



## 1915 Sun Willows Blvd., Suite B

Pasco, WA 99301  
MLS 287756

### Contact

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Kirt Shaffer | 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

## **SUMMARY**

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Commercial office space ideally located on a main arterial amongst other commercial office buildings, one block off the highway interchange, and one block from the Tri-Cities Regional Airport. Other notable adjacent/nearby businesses include multiple hotels, Columbia Basin Community College and the Sun Willows Business Center.

This space is in turn-key condition, ready for immediate occupancy.

The building is a two-tenant building. The other tenant is a well-established law firm.

## **Rental Rate**

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**\$1,930/MO**

1,000 Square Feet  
+ Tenant pays separate utilities

## **ADDRESS**

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1915 Sun Willows Blvd., Suite B  
Pasco, WA 99301

## **TAX PARCEL**

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113-300-243

## **CONTACT**

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Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto: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

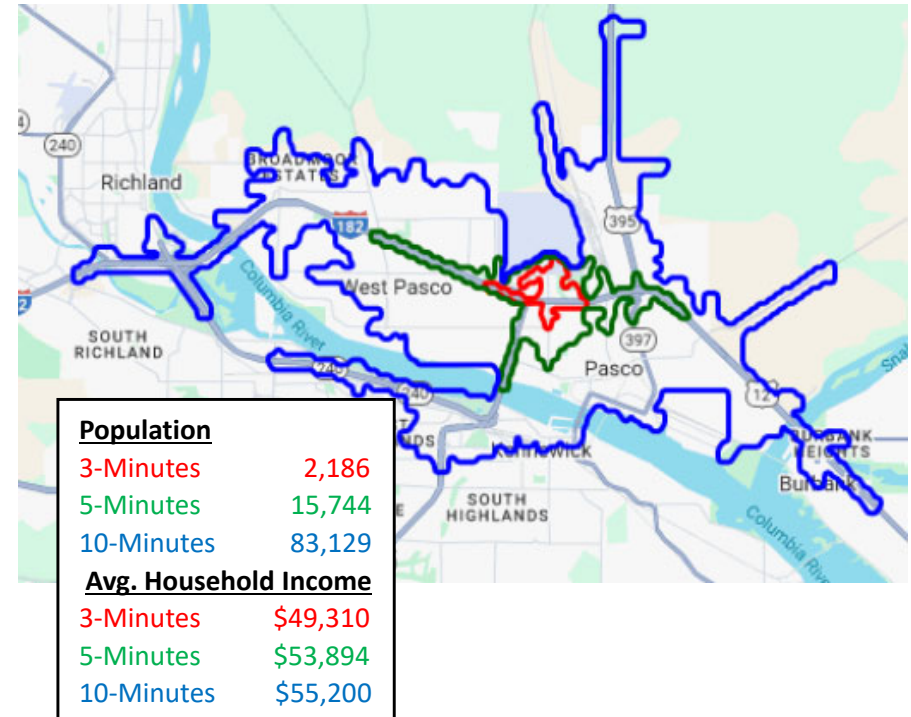
Sewer: City of Pasco

Internet: Multiple Providers

## TRAFFIC COUNTS (Source: City of Pasco)

6,855 ADT - 20<sup>th</sup> Ave @ Sun Willows Blvd

## DEMOGRAPHICS (Source: CBA)



## LINKS

Municipal

