

K-12 ACADEMIC CAMPUS FOR SALE

611 W COLUMBIA ST
PASCO, WA 99301

Todd Sternfeld | 509.539.3998 | todd@naitcc.com

Kenny Teasdale | 509.491.2205 | kenny@naitcc.com

Naitri-Cities

89 Gage Blvd
Richland, WA 99352
509.943.5200 | naitri-cities.com

PROPERTY SUMMARY

611 W COLUMBIA ST + 120 S 5TH AVE

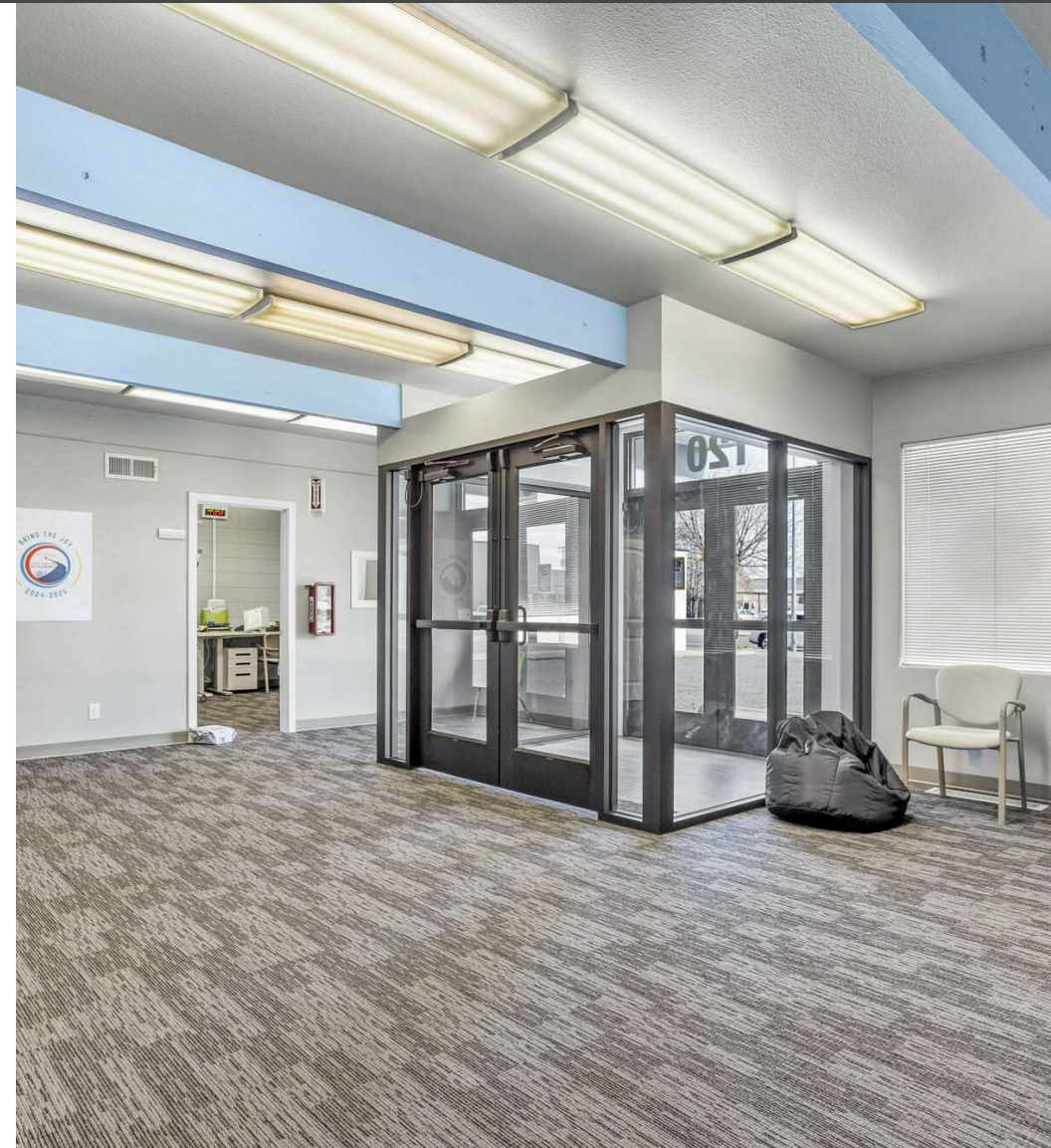
PASCO, WASHINGTON 99301 | MLS 284669

PROPERTY OVERVIEW

Introducing a lucrative investment opportunity in Pasco, WA. This 8,100 SF building, constructed in 1960 and zoned Commercial General, presents an attractive option for investors. The property boasts an ESD 10-Year Lease with Absolute Triple Net terms, featuring a \$700K renovation and 3% annual increases. With a solid lease in place, this property offers stability and long-term potential for investors seeking a secure and rewarding opportunity in the Pasco area.

