



N Commercial Ave

113720137

113720138

KENDALL DR

## 415 & 501 N. Commercial Ave.

Pasco, WA 99301 - Franklin County  
MLS

Contact

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Kirt Shaffer | 509.521.9183  
kirt@tippettcompany.com

## **SUMMARY**

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These Light Industrial lots are located in an area that has experienced a high volume of new development as well as being situated along Hwy 12 providing additional visibility.

City services (Sewer and Water) are both available to serve these parcels.

This offering is for one or both lots.

## **PRICE**

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**\$8.00/SF**

415 N. Commercial  
1.79 AC – 77,972 SF

\$640,000

501 N. Commercial  
1.83 AC – 79,715 SF

\$625,000

## **ADDRESS**

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415 & 501 N. Commercial Ave.  
Pasco, WA 99301

## **TAX PARCEL**

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Franklin County Parcels  
113-720-137 & 113-720-138

## **CONTACT**

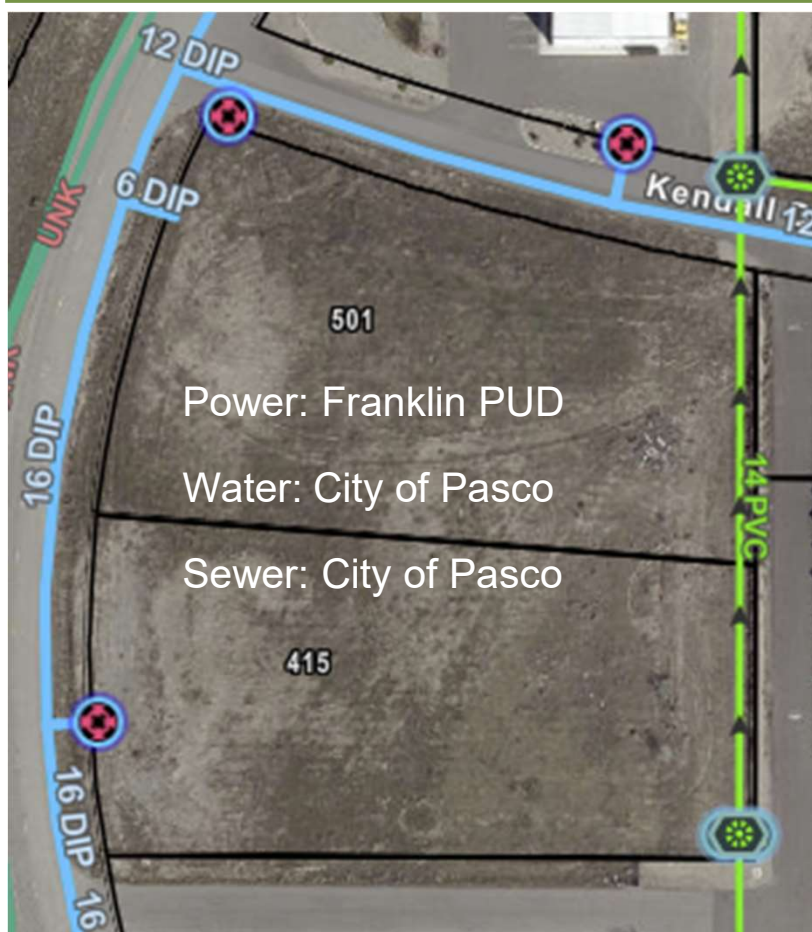
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Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)  
2815 St. Andrews Loop, Suite F  
Pasco, WA 99301

