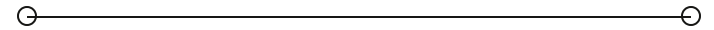


LEASE

710 N California Ave

710 N CALIFORNIA AVE

Pasco, WA 99301



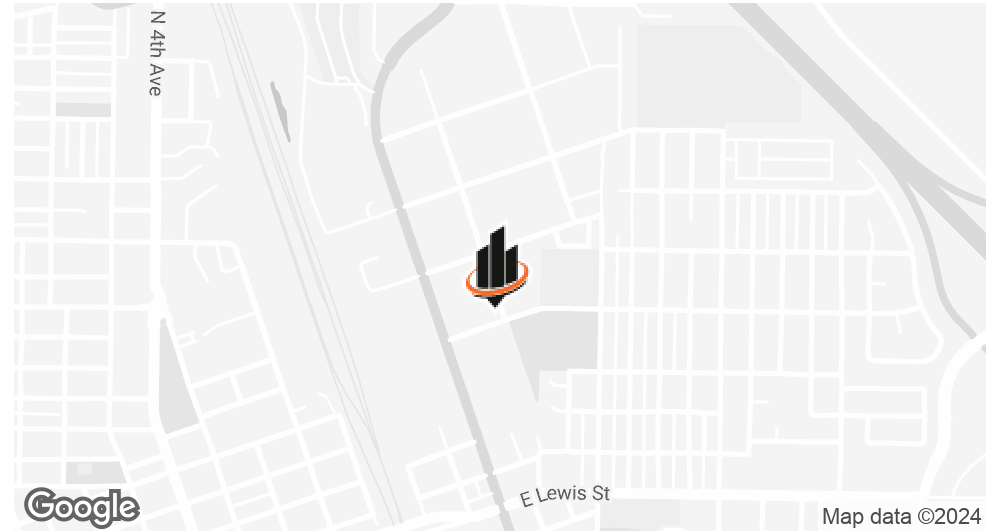
PRESENTED BY:

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james.wade@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|----------------------------|
| LEASE RATE: | \$2,850/month Mod Gross |
| BUILDING SIZE: | 2,400 SF |
| AVAILABLE SF: | 2,400 SF |
| LOT SIZE: | 1.46 Acres |
| YEAR BUILT: | 2001 |
| RENOVATED: | 2023 |
| ZONING: | C-3 Commercial General |

PROPERTY OVERVIEW

Opportunity to lease 2,400 sqft light industrial warehouse with yard space. Warehouse was newly remodeled. 1.46 acre lot. Just off Oregon Ave in Pasco with great highway access. Please call LA for showing instructions.

PROPERTY HIGHLIGHTS

- Newly Remodeled
- Hard To Find Small Warehouse Space
- Lay Down Yard

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ADDITIONAL PHOTOS



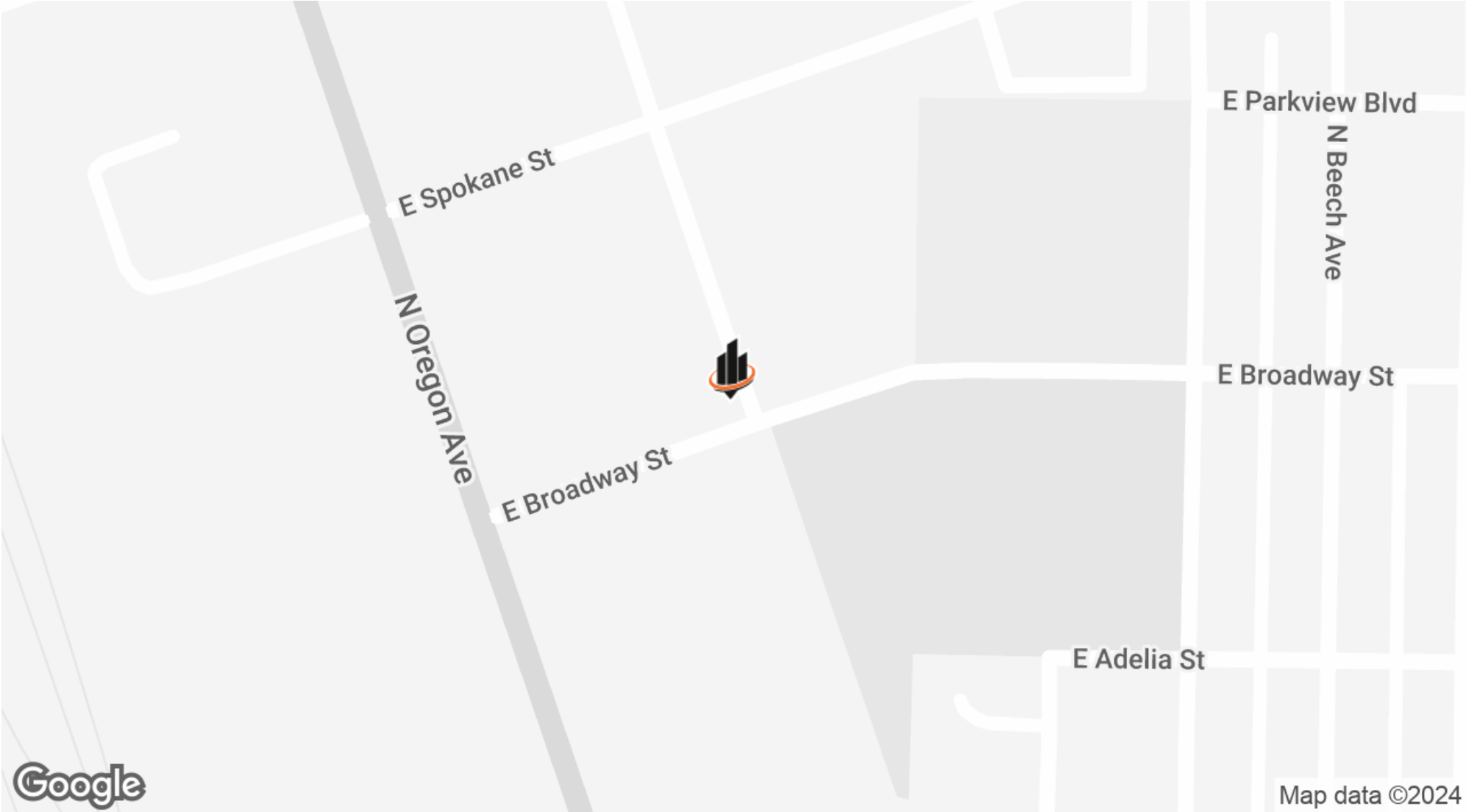
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SVN | RETTER & COMPANY

