



Offering Memorandum



Established Food Truck Park

6120 BURDEN BLVD, PASCO, WA 99301

PRESENTED BY:

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Property Information

PROPERTY SUMMARY

ESTABLISHED FOOD TRUCK PARK

6120 BURDEN BLVD
PASCO, WA 99301

OFFERING SUMMARY

SALE PRICE:	\$4,500,000
BUILDING SIZE:	5,120 SF
AVAILABLE SF:	
LOT SIZE:	1.41 Acres
PRICE / SF:	\$878.91



PROPERTY SUMMARY

This property offers a proven business model with significant opportunities to increase revenue through both pad leasing and on-site operations. The food truck park features 26 fully serviced spaces, each equipped with individual utility connections and propane service, creating an additional recurring income stream for the owner.

At the heart of the property is a fully operational indoor dining hall and restaurant, providing a vibrant gathering space that complements the food truck park. The restaurant can continue to be owner-operated or leased to a third party, offering flexibility to match an investor's preferred management style.

With multiple revenue streams already in place and substantial upside through increased occupancy, rental growth, and expanded food and beverage sales, this property presents an outstanding opportunity for either an owner-operator seeking to maximize its potential or an investor looking for a stable, income-producing asset with future growth.

PROPERTY HIGHLIGHTS

- 26 Food Truck Sites
- Indoor Dining Room and Restaurant
- Fully Secured Site
- 1.41 Acres
- Adjacent to GESA Stadium, HAPO Center & Regional Soccer Complex



INDOOR DINING



**ESTABLISHED
OPERATIONS**



**ADJACENT TO GESA
STADIUM**

ZONING DESCRIPTION

The property is zoned RETAIL BUSINESS DISTRICT (C-1), which is defined in the city of Pasco Municipal Code, Chapter 25.85 as:
The C-1 retail business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community.
Also to include all uses permitted in the OFFICE DISTRICT (O).



Location Information

City of Pasco

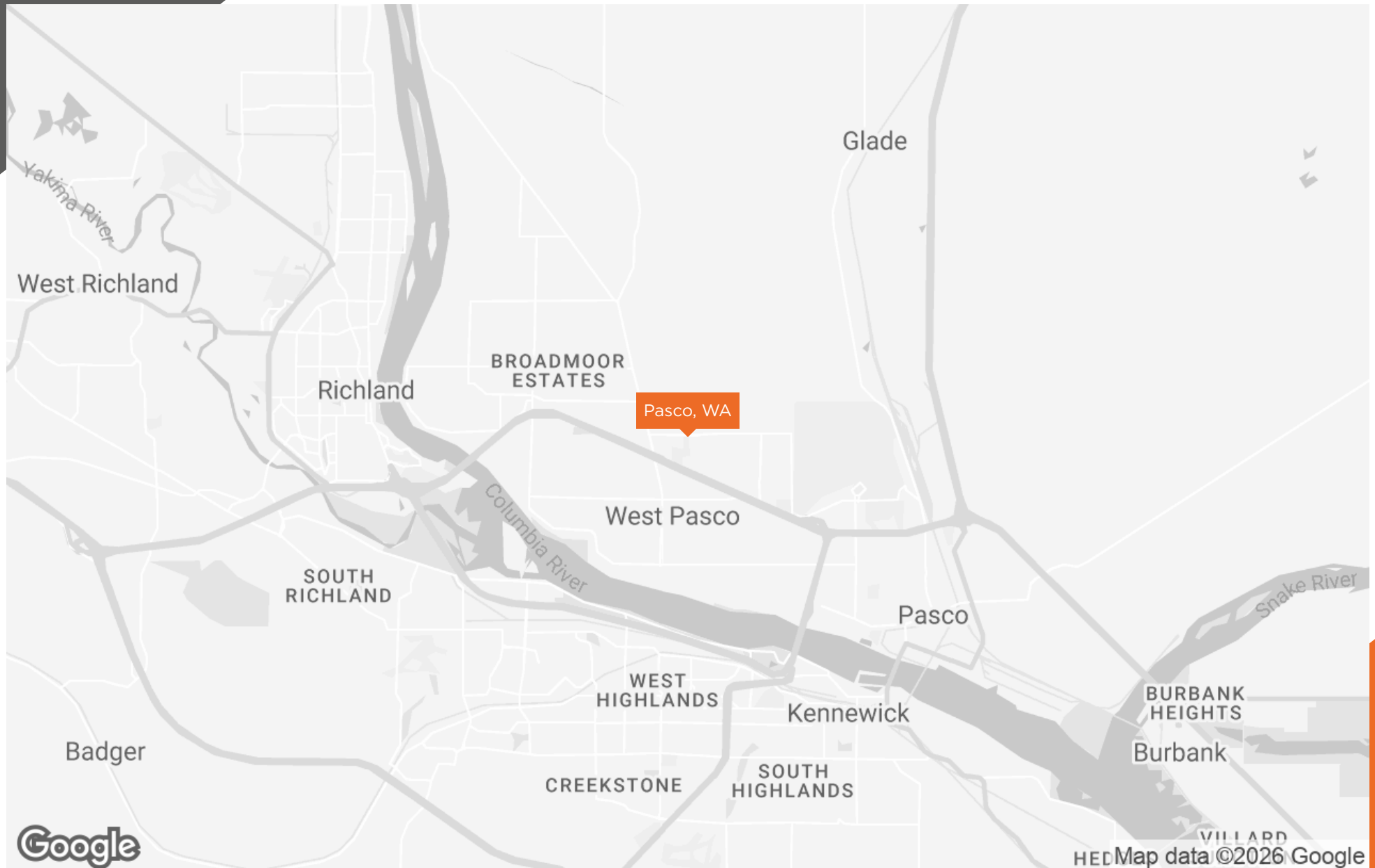
This highly visible property features frontage along Burden Boulevard and occupies a premier location adjacent to the regional soccer complex, the HAPO Center, Gesa Stadium, and the city's softball and baseball complex. The site is also surrounded by well-established residential neighborhoods in every direction, providing exceptional visibility, accessibility, and a strong built-in customer base.

