

Rodeo Dr

6902 Rodeo Dr Suite 101, Pasco WA 99301

FOR LEASE



Prepared By:

Timothy Bush

Bush Realty
Commercial Broker
(509) 947-7905
tj@bushrealty.us



THE SPACE

Location	6902 Rodeo Dr Suite 101 Pasco , WA 99301
County	Franklin
Cross Street	Road 68
Square Feet	4,040
Annual Rent PSF	\$22.00
Lease Type	NNN

HIGHLIGHTS

- **MLS / Zoning:** MLS #282779, Zoned C-1 (Commercial / Retail Business) for high visibility & flexible use.
- **Turn-key Condition:** Set up for restaurant / café / retail; infrastructure in place
- **Size & Layout:** ~4,040 sq ft total, with main floor approx 2,640 sq ft + mezzanine ~1,400 sq ft. Includes 2 ADA restrooms on main + additional restrooms upstairs.
- **Architectural Features:** Stunning ~30 ft high glass storefront; wood & metal design elements; mezzanine; overhead glass bay door.
- **Excellent Location & Access:** Road 68 corridor – strong visibility & traffic. +2 Walking distance to the HAPO Center, Gesa Stadium, nearby hotels and a sports training facility.
- **Lot & Building Specs:** Lot ~0.68 acre; building constructed in 2023. Ample parking.
- **Financial / Lease Terms:** Lease rate approx \$22/SF/YR (or negotiable depending on term)
- **Ideal Uses:** Café / Restaurant, Retail Showroom, Office / Creative Workspace, or similar concepts needing visibility + built infrastructure.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,835	52,348	135,074

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$103,946	\$124,550	\$100,653

NUMBER OF HOUSEHOLDS

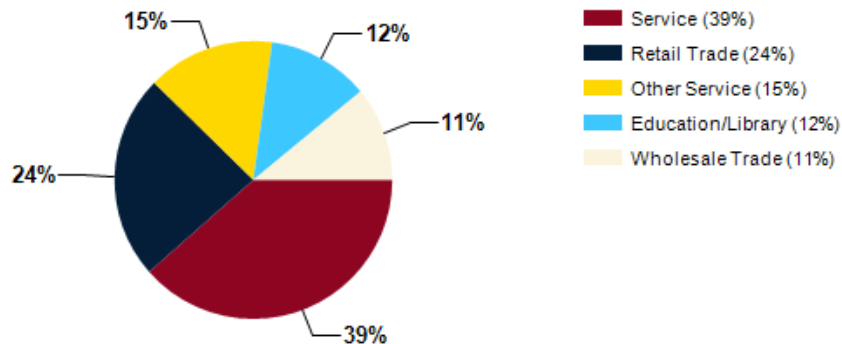
1.00 MILE	3.00 MILE	5.00 MILE
4,130	17,112	47,739

PROPERTY FEATURES

BUILDING SF	4,040
LAND SF	29,781
LAND ACRES	.68
YEAR BUILT	2023
ZONING TYPE	Commercial General
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	31-40

- The property is located in Pasco, WA, which is part of the Tri-Cities area along the Columbia River. Pasco is known for its agricultural industry and is a hub for transportation and distribution due to its location near major highways and rail lines.
- Nearby, you can find the Columbia Basin College and the TRAC Center, a large events venue that hosts concerts, trade shows, and sporting events throughout the year.
- The area is also home to a variety of shopping centers, including Broadmoor Plaza and Broadmoor Park Outlet Mall, offering a mix of retail stores, restaurants, and services for residents and visitors.
- Pasco is known for its outdoor recreational opportunities, with parks like Chiawana Park and Sacajawea State Park providing green spaces for activities like hiking, picnicking, and water sports along the river.
- The neighborhood surrounding the property is a mix of residential areas, commercial establishments, and industrial sites, creating a diverse and dynamic community with a range of amenities and services easily accessible to residents and businesses alike.

