



FOR SALE

0.69 acre Prime Retail Pad adjacent to New Surf-Thru Express Carwash

RODEO DR/CONFERENCE PL

Pasco, WA 99301

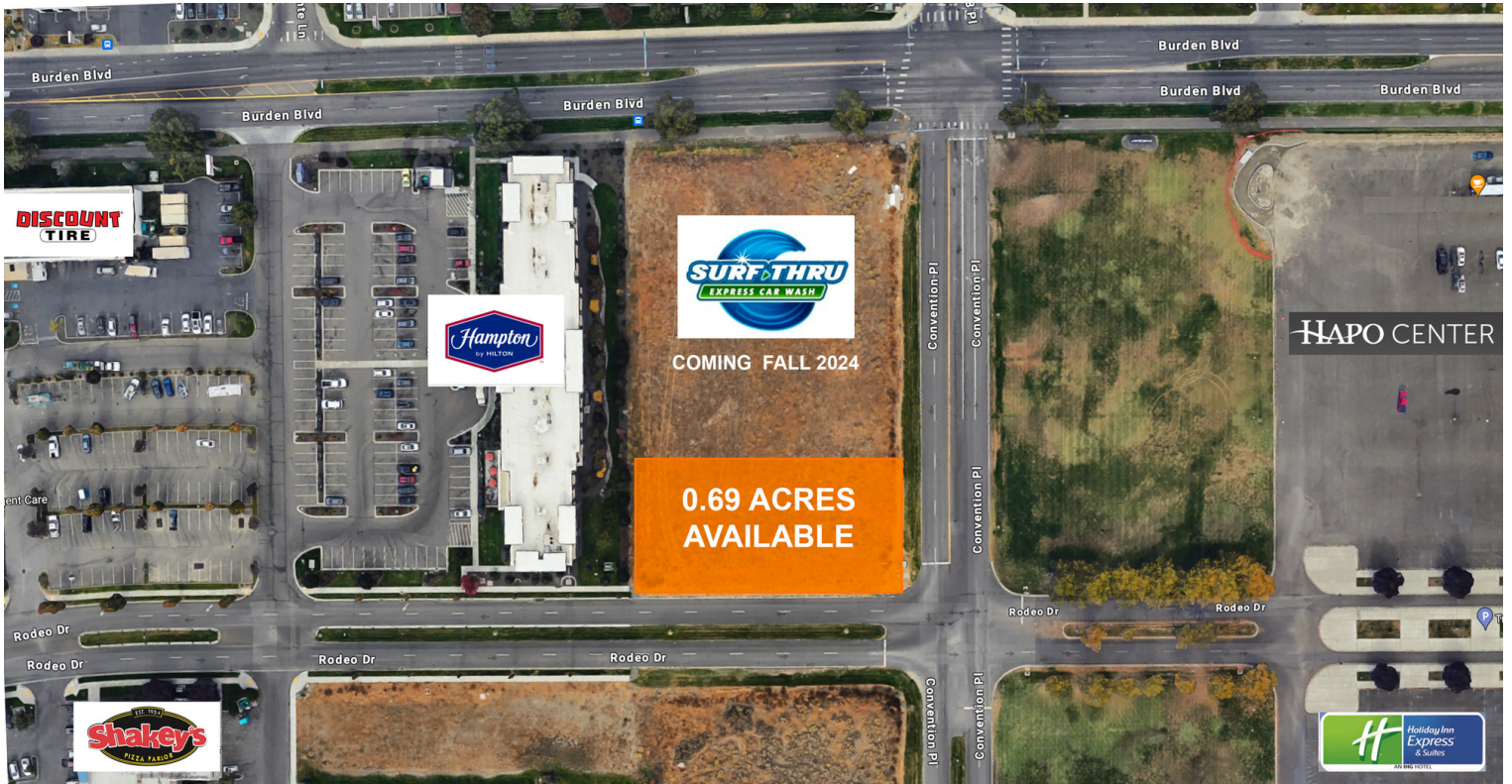
PRESENTED BY:

TAYLOR GIBBONS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$676,269
LOT SIZE:	0.69 Acres
PRICE / SF:	\$22.50

PROPERTY OVERVIEW

This is a Prime Retail Pad available next to an upcoming SurfThru Express Carwash.

