



335 E. B Circle

Pasco, WA
MLS #281238

Contact

Charles Laird | 509.521.5168
charles@tippetcompany.com

SUMMARY

Industrial property in the City of Pasco, with frontage improvements completed and on city water and sewer.

Includes a 2,400-sf wood framed shop with drive through 14x12 at grade roll up doors and some office space.

PRICE

\$1,500,000.00

2,400 SF Office/Warehouse on 5 Acres

ADDRESS

335 E. B Circle
Pasco, WA 99301

TAX PARCEL

112-520-193

CONTACT

Charles Laird

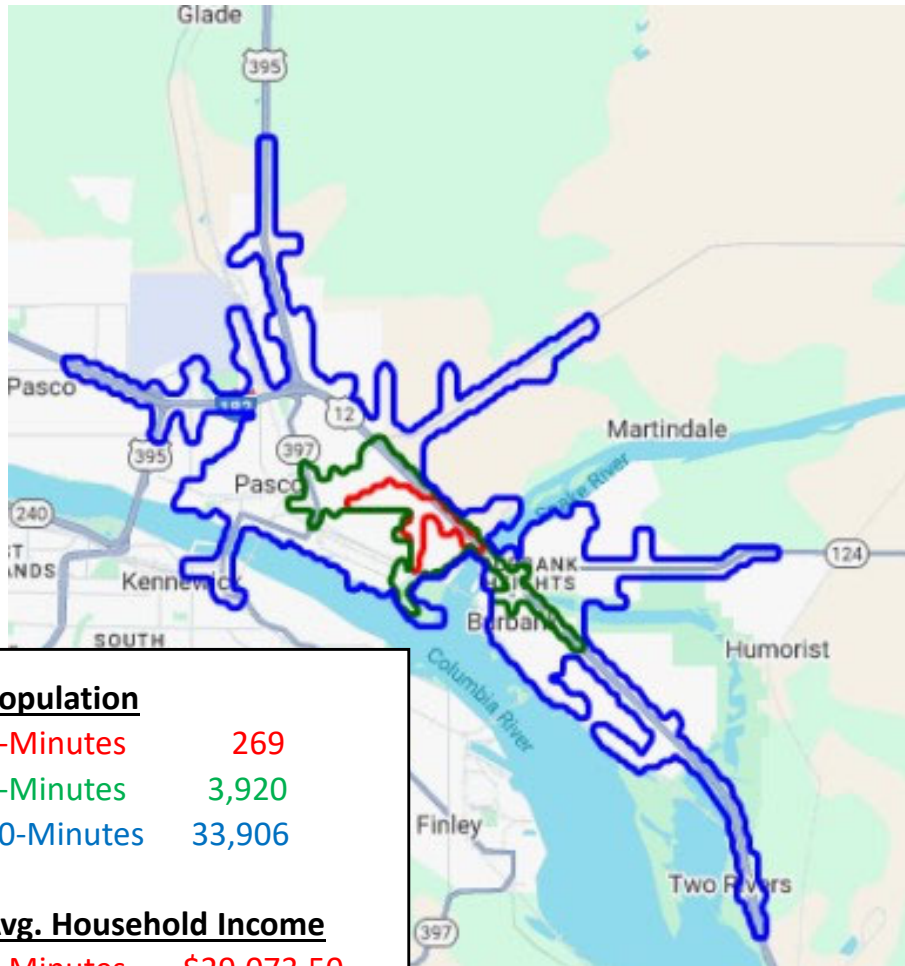
Charles@tippettcompany.com

Mobile: 509.521.5168

Office 509.545.3355

2815 St, Andrews Loop, Suite F
Pasco, WA 99301

DEMOGRAPHICS (CBA)



Population	
3-Minutes	269
5-Minutes	3,920
10-Minutes	33,906
Avg. Household Income	
3-Minutes	\$29,073.50
5-Minutes	\$47,362.29
10-Minutes	\$55,168.89

ZONING

I-1 Light Industrial

UTILITIES

Power: Franklin PUD

Water: City of Pasco

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/>

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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LOCATION FACTS & DEMOGRAPHICS

CITY, STATE

Pasco, WA

POPULATION

33,906

AVG. HH SIZE

3.21

MEDIAN HH INCOME

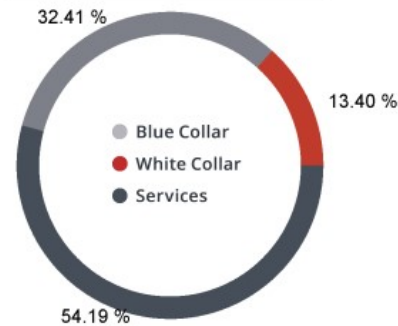
\$42,013

HOME OWNERSHIP

Renters: **4,032**

Owners: **5,200**

EMPLOYMENT



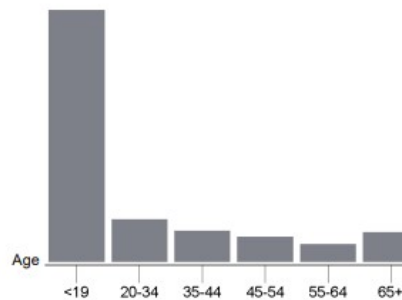
39.01 % Employed
2.11 % Unemployed

EDUCATION

High School Grad: **21.95 %**
Some College: **16.78 %**
Associates: **9.52 %**
Bachelors: **13.38 %**

