The Landing Phase II

TBD Varney Lane, Pasco/Franklin County
MLS #278361, 278362, 278363, 278364, 278365, 278366

Contact

Kirt Shaffer | 509.521.9183
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SUMMARY

Available Summer of 2026.

This office/retail strip center located in Pasco, WA at the entrance to the new Tri-Cities Airport Business Center. This prime location on the corner of the lighted intersection of Varney Lane and Argent Road.

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 3rd largest airport (Tri-Cities Airport) serving over 800,000 passengers annually.

LEASE PRICE $29.00/RSF + NNN

Suite 100	–	1,904.11 RSF
Suite 101	–	1,337.93 RSF
Suite 102	–	1,409.94 RSF
Suite 103	–	1,409.94 RSF
Suite 104	–	1,479.80 RSF
Suite 105	–	1,763.90 RSF

ADDRESS

TBD Varney Lane, Ste 100 - 105,
Pasco, WA 99301

TAX PARCELS

117-010-010 and 119-180-011

CONTACT

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

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TRI-CITIES AIRPORT BUSINESS CENTER

https://www.portofpasco.org/uploads/properties/PoP_AirportMarketing_Brochure_Digital.pdf

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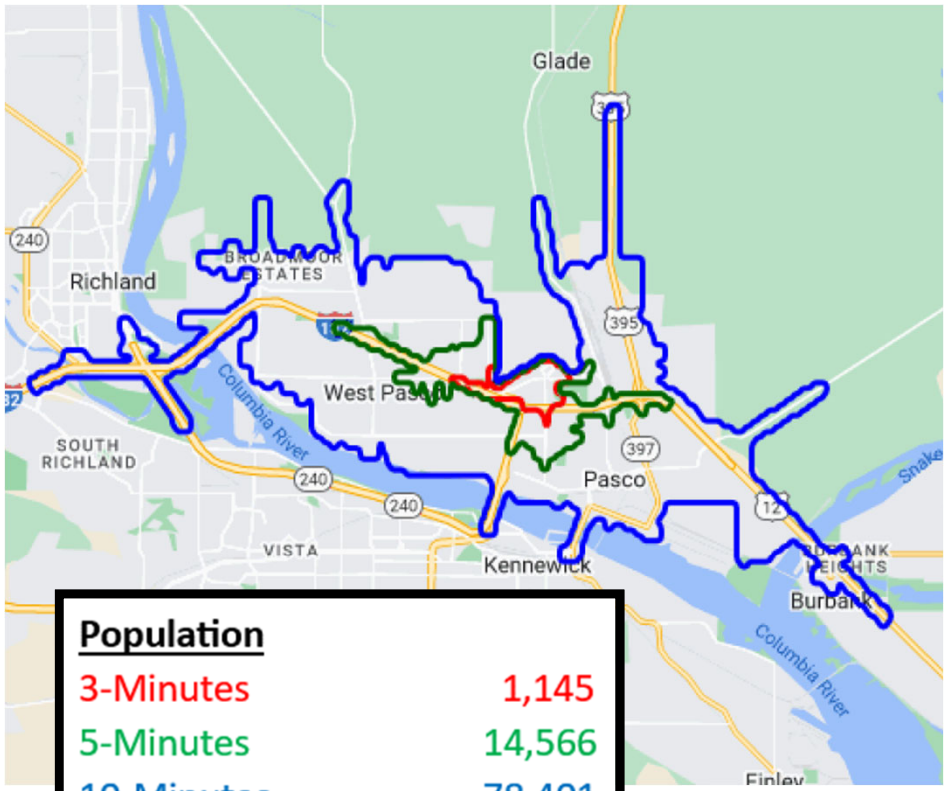
AREA DEMOGRAPHICS