PROPERTY HIGHLIGHTS

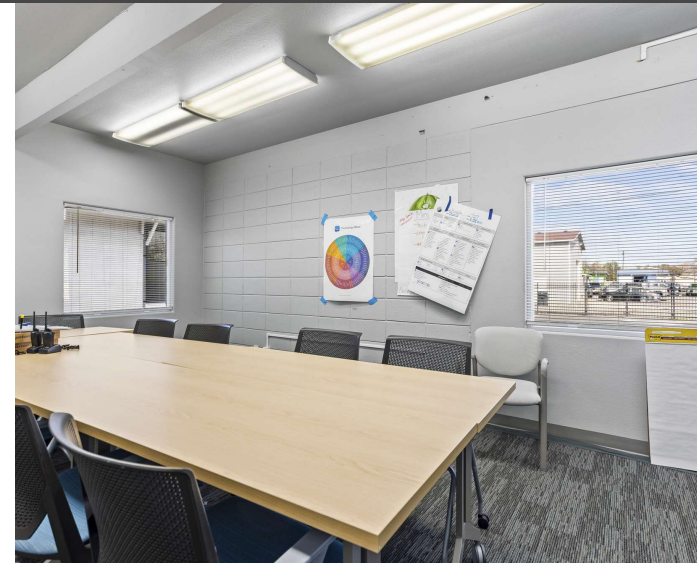
- ESD 10-Year Lease
- Absolute Triple Net
- Two 5-Year Lease Renewal Options
- 3% Annual Increases
- \$700K Renovation
- New 10-year roof
- New HVAC units
- New floor covering
- Fire-rated doors
- Interior & Exterior paint
- New windows
- Secured entry
- Private parking lot
- New LED lighting throughout
- ADA accessible
- AGENT OWNED



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INTERIOR PHOTOS



EXTERIOR PHOTOS



THE BUSINESS BEHIND THE SPACE

ESD 123: ADVANCING CLIMATE SCIENCE EDUCATION

Innovative Professional Learning for K-12 Educators

ESD 123 is engaging K-12 teachers in groundbreaking, place-based professional learning experiences in collaboration with a variety of community partners. These programs focus on climate science, career connections, human impacts, and local resources, offering transformative learning opportunities for educators that translate into authentic, relevant instruction for their students.

Each project Features:

- Integration of climate science as a central theme or instructional vehicle
- Deepening educator understanding of eliciting student ideas, using strategies from ambitious science teaching
- Exploration of locale, place-based phenomena to foster student engagement
- Exposure to regional educational and career opportunities within the ESD 123 service area
- Development and implementation of formative assessment tasks, including modeling, explanation, and arguing from evidence

In addition to professional learning initiatives, ESD 123 partners with local school districts to provide ECEAP (Early Childhood Education and Assistance Program) services at various center locations throughout the region.

EXPANDING ECA THROUGH LOCAL PARTNERSHIPS

Pasco School District:

- Early Learning Center
- Lakeview
- Rosalind Franklin Elementary
- Whittier Elementary School
- Virgie Robinson Elementary School

Sites Contracted by ESD 123:

- Carrusel Childcare Center, Benton City
- Fun to Learn Childcare, Pasco
- Midway Elementary School, Moses Lake
- Touchet Elementary School, Touchet

