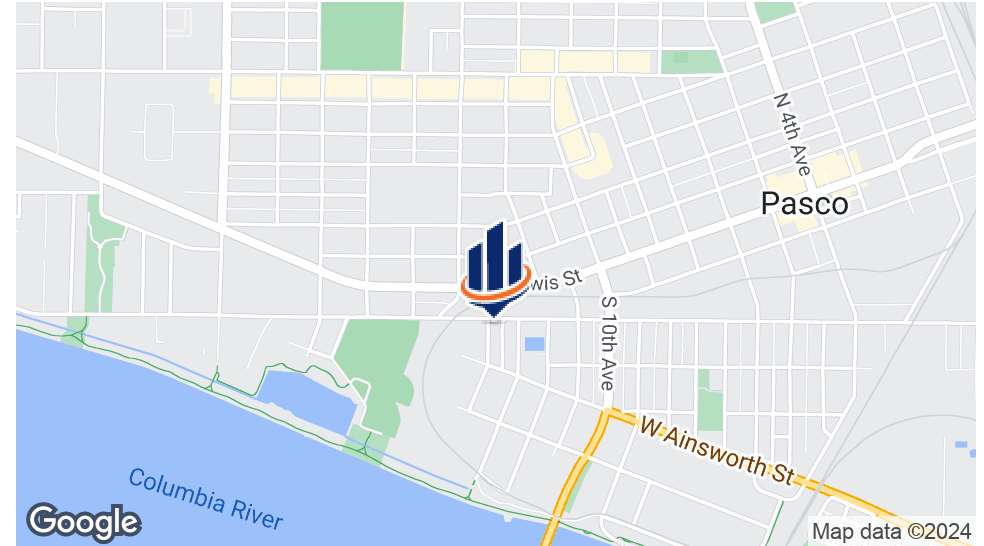


1320 W A ST.

SUITE B
PASCO, WA 99301

Ashley Moala
C: 541.379.1338
ashley.moala@svn.com





Lease Rate **\$6,099/MO (\$11.50 SF/YR MG)**

OFFERING SUMMARY

| | |
|----------------|------------|
| Building Size: | ± 9,810 SF |
| Available SF: | ± 6,364 SF |
| Lot Size: | 0.44 Acres |
| Year Built: | 1978 |
| Renovated: | 2024 |
| Zoning: | C-3 |

PROPERTY OVERVIEW

Renovated multi-use space now available for new tenant. Great A St. Pasco location with close access to Hwy 395 and Hwy 397. ± 6,364 SF suite featuring store front entrance with retail glass windows, ± 2,349 SF office/retail area, restrooms, ± 4,015 SF warehouse and loading dock/roll-up door in back. This is the ideal space for a small distribution or growing e-commerce business with plenty of inventory space and finished office/storefront. Separately metered water and power. Interior photos coming soon.

PROPERTY HIGHLIGHTS

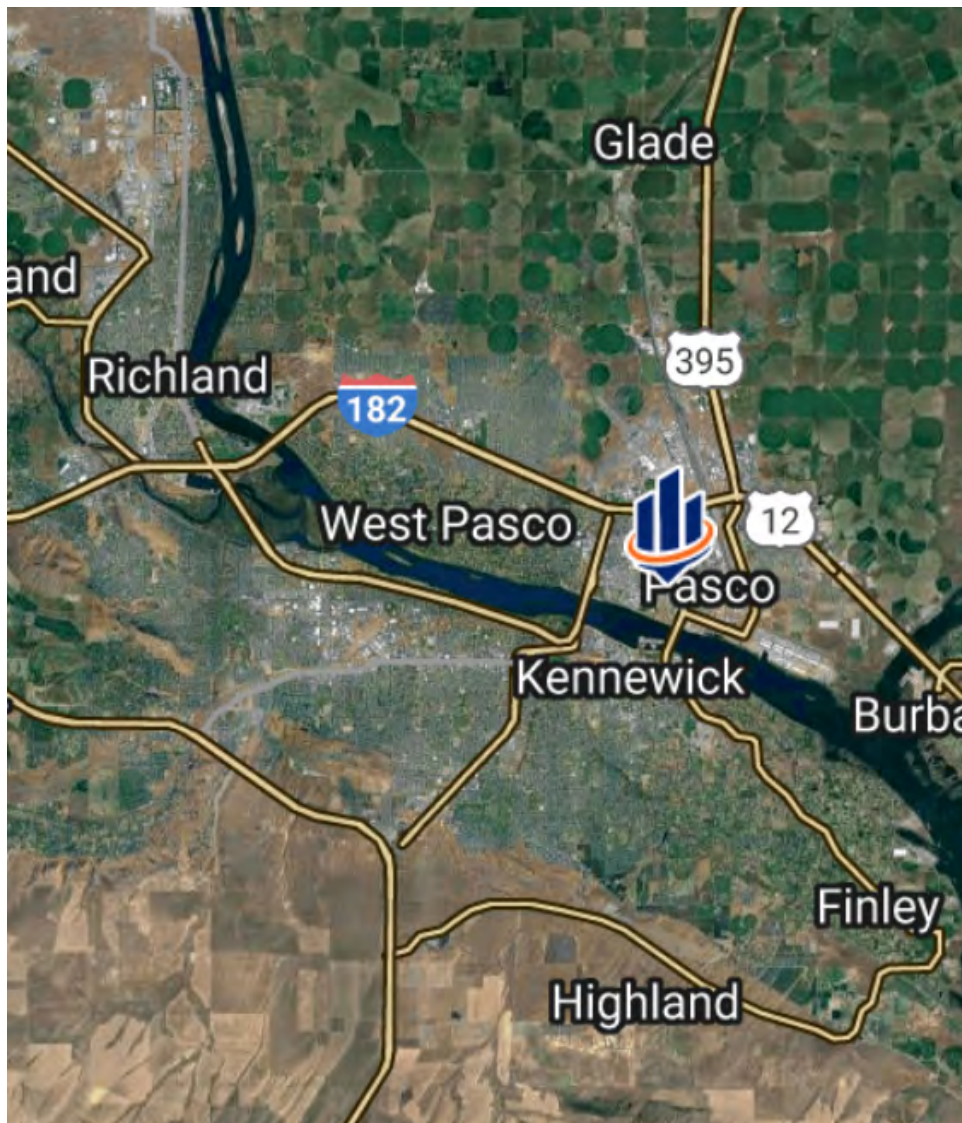
- Close access to Hwy 397 and Hwy 395
- A St. Frontage
- Dedicated Parking