Parcel has access from Rodeo Dr and Convention Place in the heart of the retail district of Pasco.

Located close to Pasco Sport Complex, Tri-City Dirt Devils, many hotels and restaurants. Prime retail corner location.

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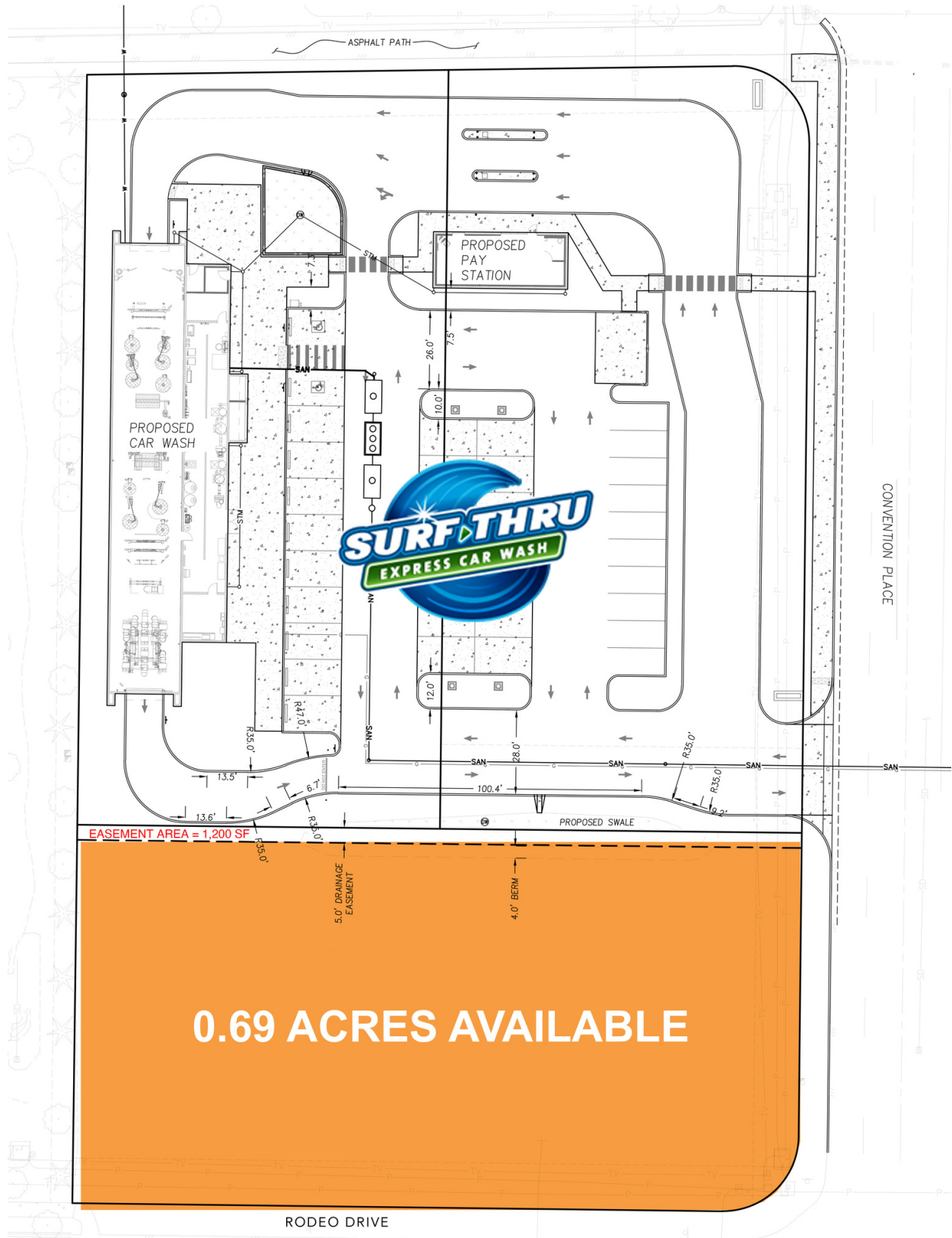
ADDITIONAL PHOTOS