Pasco is a dynamic and fast-growing community located at the confluence of the Columbia and Snake Rivers in southeastern Washington. As one of the three Tri-Cities, Pasco is known for its rich agricultural roots, strong transportation infrastructure, and diverse, vibrant culture.

With expanding residential neighborhoods, growing business development, and a strong sense of community pride, Pasco combines economic opportunity with small-town warmth and accessibility.



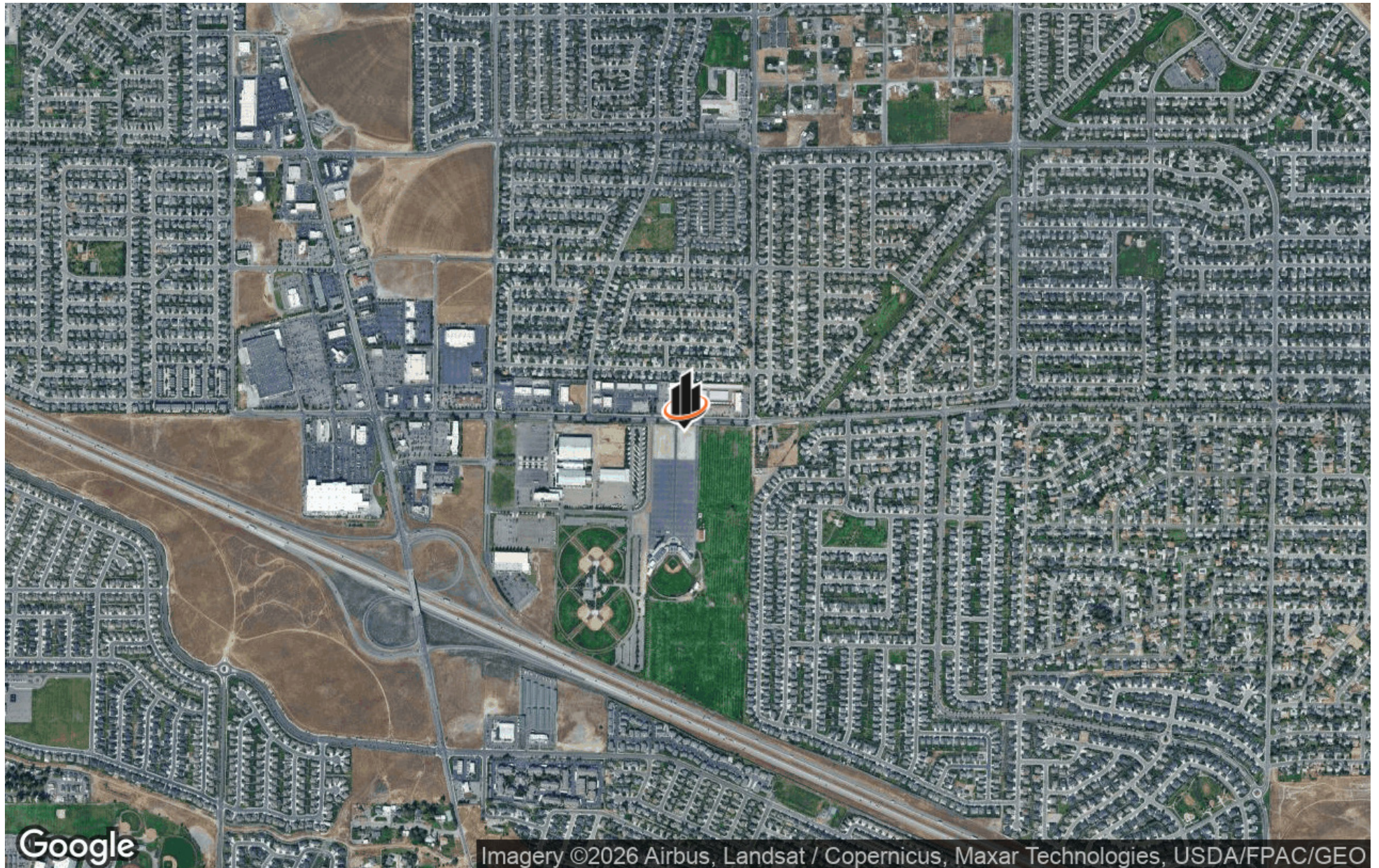
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