College Place School District/David Elementary School

Columbia School District (Burbank)/Columbia Elementary School

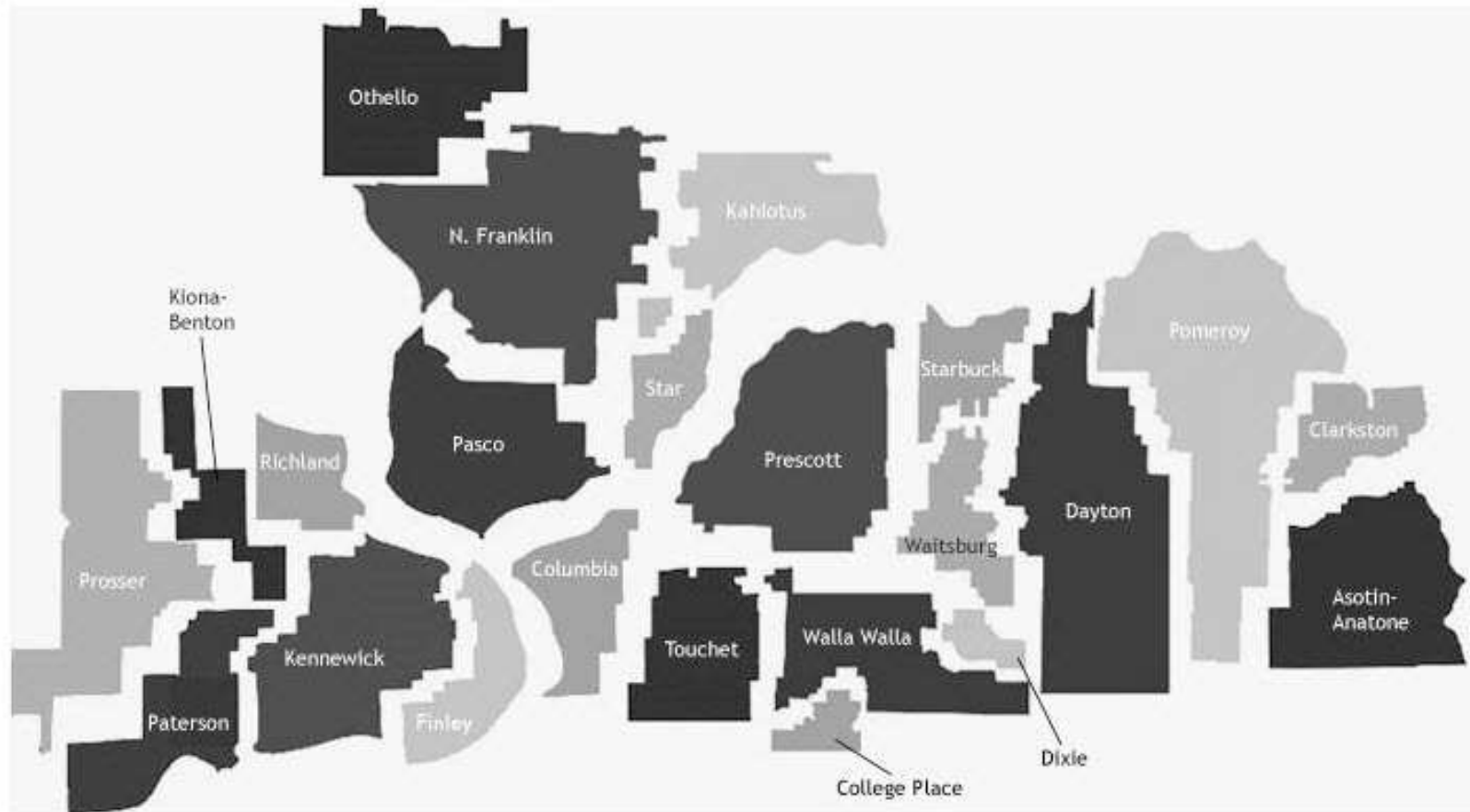
Finley School District/Finley Elementary School (Portable Building)

Othello School District/Othello Early Childhood Center

Prosser School District/ Former Prosser High School Building

Walla Walla Public Schools/Walla Walla Center for Children and Families

DISTRICTS + PARTNERS



FINANCIAL SUMMARY



INVESTMENT OVERVIEW

Price	\$2,900,000
Price per SF	\$358
Price per Unit	\$2,900,000
CAP Rate	6%
Total Return (yr 1)	\$173,438

OPERATING DATA

Gross Scheduled Income	\$205,039
Total Scheduled Income	\$205,039
Gross Income	\$205,039
Operating Expenses	\$31,602
Net Operating Income	\$173,438
Pre-Tax Cash Flow	\$173,438

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
Year 3	\$173,437.20	\$14,451.10	22.03	5.9%
Year 4	\$178,640.31	\$14,886.69	22.54	6.1%
Year 5	\$183,999.52	\$15,333.29	22.72	6.3%
Year 6	\$189,519.51	\$15,793.29	23.40	6.5%
Year 7	\$195,205.10	\$15,267.09	24.10	6.7%
Year 8	\$201,061.25	\$16,755.10	24.82	6.9%
Year 9	\$207,093.09	\$17,257.76	25.57	7.1%
Year 10	\$213,305.88	\$17,775.49	26.33	7.3%