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/

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CITY DEMOGRAPHICS

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

CITY, STATE

Pasco, WA

POPULATION

78,401

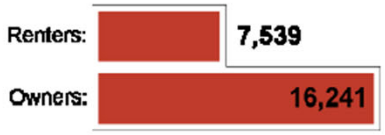
AVG. HH SIZE

2.94

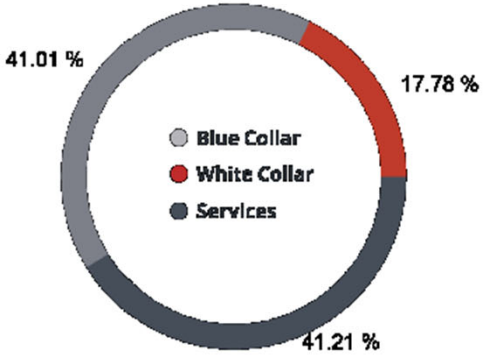
MEDIAN HH INCOME

$52,062

HOME OWNERSHIP



EMPLOYMENT



40.95 % Employed

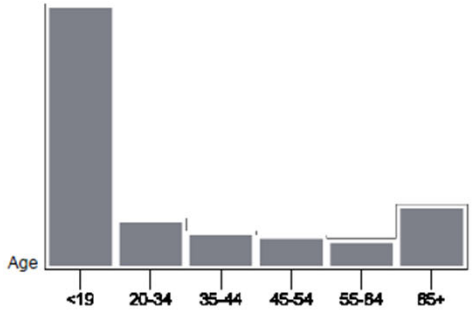
1.69 % Unemployed

EDUCATION

High School Grad:	23.30 %
Some College:	19.19 %
Associates:	7.96 %
Bachelors:	22.21 %

GENDER & AGE

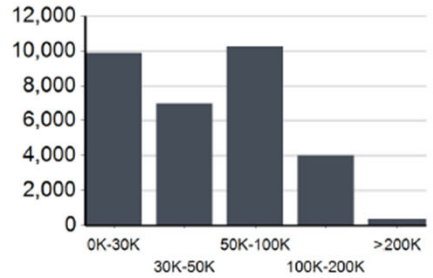
50.46 % **49.54 %**



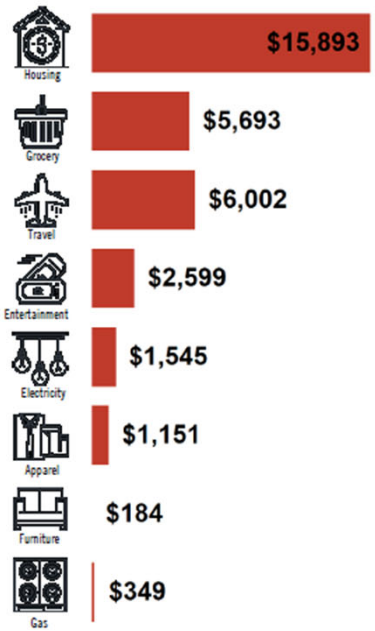
RACE & ETHNICITY

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

INCOME BY HOUSEHOLD



HH SPENDING



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LOCATION MAP

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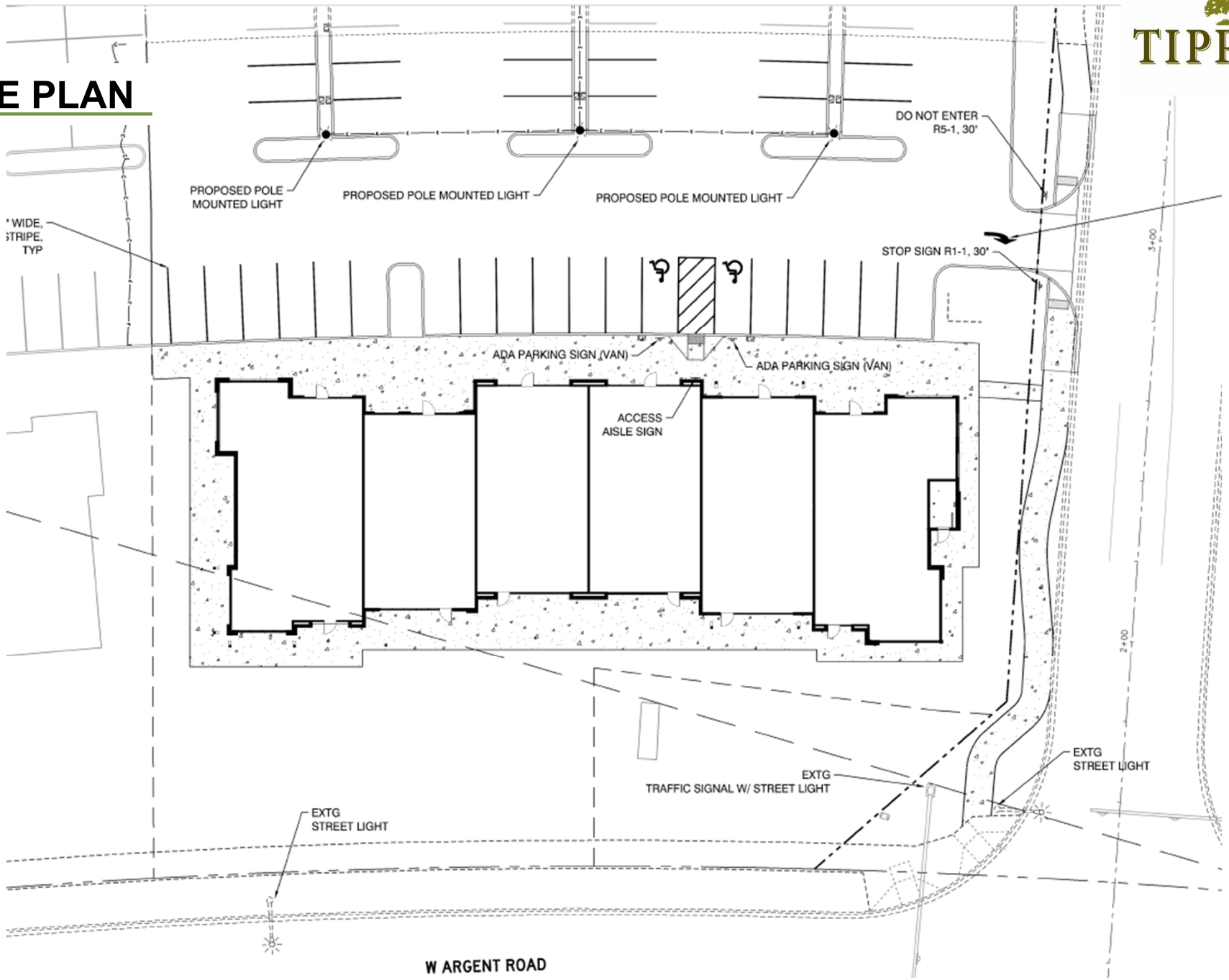
SITE PLAN