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

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

Economic Development

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

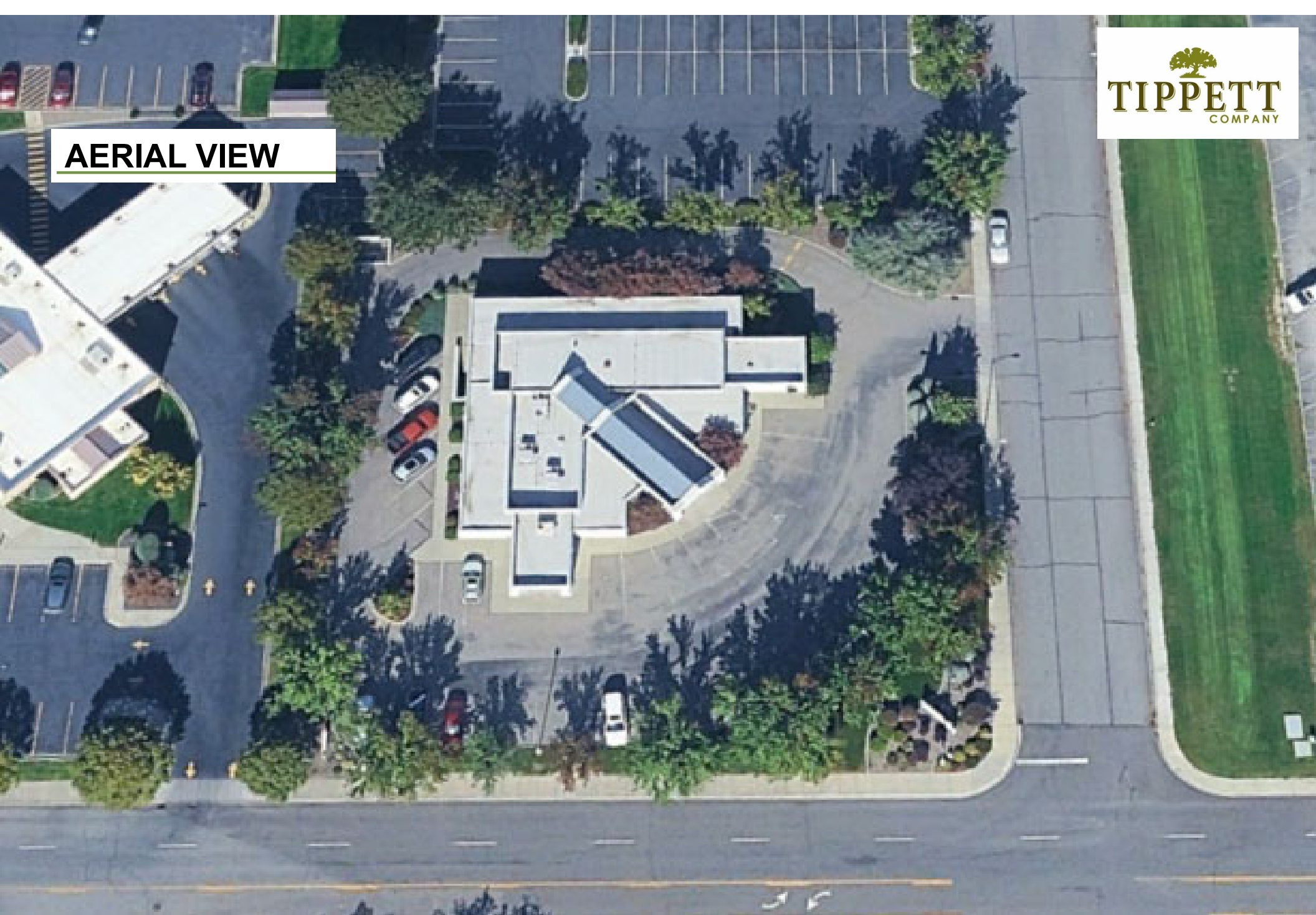
<https://www.tridec.org/>

## 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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## DEMOGRAPHICS (CBA)

CITY, STATE

**Pasco, WA**

POPULATION

**83,129**

AVG. HHSIZE

**2.81**

MEDIAN HH INCOME

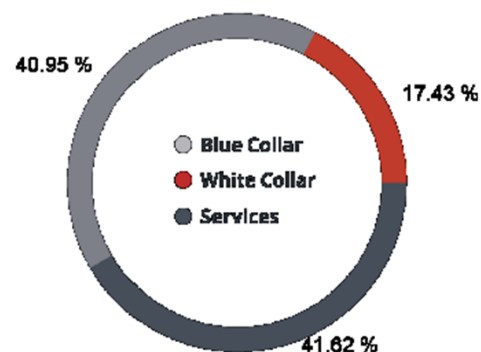
**\$48,763**

HOME OWNERSHIP

Renters: **9,252**

Owners: **16,912**

EMPLOYMENT



**40.97 %**  
Employed

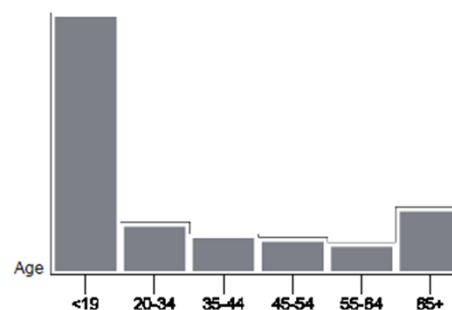
**1.75 %**  
Unemployed

EDUCATION

High School Grad: **22.72 %**  
Some College: **20.93 %**  
Associates: **8.26 %**  
Bachelors: **21.66 %**

GENDER & AGE

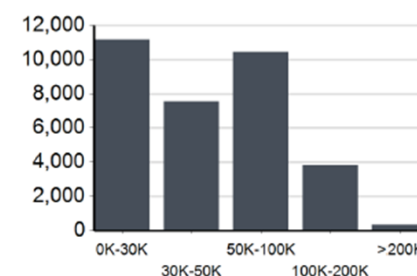
**50.58 %**   **49.42 %**



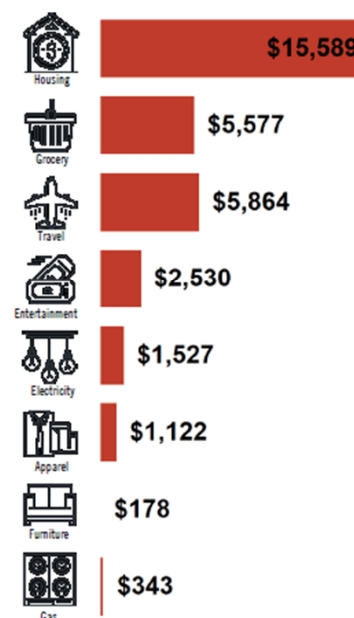
RACE & ETHNICITY

White: **26.46 %**  
Asian: **0.30 %**  
Native American: **0.14 %**  
Pacific Islanders: **0.02 %**  
African-American: **0.59 %**  
Hispanic: **42.66 %**  
Two or More Races: **29.83 %**

INCOME BY HOUSEHOLD



HH SPENDING



## AREA BUSINESSES



cks & Auto Auctions



asco Inn & Su



**Subject**



ion Hotel Pasco Airport &



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## PHOTOS (Exterior)



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## PHOTOS (Interior)



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