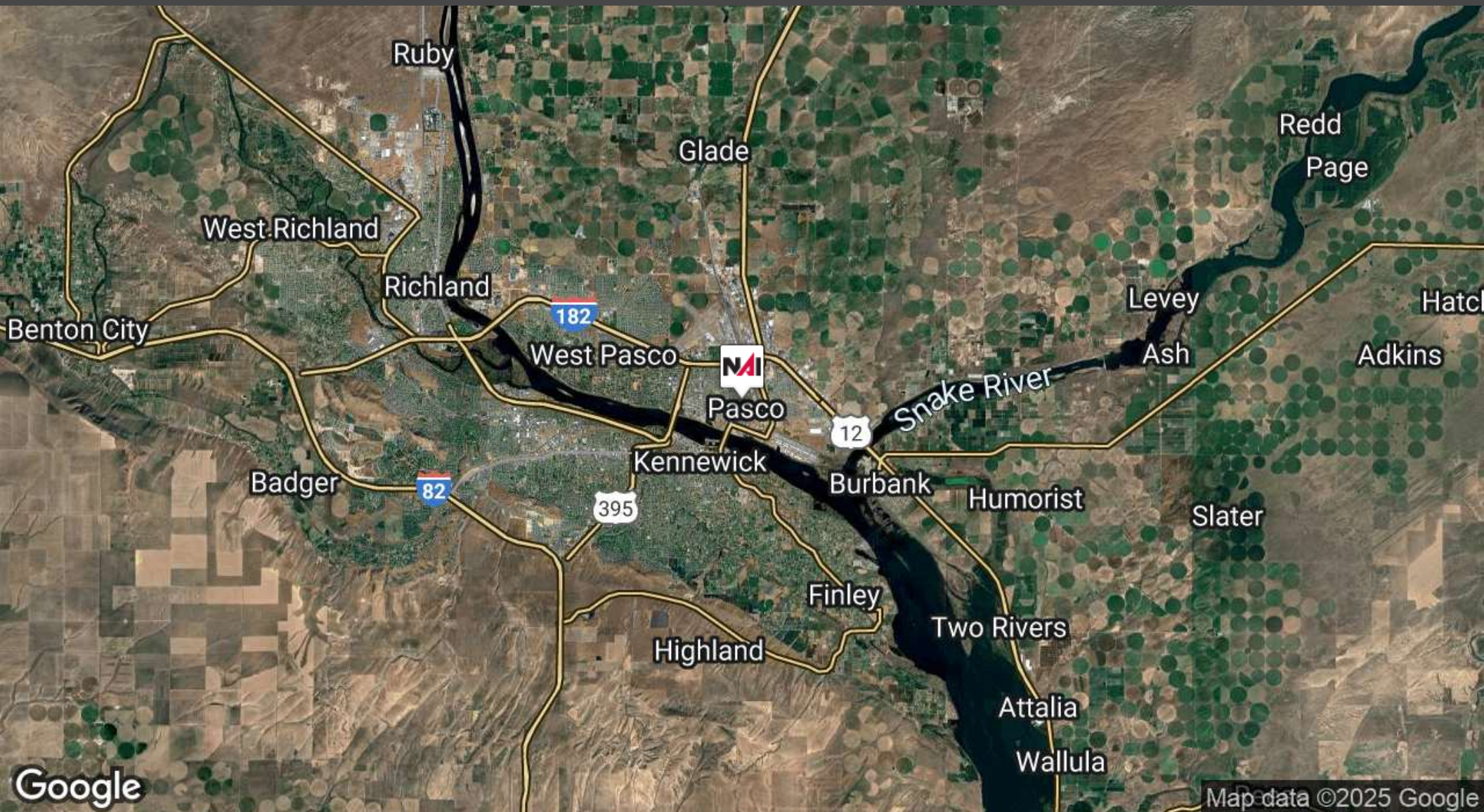
LEASE SUMMARY

LEASE SUMMARY	
Tenant	ESD 123
Rent Increases	3% Annual
Guarantor	ESD/State
Lease Type	Absolute NNN
Lease Commencement	4/1/2023
Lease Expiration	4/1/2033
Renewal Options	One (1) 5-Year
Term Remaining on Lease (Yrs)	7.5 Years
Landlord Responsibility	None
Tenant Responsibility	All Repairs and Maintenance

ANNUALIZED OPERATING INFORMATION

INCOME	
Year 1 Net Operating Income	\$173,437
Rent/SF	\$22.03
Gross Leasable Area	±8,100 SF

AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,111	128,399	229,996
Average Age	32	35	36
Average Age (Male)	32	34	36
Average Age (Female)	33	36	37
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,197	42,397	80,462
# of Persons per HH	3.5	3	2.9
Average HH Income	\$72,460	\$95,519	\$105,900
Average House Value	\$192,749	\$336,558	\$375,491

Demographics data derived from AlphaMap