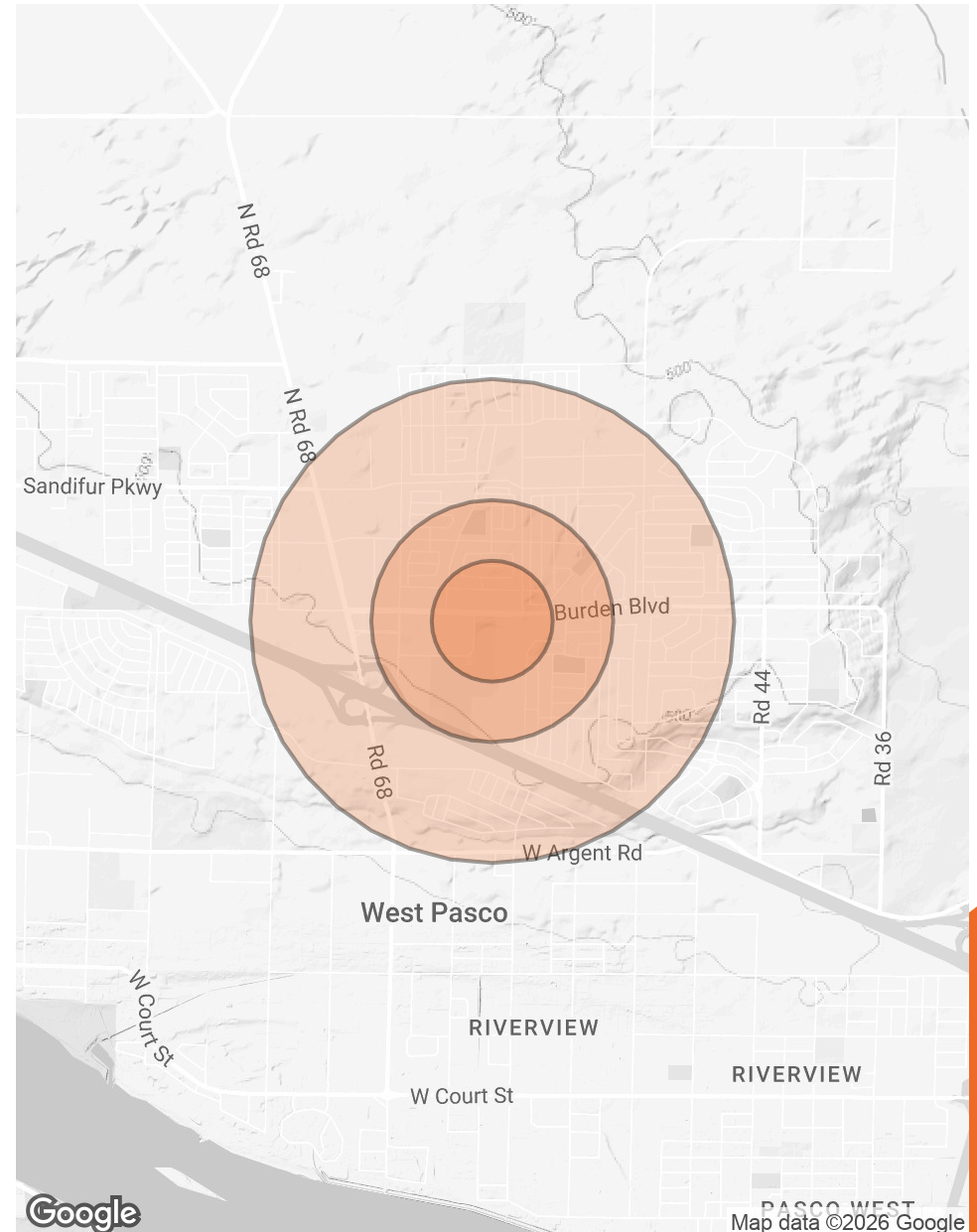
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	793	3,372	14,029
AVERAGE AGE	32	31.2	29.5
AVERAGE AGE (MALE)	34.5	33.6	30.9
AVERAGE AGE (FEMALE)	29.1	27.9	27.4