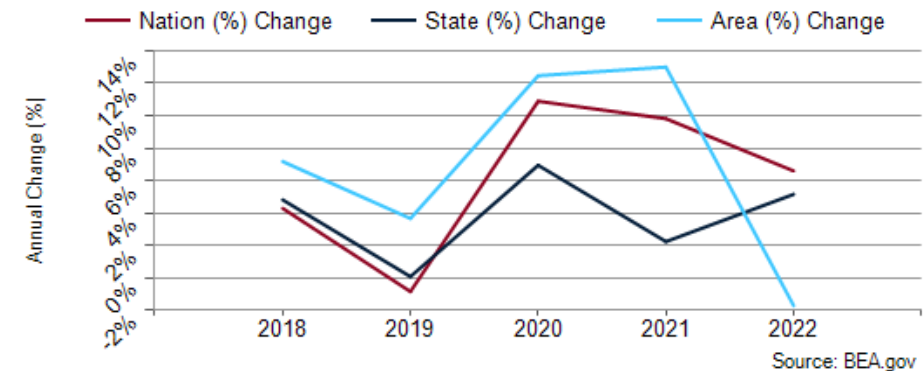
Major Industries by Employee Count

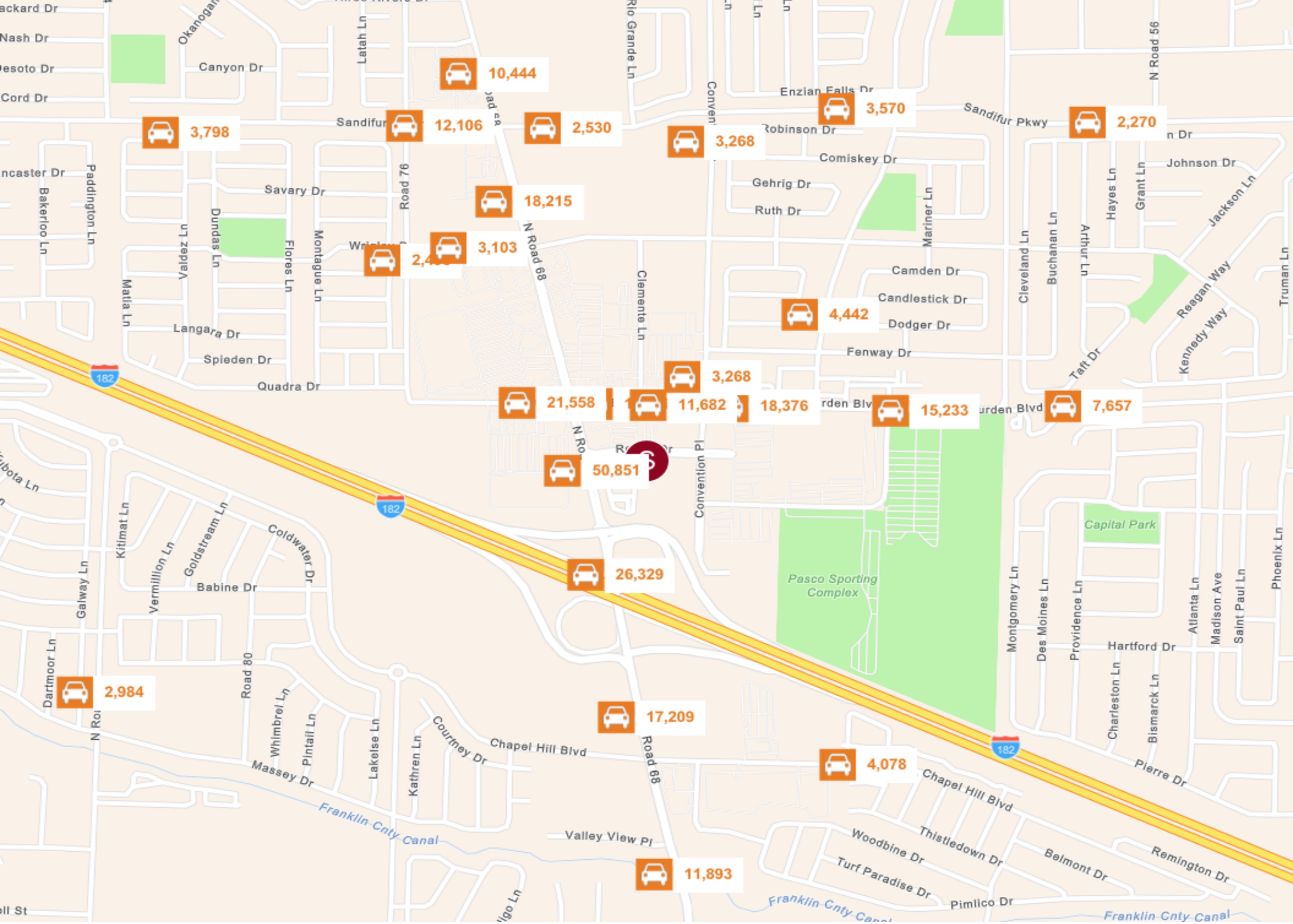


Largest Employers

Kadlec Regional Medical Center	3,800
Kennewick School District	3,043
Lamb Weston	3,000
First Fruits Farms	3,000
Pasco School District	2,700
Richland School District	2,200
Central Plateau Cleanup Company (CPCCo)	2,100
Bechtel National	2,000

