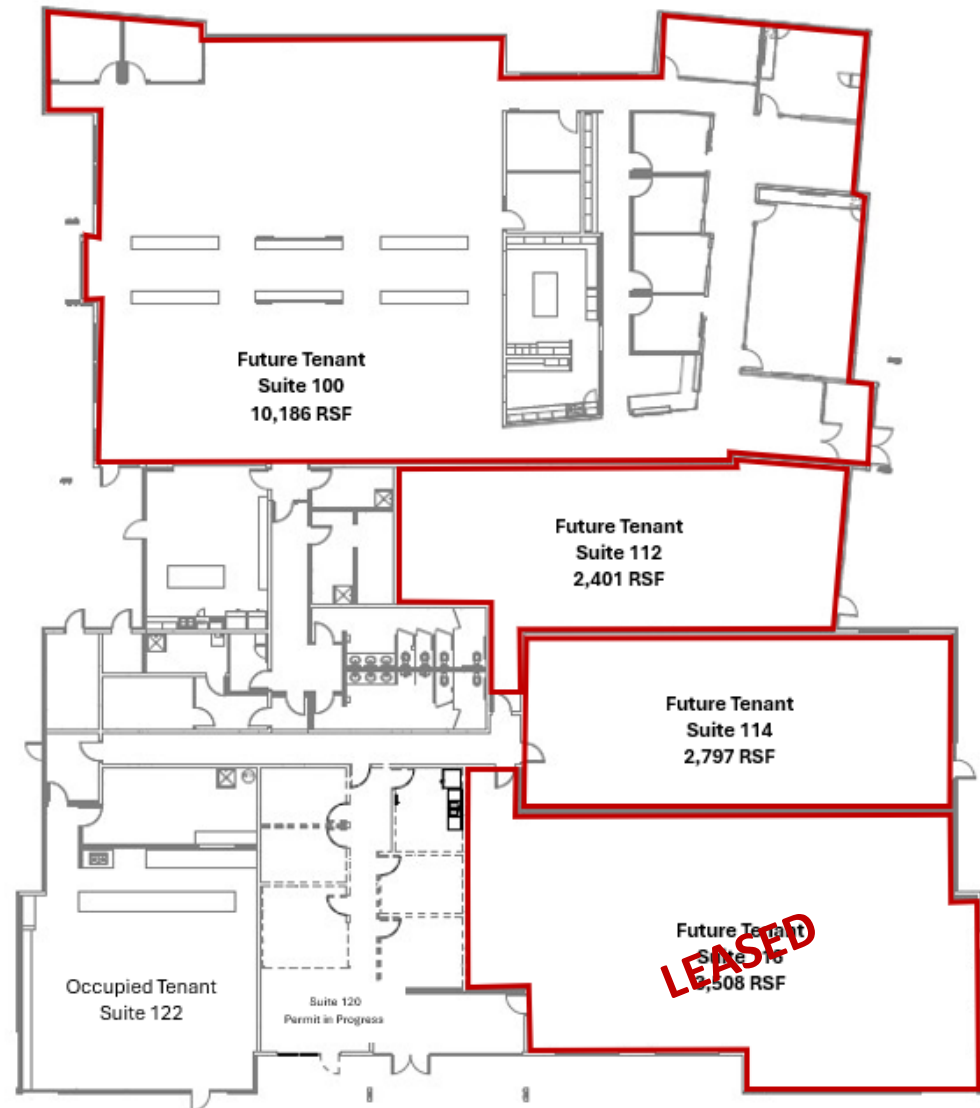
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AREA BUSINESSES



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FLOOR PLANS



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PASCO, WA – DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 2713 N 20th Ave, Pasco, WA 99301