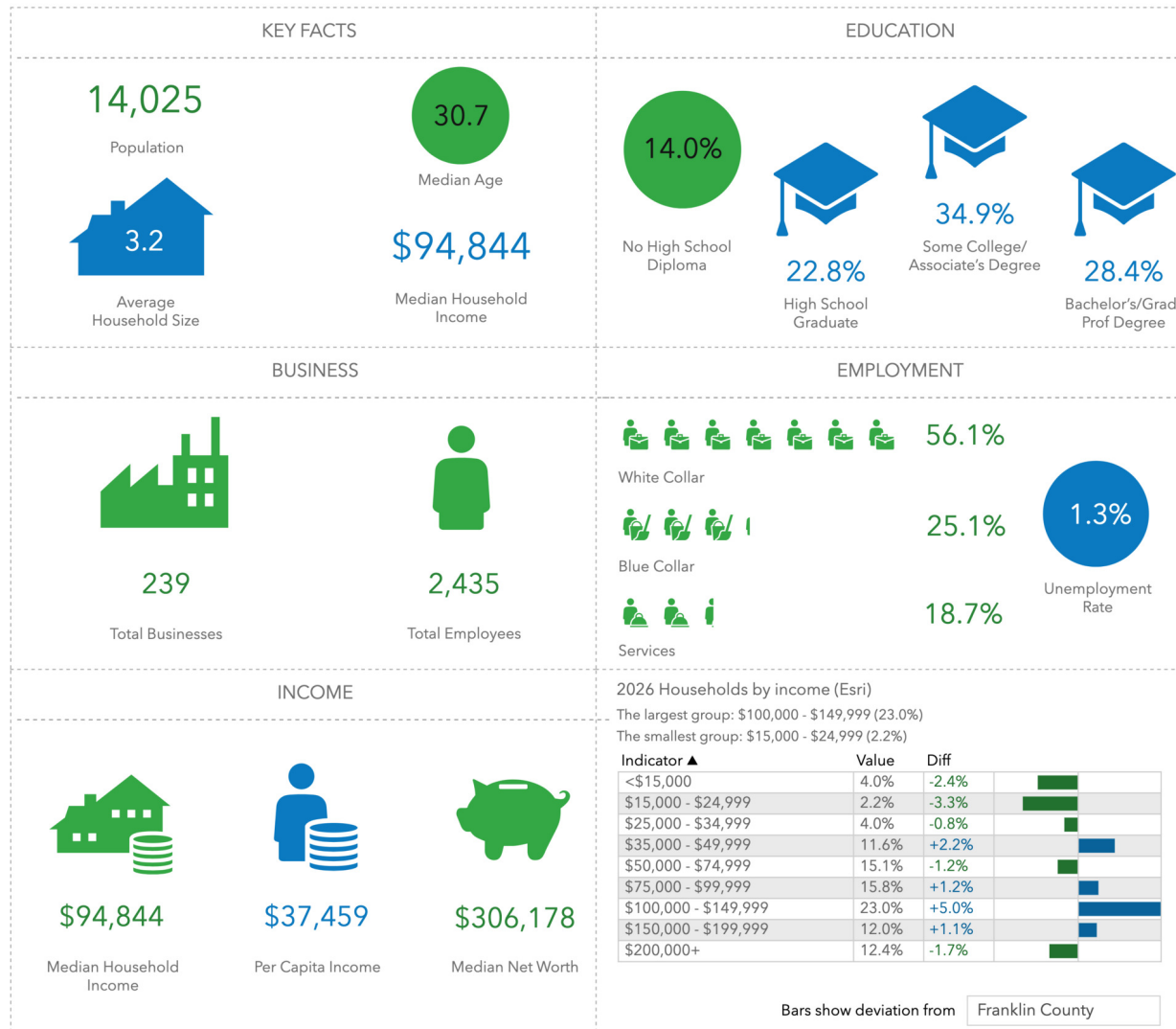
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	207	893	4,165
# OF PERSONS PER HH	3.8	3.8	3.4
AVERAGE HH INCOME	\$99,567	\$100,013	\$113,049
AVERAGE HOUSE VALUE	\$374,869	\$379,245	\$400,906