Franklin County GDP Trend





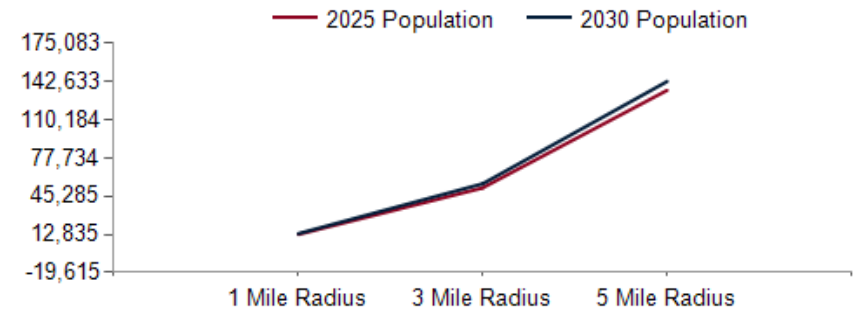
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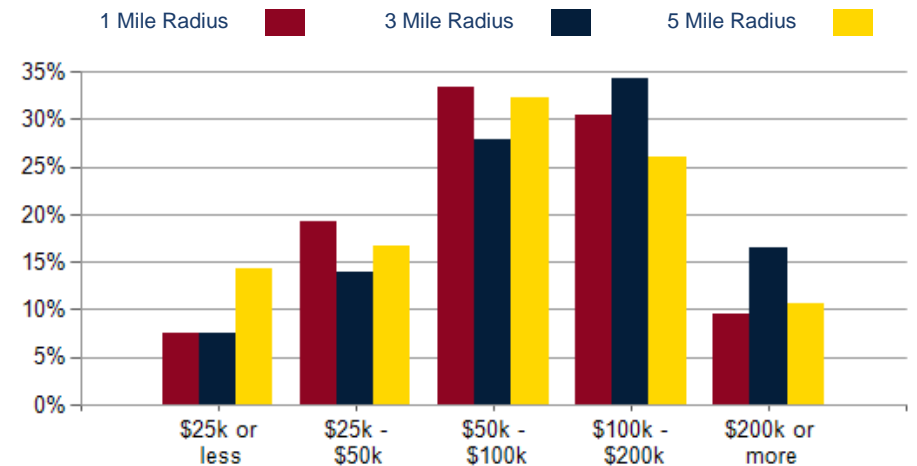


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,716	12,433	75,662
2010 Population	8,057	33,259	107,558
2025 Population	12,835	52,348	135,074
2030 Population	13,468	55,837	142,633
2025 African American	240	895	2,486
2025 American Indian	101	511	1,771
2025 Asian	482	1,561	3,620
2025 Hispanic	5,856	21,025	58,690
2025 Other Race	2,957	10,483	31,893
2025 White	6,916	30,794	74,461
2025 Multiracial	2,098	7,963	20,344
2025-2030: Population: Growth Rate	4.85%	6.50%	5.45%

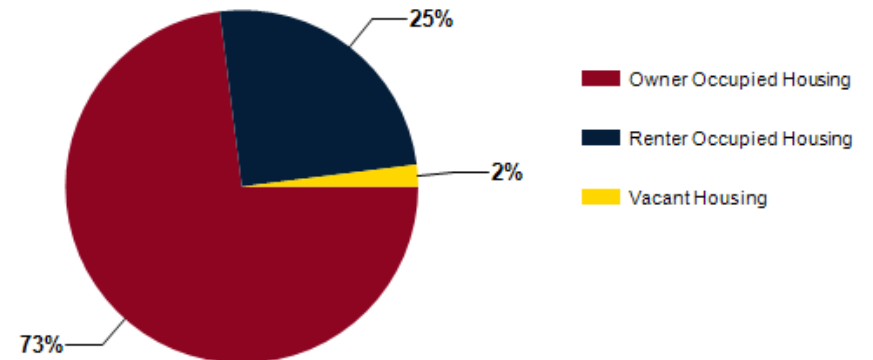
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	170	796	4,106
\$15,000-\$24,999	139	482	2,679
\$25,000-\$34,999	303	896	3,205
\$35,000-\$49,999	489	1,477	4,776
\$50,000-\$74,999	497	1,775	7,361
\$75,000-\$99,999	884	2,985	8,045
\$100,000-\$149,999	875	3,823	8,255
\$150,000-\$199,999	381	2,047	4,211
\$200,000 or greater	391	2,831	5,101
Median HH Income	\$85,961	\$101,340	\$79,145
Average HH Income	\$103,946	\$124,550	\$100,653