CITY, STATE

Pasco, WA

POPULATION

81,536

AVG. HH SIZE

2.84

MEDIAN HH INCOME

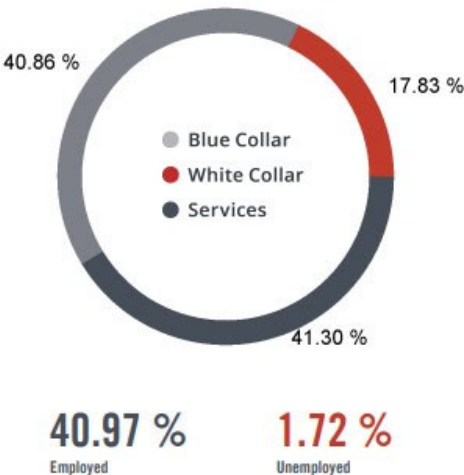
\$49,852

HOME OWNERSHIP

Renters: 8,469

Owners: 16,749

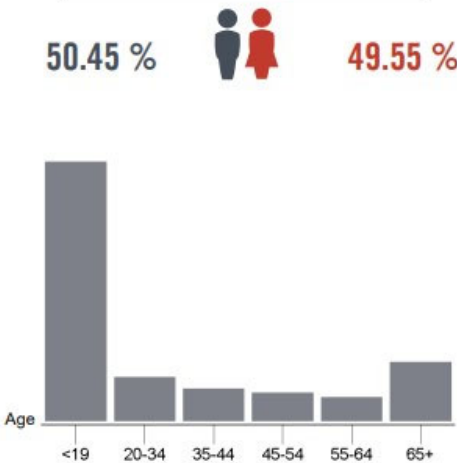
EMPLOYMENT



EDUCATION

High School Grad: 23.11 %
Some College: 20.02 %
Associates: 7.97 %
Bachelors: 21.88 %

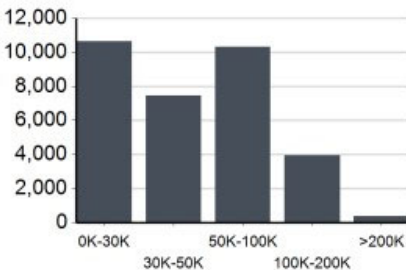
GENDER & AGE



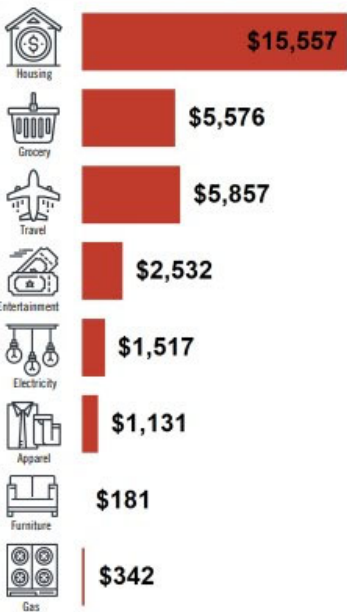
RACE & ETHNICITY

White: 26.50 %
Asian: 0.28 %
Native American: 0.14 %
Pacific Islanders: 0.02 %
African-American: 0.58 %
Hispanic: 42.63 %
Two or More Races: 29.86 %

INCOME BY HOUSEHOLD



HH SPENDING



PHOTOS



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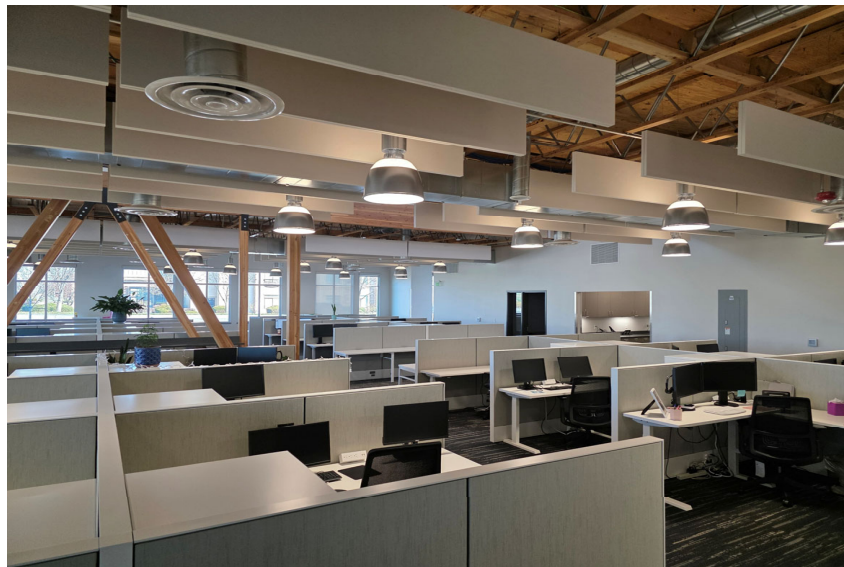
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