2023 American Community Survey (ACS)



Key Facts

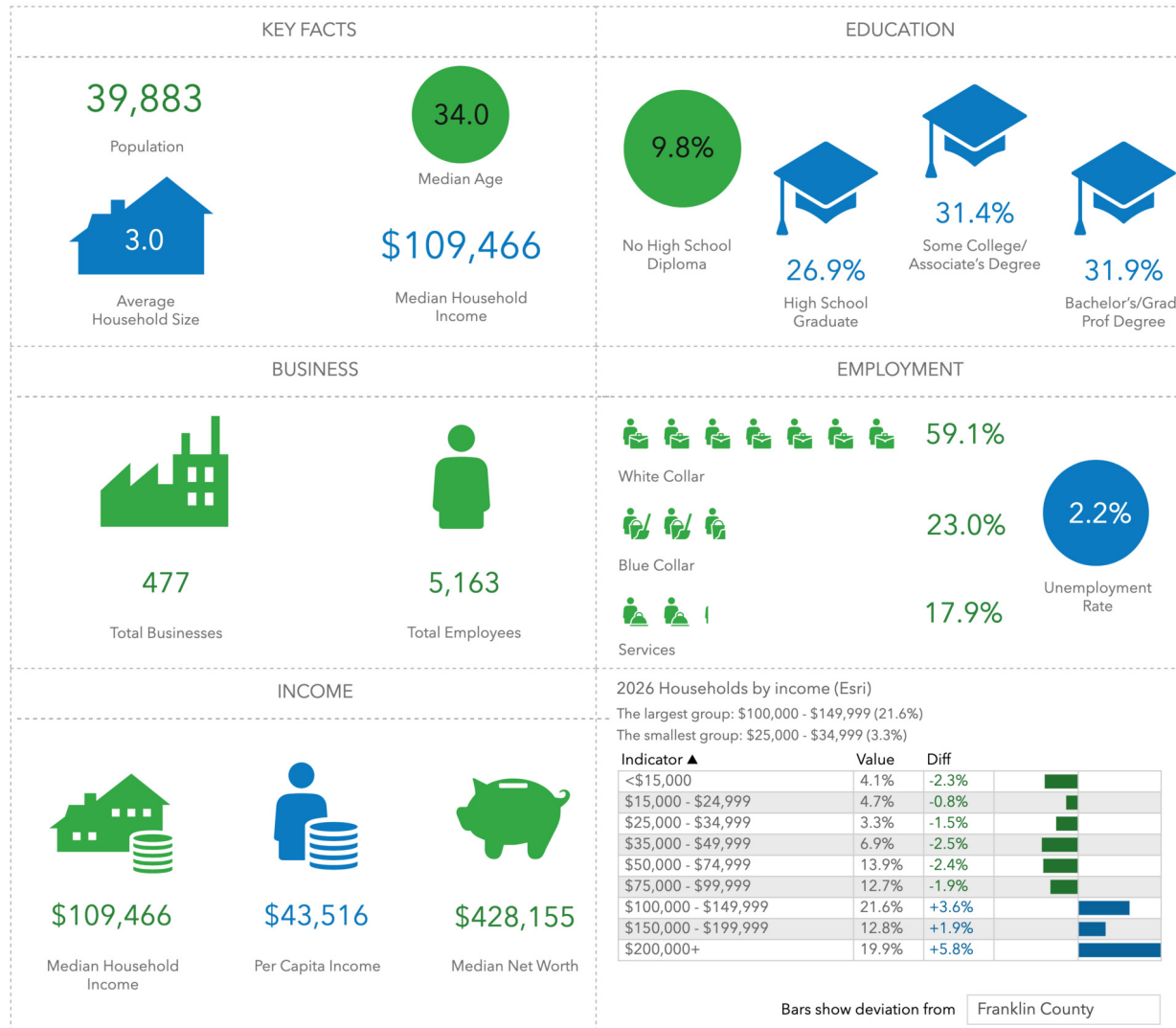
6120 Burden Blvd, Pasco, Washington, 99301 3
Ring band of 0 - 1 miles