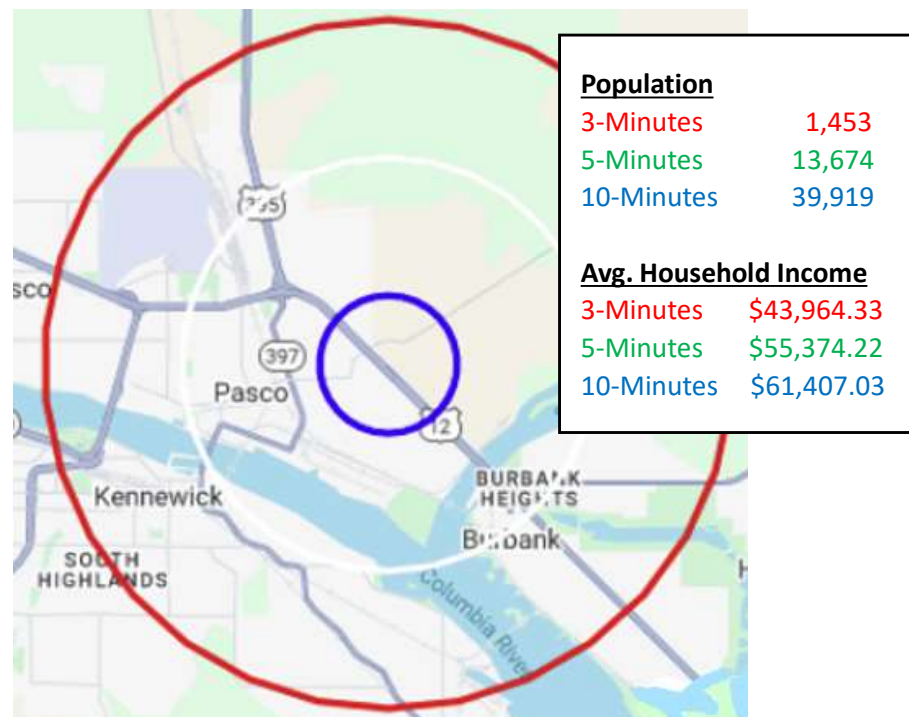
## ZONING

I-1 Light Industrial

## UTILITIES



## DEMOGRAPHICS (CBA)



## LINKS

Municipal

<https://www.pasco-wa.gov/>

<https://www.franklincountywa.gov/>

Economic Development

<https://www.portofpasco.org/>

<https://www.tridec.org/>

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

## LOCATION MAP



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# DEMOGRAPHICS

CITY, STATE

**Pasco, WA**

POPULATION

**45,704**

AVG. HH SIZE

**3.09**

MEDIAN HH INCOME

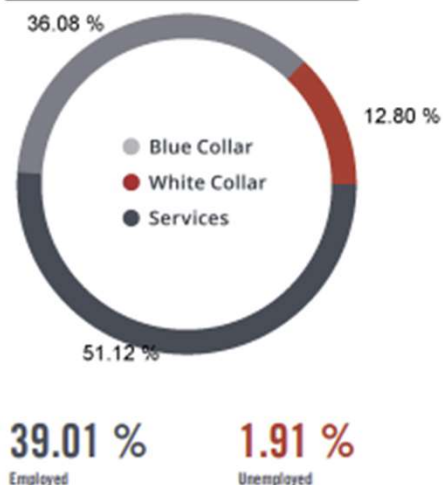
**\$45,952**

HOME OWNERSHIP

Renters: **5,802**

Owners: **6,954**

EMPLOYMENT



EDUCATION

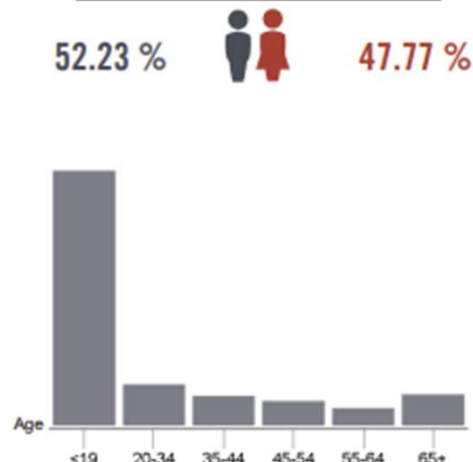
High School Grad: **20.91 %**

Some College: **18.33 %**

Associates: **7.82 %**

Bachelors: **13.23 %**

GENDER & AGE



RACE & ETHNICITY

White: **16.07 %**

Asian: **0.06 %**

Native American: **0.14 %**

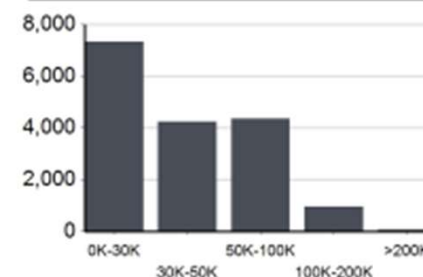
Pacific Islanders: **0.00 %**

African-American: **0.31 %**

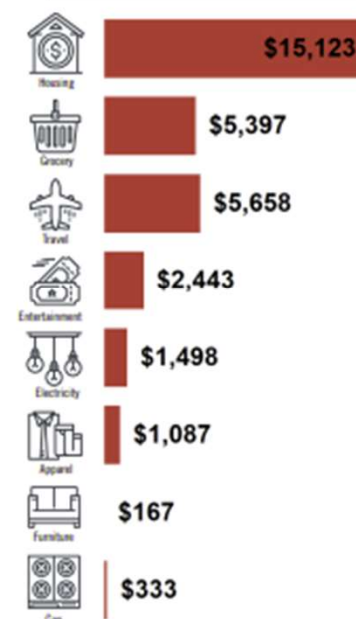
Hispanic: **47.49 %**

Two or More Races: **35.93 %**

INCOME BY HOUSEHOLD



HH SPENDING



## AREA BUSINESSES

**Simplot**

**PACIFIC PRIDE**

**BRYAN'S**  
MEAT CO.

**GRIMMWAY**  
FARMS

**Sinclair**

**the TRUSS co.**

**Ventco**

**GNW**

**CHRISTENSEN**  
FUELS - LUBRICANTS - PROPANE

**AGRI-SERVICE**  
Together, we drive agriculture FORWARD

**AMU**  
AUTOMOTIVE INC

**PASCO**  
FLEA MARKET  
OPEN  
SATURDAY - SUNDAY

**BONNEVILLE**  
POWER ADMINISTRATION