1320 W A ST., SUITE B | 1320 W A ST PASCO, WA 99301

SVN | Retter & Company | Page 2

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Zoning & Location Overview



ZONING DESCRIPTION

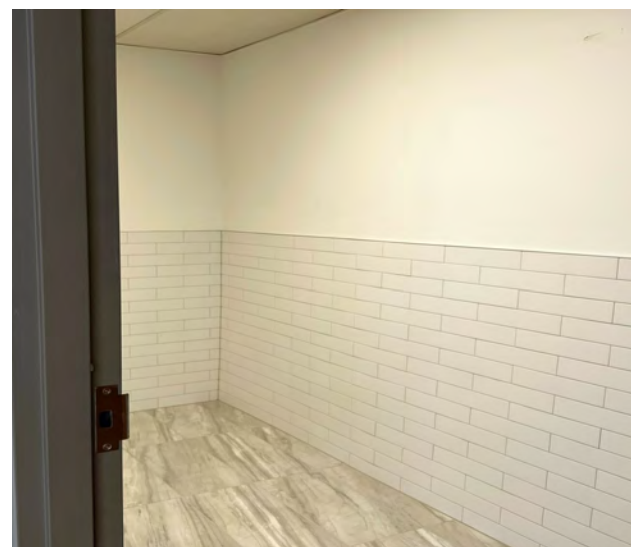
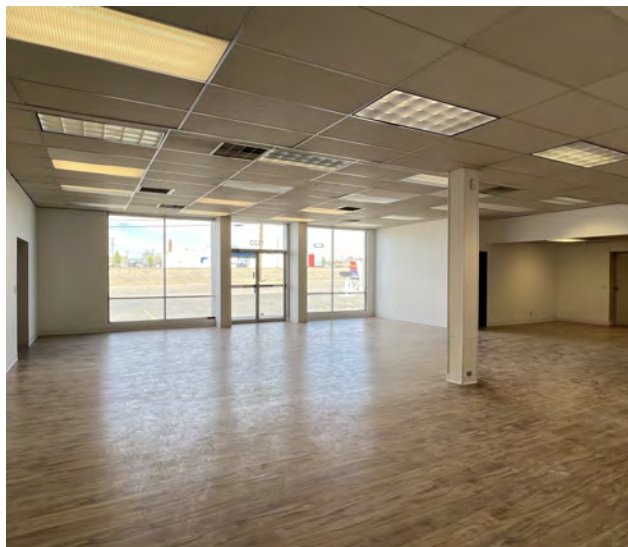
The property is zoned COMMERCIAL GENERAL BUSINESS DISTRICT [C-3], which is defined in the City of Pasco Municipal Code Chapter 25.100.010 as:

The C-3 general business district is established to provide sites for more diversified business types, including nonretail commercial and business uses which are primarily related to automotive rather than pedestrian traffic. This district is typically located adjacent to major traffic arterials.

LOCATION DESCRIPTION

Situated on the Corner of W A St & S 13th Ln in Pasco, this property has A St. frontage and close access to Hwy 395 and Hwy 397, making it an ideal location in the Tri-Cities area.