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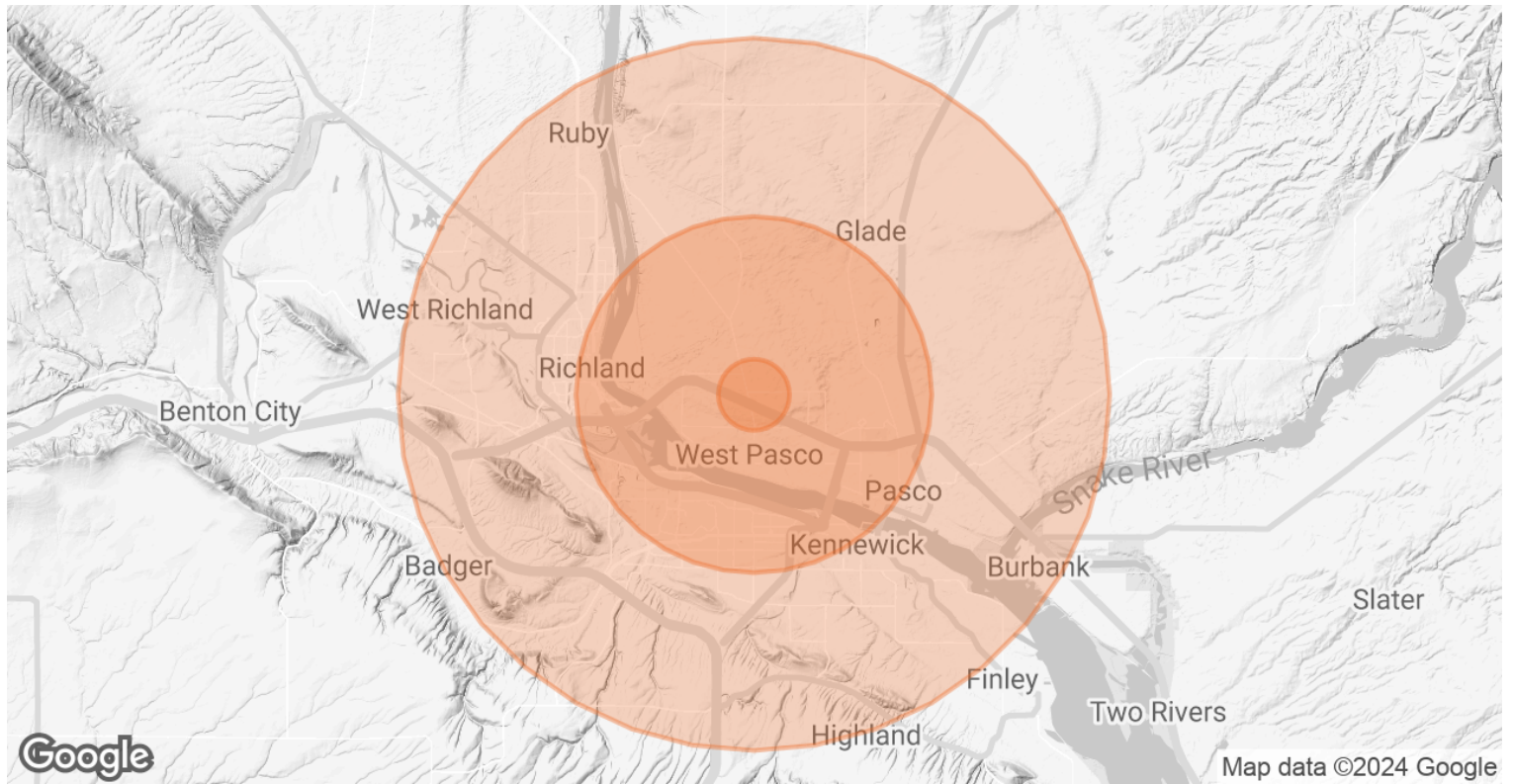
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	12,819	120,251	246,732
AVERAGE AGE	27.5	33.9	34.8
AVERAGE AGE (MALE)	28.0	33.3	34.2
AVERAGE AGE (FEMALE)	27.3	34.0	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,880	44,341	89,983
# OF PERSONS PER HH	3.3	2.7	2.7
AVERAGE HH INCOME	\$83,754	\$77,068	\$86,144
AVERAGE HOUSE VALUE	\$239,662	\$223,008	\$244,436

* Demographic data derived from 2020 ACS - US Census

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