



2713 N. 20th Ave.

Pasco, WA

MLS #281267, 281298 & 281269

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 current tenants include an insurance company and a title company.

PRICE

\$24/SF + NNN

Suite 112 – 2,099 USF (2,401 RSF)

Suite 114 – 2,445 USF (2,797 RSF)

Suite 116 – 2,738 USF (3,132 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

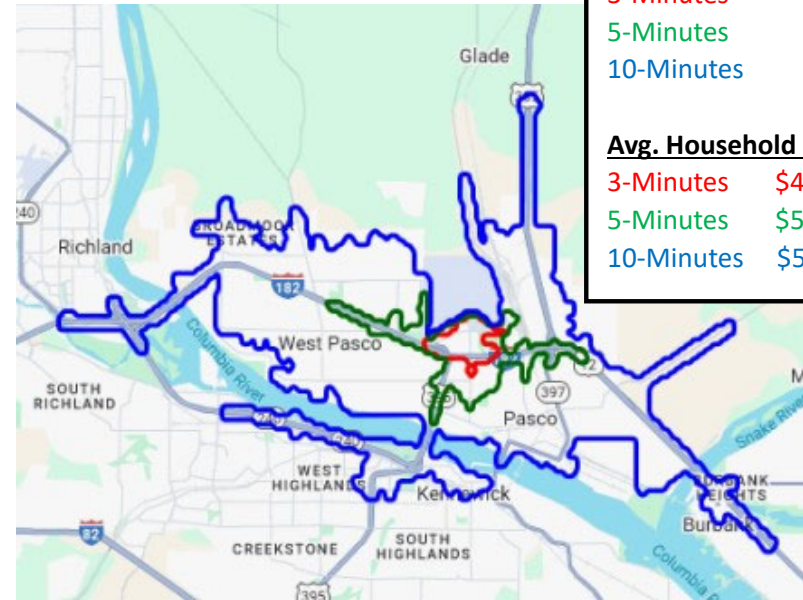
Sewer: City of Pasco

Internet:

TRAFFIC COUNT (City of Pasco)

ADT: 10,000 to 20,000

DEMOGRAPHICS (CBA)



LINKS

Municipal

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

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

Economic Development

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

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

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.

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

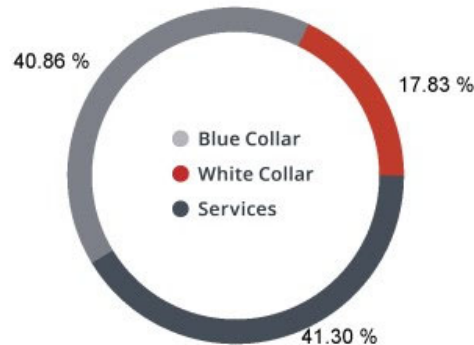
\$49,852

HOME OWNERSHIP

Renters: **8,469**

Owners: **16,749**

EMPLOYMENT



40.97 %
Employed

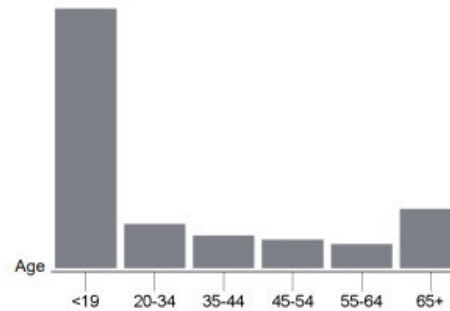
1.72 %
Unemployed

EDUCATION

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

GENDER & AGE

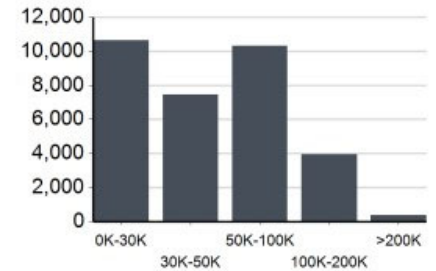
50.45 %   **49.55 %**



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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