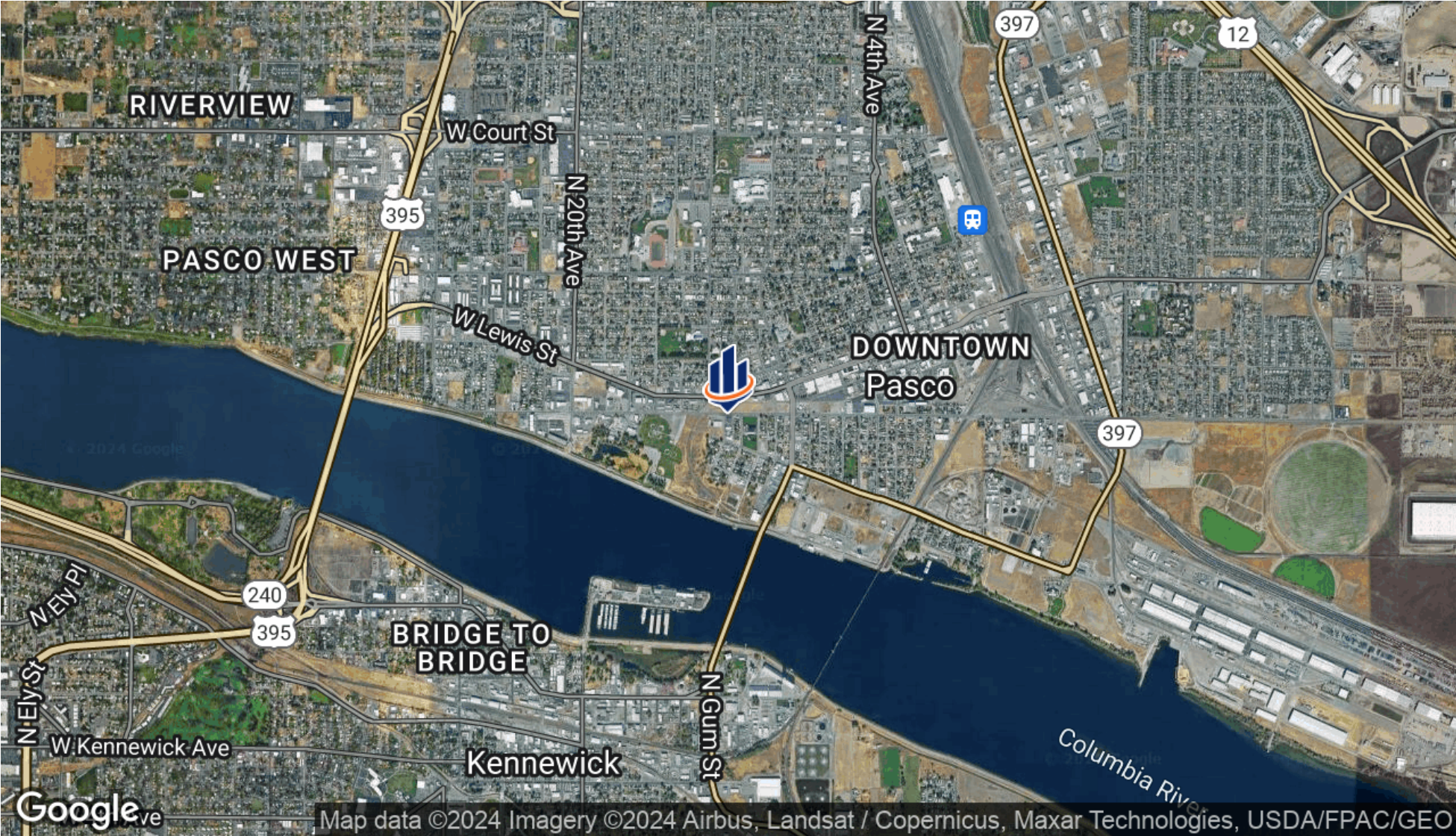
Additional Photos



Additional Photos



LOCATION Map



1320 W A ST., SUITE B | 1320 W A ST PASCO, WA 99301

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AERIAL Map



1320 W A ST., SUITE B | 1320 W A ST PASCO, WA 99301

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Demographics Map & Report

POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 3,331 | 11,468 | 22,586 |
| Average Age | 24.9 | 27.9 | 30.4 |
| Average Age (Male) | 21.2 | 27.9 | 32.0 |
| Average Age (Female) | 27.2 | 27.7 | 28.6 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 882 | 3,328 | 7,151 |
| # of Persons per HH | 3.8 | 3.4 | 3.2 |
| Average HH Income | \$65,752 | \$62,379 | \$56,489 |
| Average House Value | \$121,315 | \$109,136 | \$109,086 |

2020 American Community Survey (ACS)