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

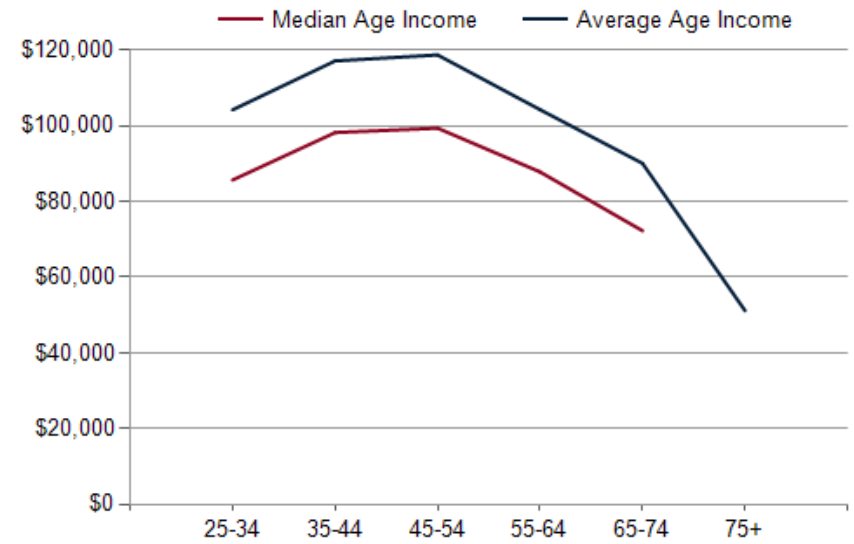
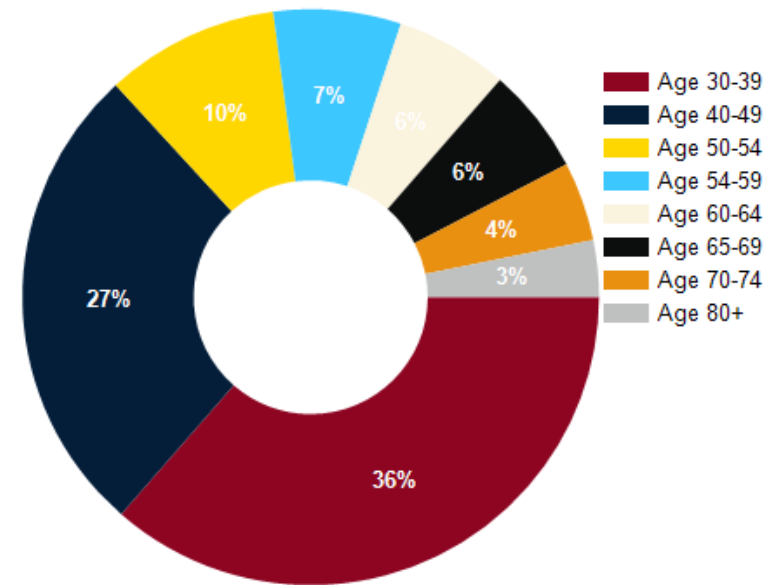


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,187	4,049	10,323
2025 Population Age 35-39	1,107	4,052	9,838
2025 Population Age 40-44	970	3,915	9,252
2025 Population Age 45-49	716	3,181	7,940
2025 Population Age 50-54	614	2,732	6,750
2025 Population Age 55-59	450	2,171	6,044
2025 Population Age 60-64	399	2,121	6,141
2025 Population Age 65-69	376	2,128	5,914
2025 Population Age 70-74	280	1,788	5,074
2025 Population Age 75-79	201	1,247	3,566
2025 Population Age 80-84	106	721	2,264
2025 Population Age 85+	80	498	2,036
2025 Population Age 18+	8,729	37,007	98,509
2025 Median Age	30	33	34
2030 Median Age	31	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,669	\$100,761	\$80,998
Average Household Income 25-34	\$104,219	\$123,959	\$100,044
Median Household Income 35-44	\$98,216	\$116,486	\$92,089
Average Household Income 35-44	\$117,153	\$141,923	\$117,437
Median Household Income 45-54	\$99,386	\$117,608	\$94,013
Average Household Income 45-54	\$118,732	\$145,945	\$119,648
Median Household Income 55-64	\$87,825	\$107,803	\$83,734
Average Household Income 55-64	\$104,268	\$130,437	\$106,678
Median Household Income 65-74	\$72,266	\$87,813	\$69,422
Average Household Income 65-74	\$90,063	\$109,873	\$89,659
Average Household Income 75+	\$51,156	\$68,046	\$64,035

Population By Age





Timothy Bush
Commercial Broker

We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think it's strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is extremely important to us, it's what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.

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Exclusively Marketed by:



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