



## 3130 Varney Lane, Suites 103 & 104

Pasco, WA – Franklin County  
MLS #283516 & #283517

### Contact

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## **SUMMARY**

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This first-generation office/retail strip center/flex space located in Pasco, WA in the new Tri-Cities Airport Business Center. This is a prime location, just off the lighted intersection of Varney Lane and Argent Road.

Suites 103 & 104 offer 1,890 SF of office/retail/flex space. Additionally, there is a ±900 SF second floor option available.

The Tri-Cities Airport Business Center is an 86-acres business park strategically located near the entrances of both the Tri-Cities Airport and Columbia Basin Community College. Easy access to both freeways (I-182 and US-395).

The Business Center is designed for commercial office buildings, retail and hospitality. The Business Center is supported by 7,000 Columbia Basin College students, a growing residential population and existing businesses including Washington's 3<sup>rd</sup> largest airport (Tri-Cities Airport) serving over 800,000 passengers annually.

## **LEASE PRICE    \$22.00/RSF + NNN**

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2025 NNN – \$4.13/SF

Suite 103 – 1,890 RSF

Suite 104 – 1,890 RSF

## **ADDRESS**

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3130 Varney Lane, Suite 103 & 104  
Pasco, WA 99301

## **TAX PARCELS**

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555-221-001

## **CONTACT**

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Kirt Shaffer

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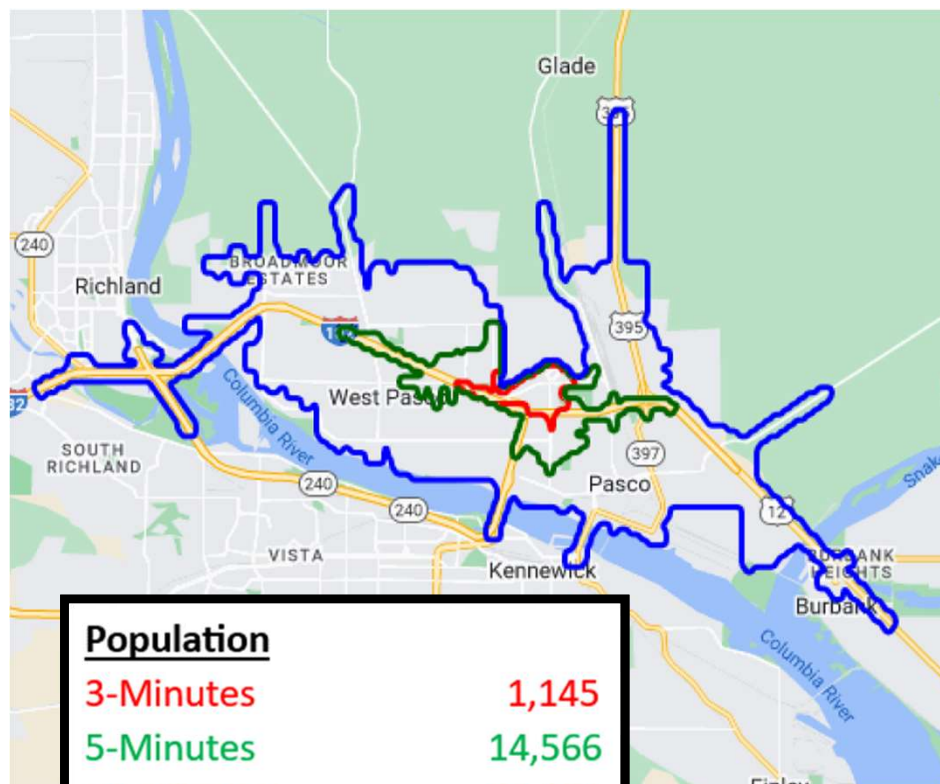
# TRI-CITIES AIRPORT BUSINESS CENTER



[https://www.portofpasco.org/uploads/properties/PoP\\_AirportMarketing\\_Brochure\\_Digital.pdf](https://www.portofpasco.org/uploads/properties/PoP_AirportMarketing_Brochure_Digital.pdf)

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## AREA DEMOGRAPHICS



### Population

3-Minutes	1,145
5-Minutes	14,566
10-Minutes	78,401

### Avg. Household Income

3-Minutes	\$53,507.81
5-Minutes	\$57,858.93
10-Minutes	\$58,677.50

## TRAFFIC COUNTS

±10,000 Trips per day on Argent

(Est. by PBS Engineering based on recent traffic study)