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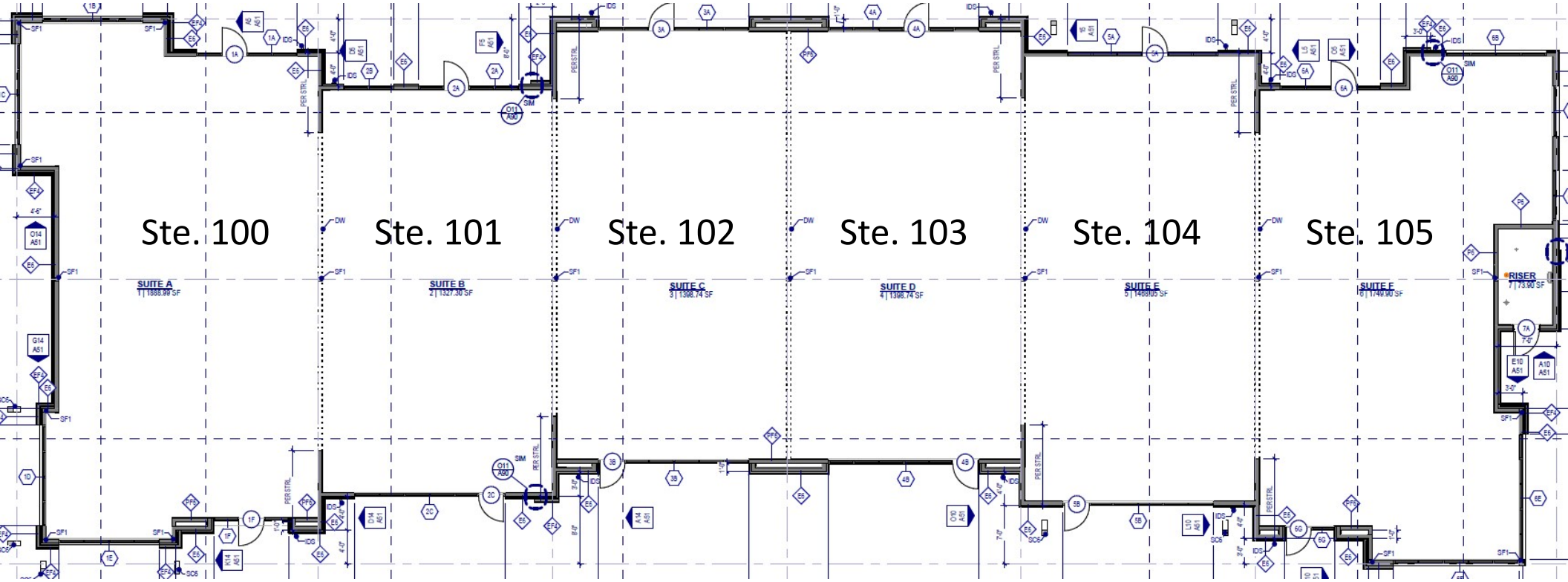
FLOOR PLAN



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SCHEMATIC DRAWINGS

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