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Key Facts

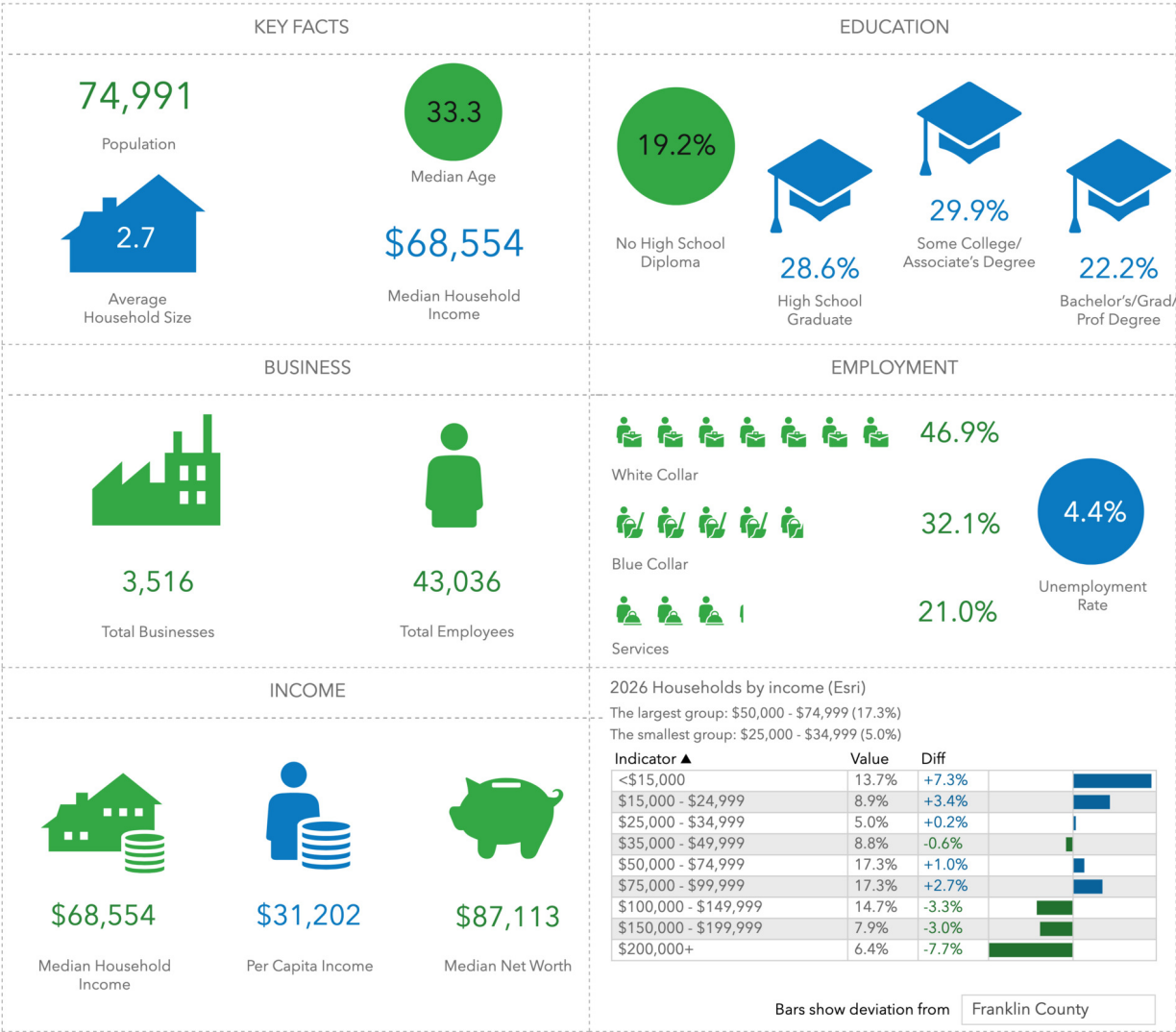
6120 Burden Blvd, Pasco, Washington, 99301 3
Ring band of 1 - 3 miles



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Key Facts

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Ring band of 3 - 5 miles



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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