GENDER & AGE

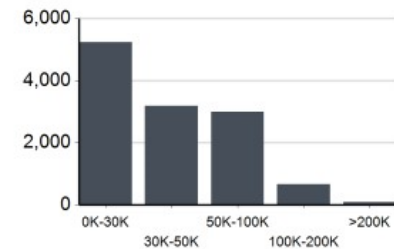
51.80 %   **48.20 %**



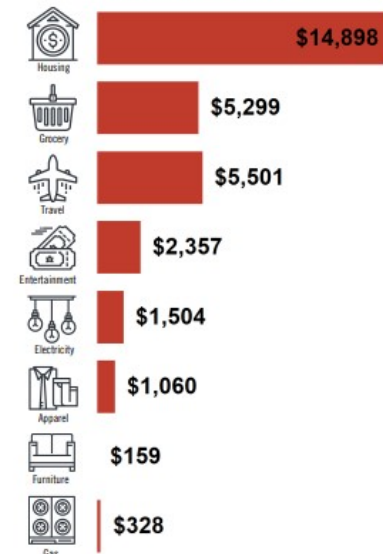
RACE & ETHNICITY

White: **11.56 %**
Asian: **0.05 %**
Native American: **0.14 %**
Pacific Islanders: **0.00 %**
African-American: **0.42 %**
Hispanic: **47.21 %**
Two or More Races: **40.63 %**

INCOME BY HOUSEHOLD



HH SPENDING



NEARBY BUSINESSES



Subject Property



PHOTOS



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PHOTOS



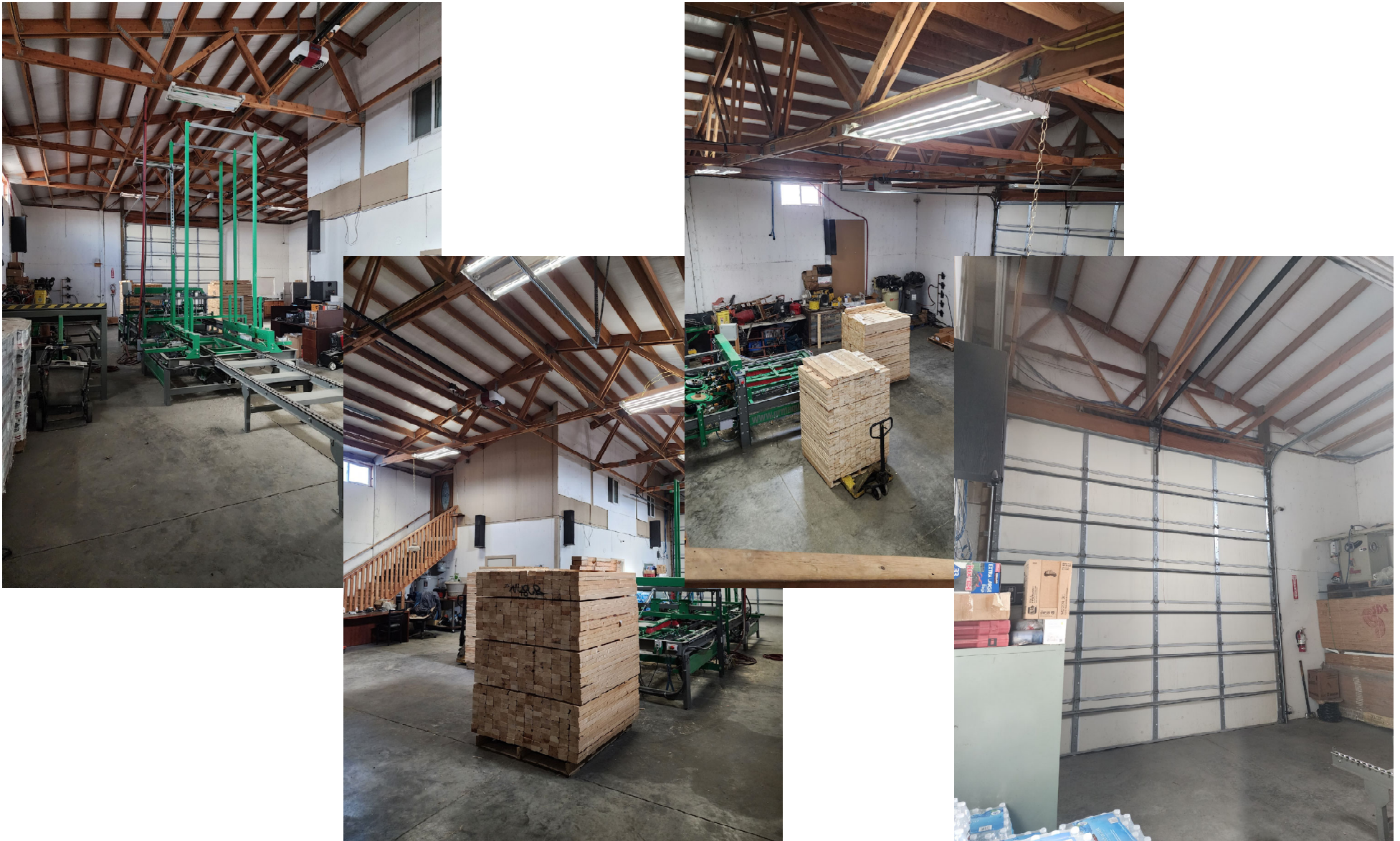
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