## UTILITIES

Power – Franklin PUD

Water & Sewer – City of Pasco

## LINKS

Municipal

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

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

Economic Development

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

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



# CITY DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 0 Varney Lane, Pasco, WA 99301

CITY, STATE

**Pasco, WA**

POPULATION

**78,401**

AVG. HH SIZE

**2.94**

MEDIAN HH INCOME

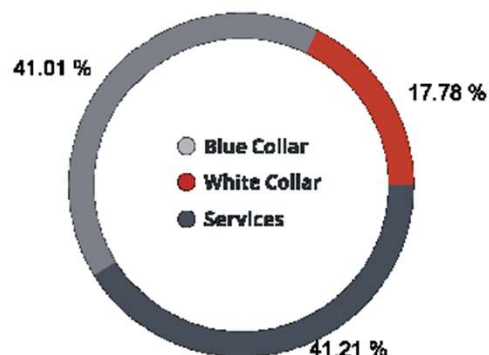
**\$52,062**

HOME OWNERSHIP

Renters: **7,539**

Owners: **16,241**

EMPLOYMENT



**40.95 %**

Employed

**1.69 %**

Unemployed

EDUCATION

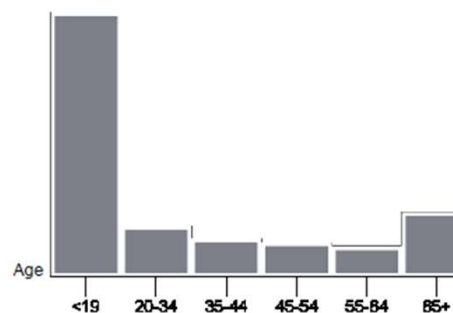
High School Grad:	<b>23.30 %</b>
Some College:	<b>19.19 %</b>
Associates:	<b>7.96 %</b>
Bachelors:	<b>22.21 %</b>

GENDER & AGE

**50.46 %**



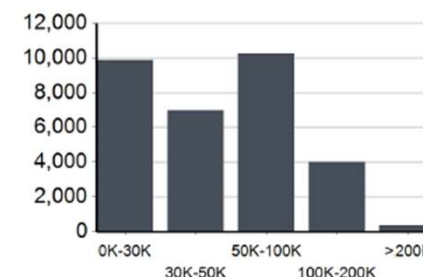
**49.54 %**



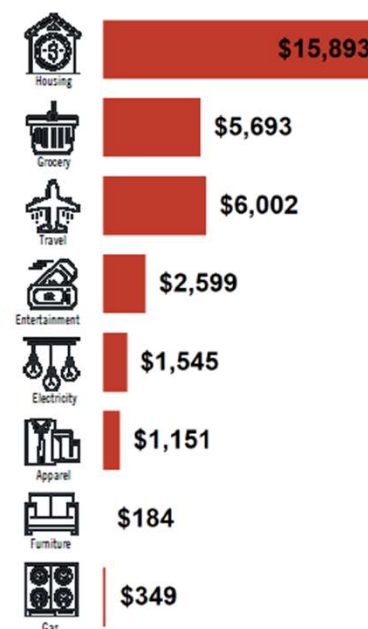
RACE & ETHNICITY

White:	<b>30.14 %</b>
Asian:	<b>0.36 %</b>
Native American:	<b>0.14 %</b>
Pacific Islanders:	<b>0.02 %</b>
African-American:	<b>0.58 %</b>
Hispanic:	<b>40.58 %</b>
Two or More Races:	<b>28.18 %</b>

