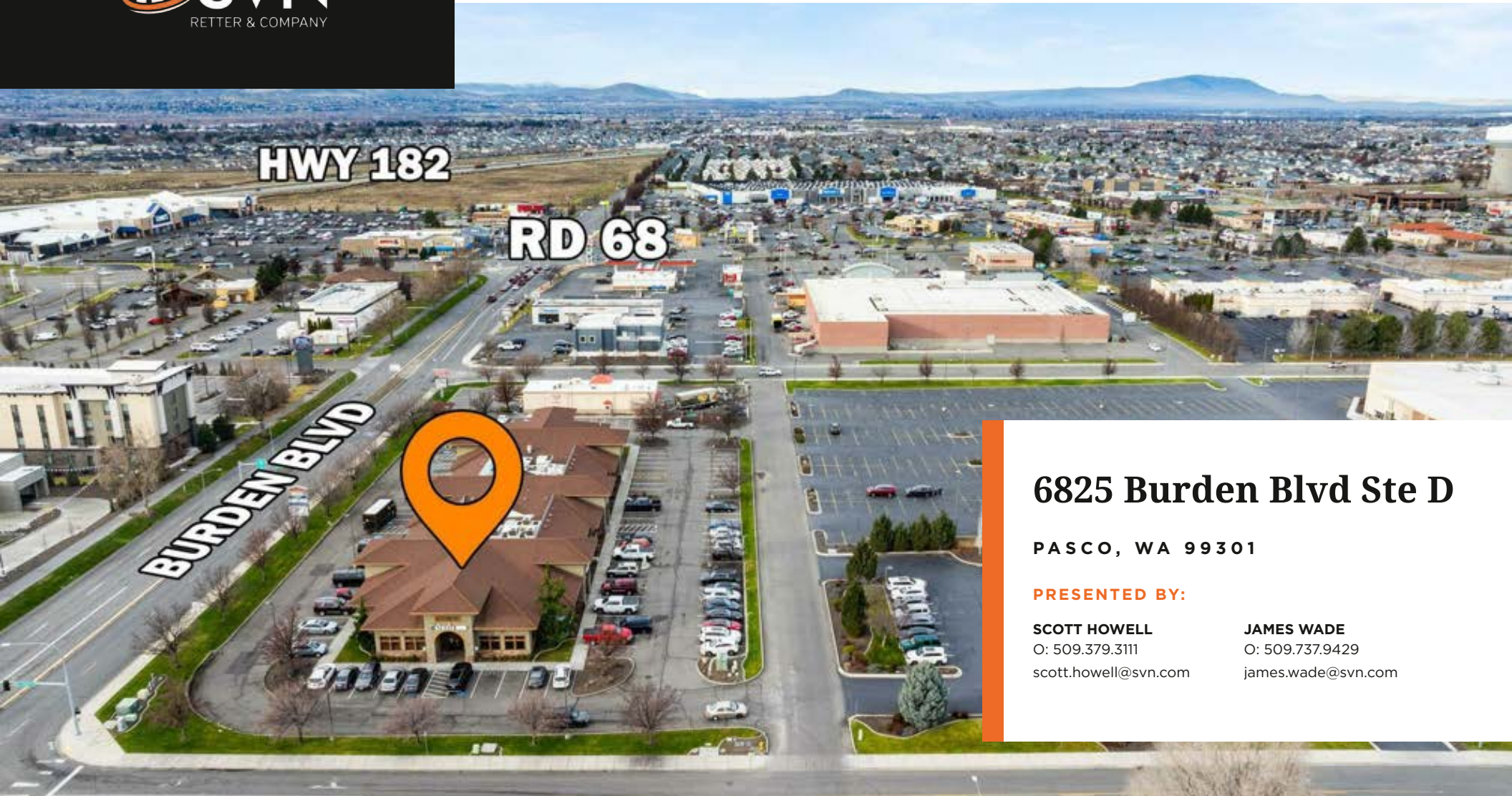




# Offering Memorandum



**6825 Burden Blvd Ste D**

**PASCO, WA 99301**

**PRESENTED BY:**

**SCOTT HOWELL**

O: 509.379.3111

[scott.howell@svn.com](mailto:scott.howell@svn.com)

**JAMES WADE**

O: 509.737.9429

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## MEET THE TEAM

**HWY 182**

**RD 68**

**BURDEN BLVD**



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## PROPERTY SUMMARY

### 6825 BURDEN BLVD STE D

PASCO, WA 99301

#### OFFERING SUMMARY

SALE PRICE:	\$2,625,000
BUILDING SIZE:	6,993 SF
AVAILABLE SF:	
LOT SIZE:	2.23 Acres
PRICE / SF:	\$375.38
CAP RATE:	6.7%

## PROPERTY SUMMARY

Prime location on a signalized corner in growing West Pasco and just off Road 68 at a 6.7 CAP. Currently occupied and built out as stateof art physical therapy center with pool, exam rooms, private offices, ADA-complaint restrooms and comfortable reception area.Property provides great flexibility with multiple entries so can be subdivided easily. Ample parking and tremendous street frontage andsignage. Call LA to show



## PROPERTY HIGHLIGHTS

- High Traffic Count
- 6.7 CAP
- Ample Parking



KEY FEATURE



KEY FEATURE



KEY FEATURE





## PROPERTY PHOTOS





182

RD 68



# Location Information

## INCOME & EXPENSES



### INCOME SUMMARY

VACANCY COST	\$0
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<b>GROSS INCOME</b>	<b>\$200,080</b>
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### EXPENSES SUMMARY

BANK FEES	\$279
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COMMON AREA FEES	(\$237)
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INSURANCE	\$513
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OFFICE EXPENSES	\$646
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PROFESSIONAL FEES	\$1,796
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PROPERTY TAX	\$22,066
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<b>OPERATING EXPENSES</b>	<b>\$25,063</b>
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<b>NET OPERATING INCOME</b>	<b>\$175,017</b>
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## MEET THE TEAM

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## ADVISOR BIO 1



### SCOTT HOWELL

Senior Advisor

[scott.howell@svn.com](mailto:scott.howell@svn.com)

Direct: **509.379.3111** | Cell: **509.379.3111**

### PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

**SVN | Retter & Company**  
329 N. Kellogg  
Kennewick, WA 99336  
509.783.8811





**JAMES WADE**

Senior Advisor

james.wade@svn.com

Direct: **509.737.9429** | Cell: **509.521.3724**

### PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

### EDUCATION

Central Washington University

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