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

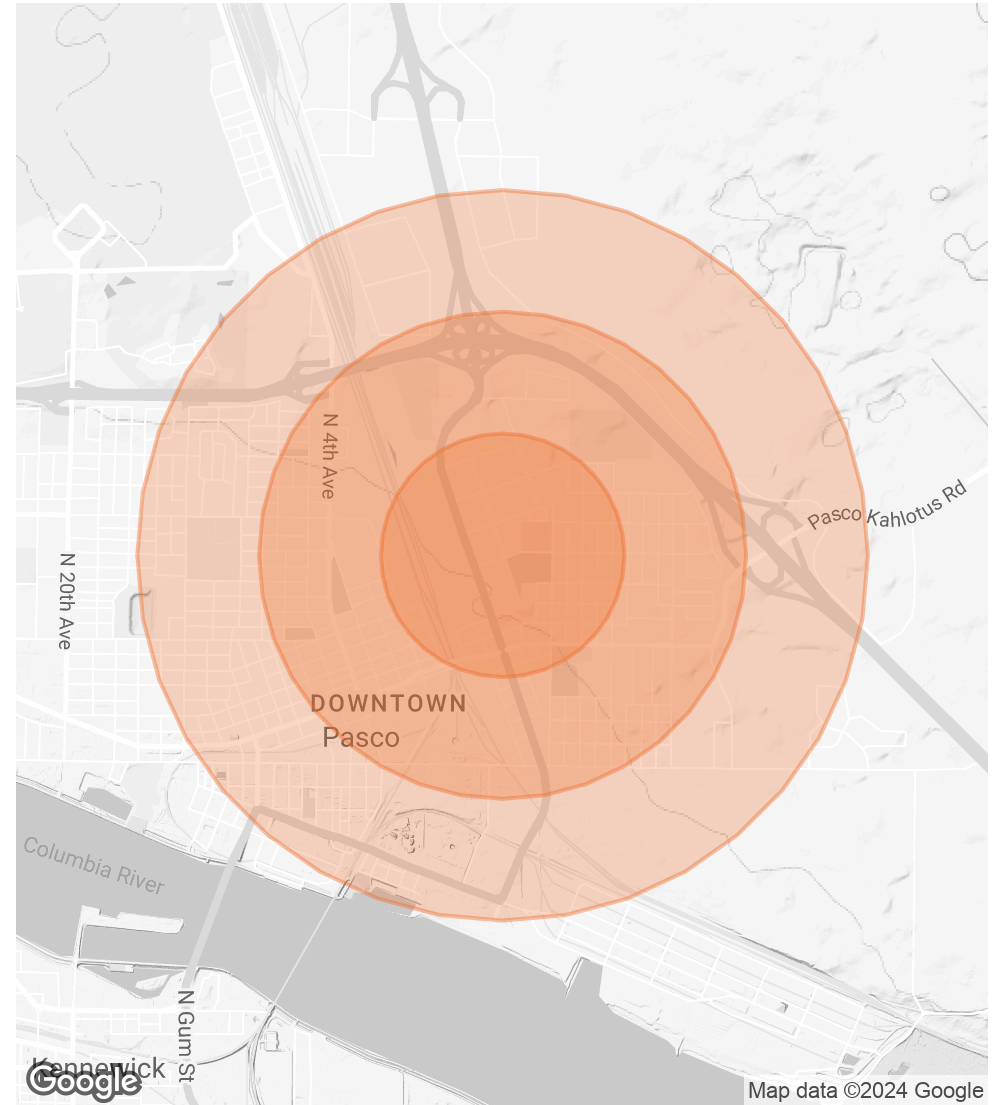
0.5 MILES 1 MILE 1.5 MILES

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| TOTAL POPULATION | 1,925 | 10,969 | 20,879 |
| AVERAGE AGE | 32.2 | 25.8 | 25.2 |
| AVERAGE AGE (MALE) | 32.8 | 27.1 | 26.5 |
| AVERAGE AGE (FEMALE) | 31.9 | 24.5 | 24.5 |

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 617 | 2,788 | 5,379 |
| # OF PERSONS PER HH | 3.1 | 3.9 | 3.9 |
| AVERAGE HH INCOME | \$57,531 | \$58,154 | \$60,493 |
| AVERAGE HOUSE VALUE | \$106,430 | \$111,492 | \$136,992 |

2020 American Community Survey (ACS)



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