INCOME BY HOUSEHOLD



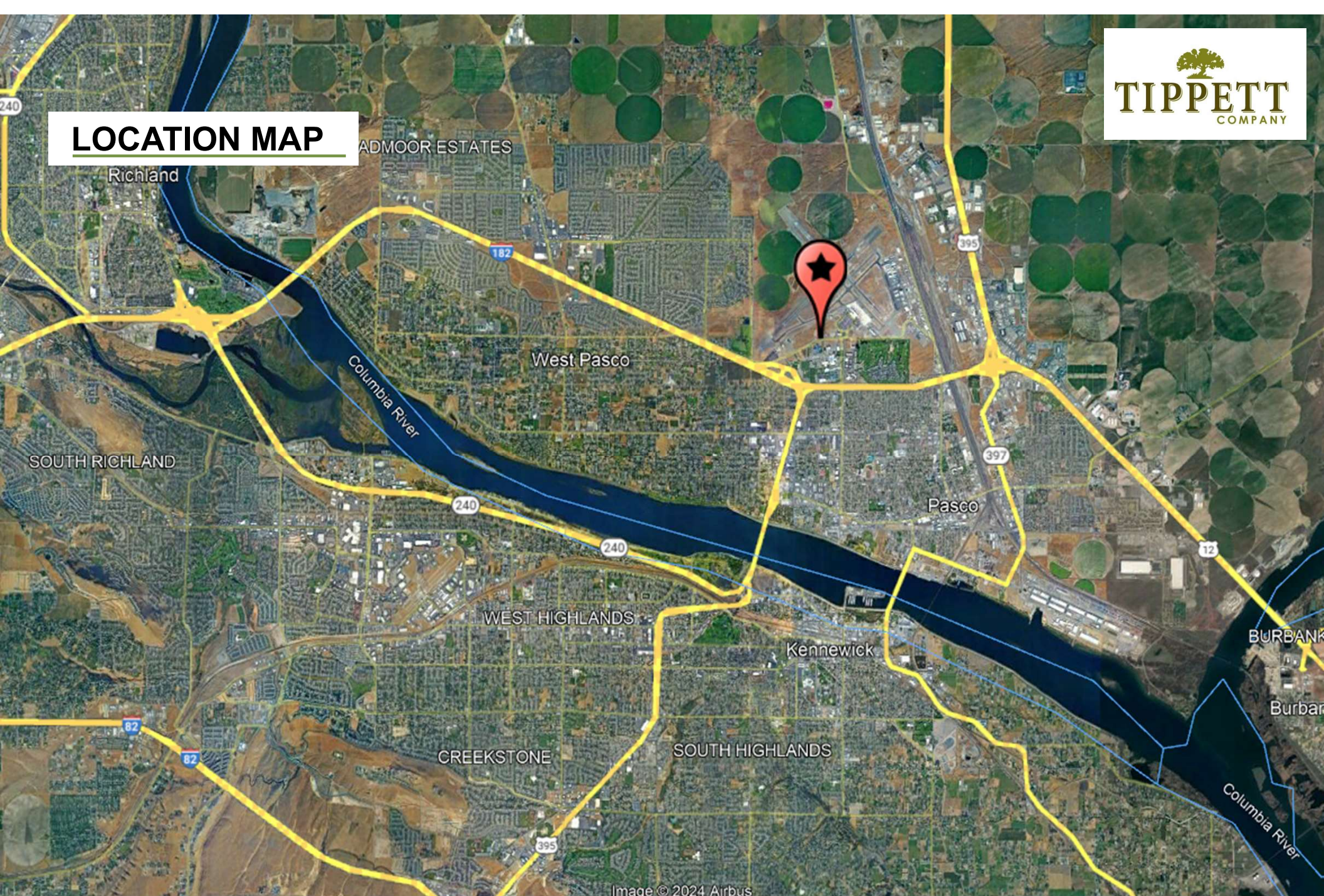
HH SPENDING



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## LOCATION MAP



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## AREA BUSINESSES



COURTYARD  
BY MARGARET



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## SITE PLAN



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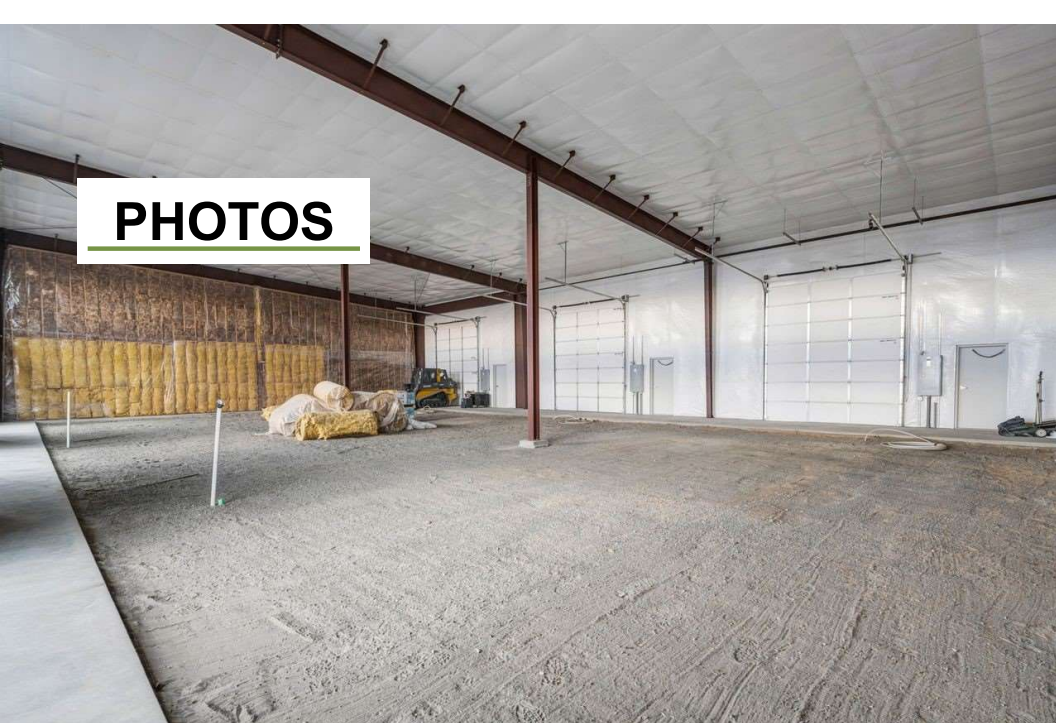
## PHOTOS



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