

FOR LEASE | Freestanding Retail Building



Offered at: \$34.20/SF, NNN
Available: 11,044SF

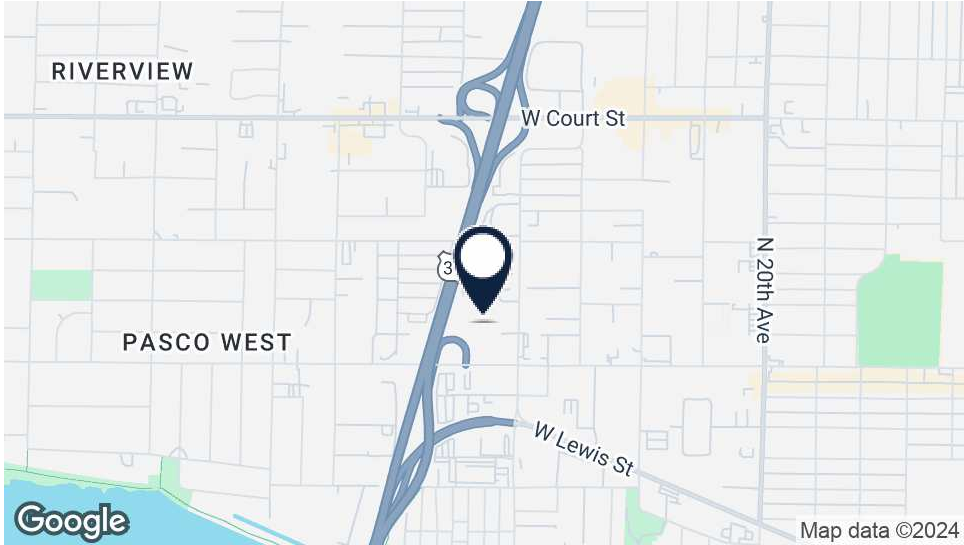
816 N 28th Ave
Pasco, WA 99301

509.966.3800: O
509.941.8309: C

218 Ssgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$34.20/SF, NNN
Building Size:	11,044SF +/-
Lot Size:	4.87 acres +/-
Year Built:	2015
Zoning:	C3-General Business District

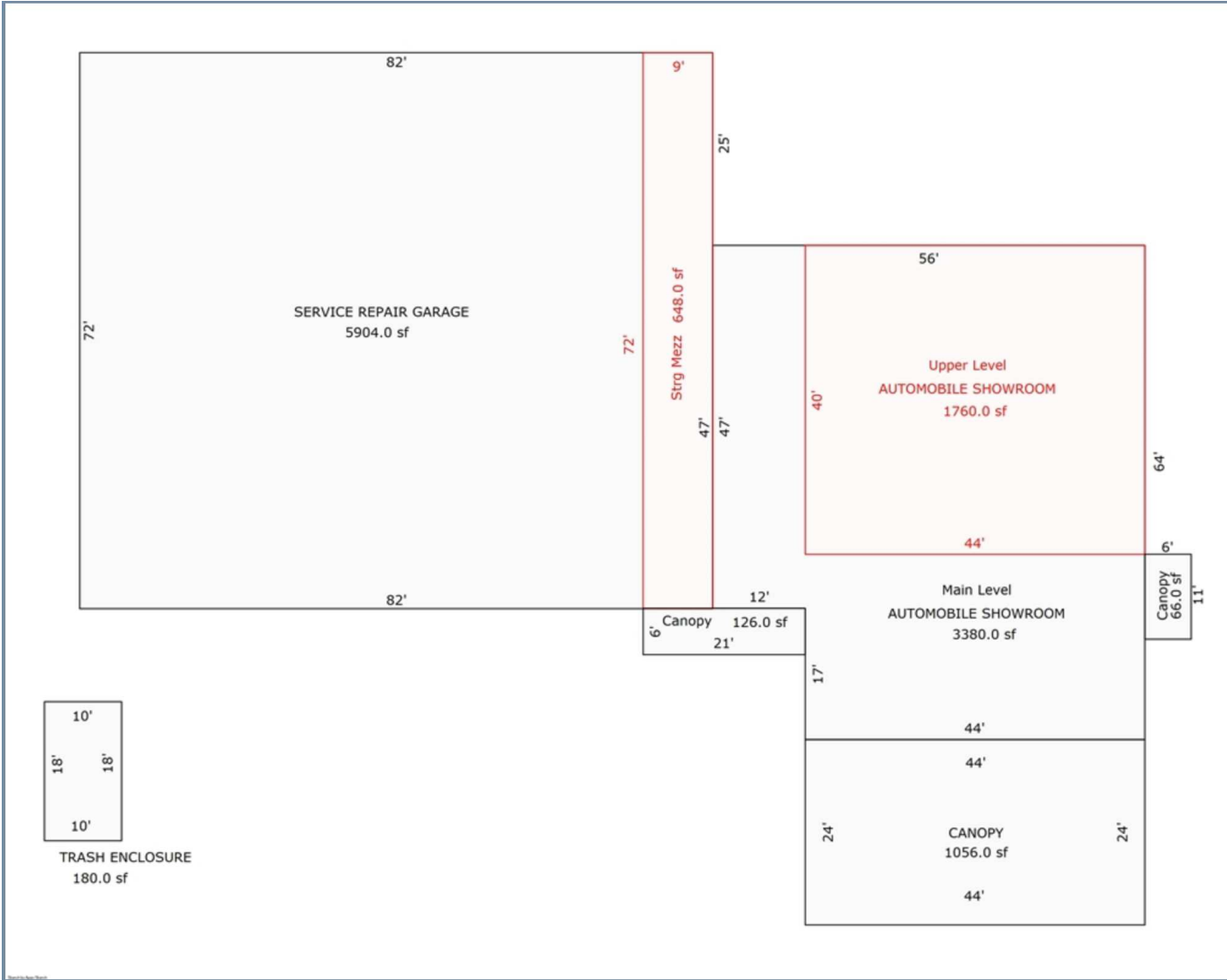
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a freestanding retail building historically utilized by Northwest Motorsports. The building is in excellent condition, has an attractive façade and includes significant service shop, office/showroom and numerous private offices.

Located with significant frontage and visibility from US 395, Pasco’s primary dealership arterial that includes Bill Robertson - Nissan, Blue Compass RV, McCurley Chevrolet, Corwin Ford, North West Motor Group and Prestige Motors. The building includes approximately 5,140SF of office/showroom space and approximately 5,904SF of service shop, while sitting on just shy of 5-acres.

With over 40,000 vehicles per day, this site is the ideal location for an Implement Dealership, Power Sports Dealership, Boat or RV Dealership etc.

Floor Plans



Highlights



PROPERTY HIGHLIGHTS

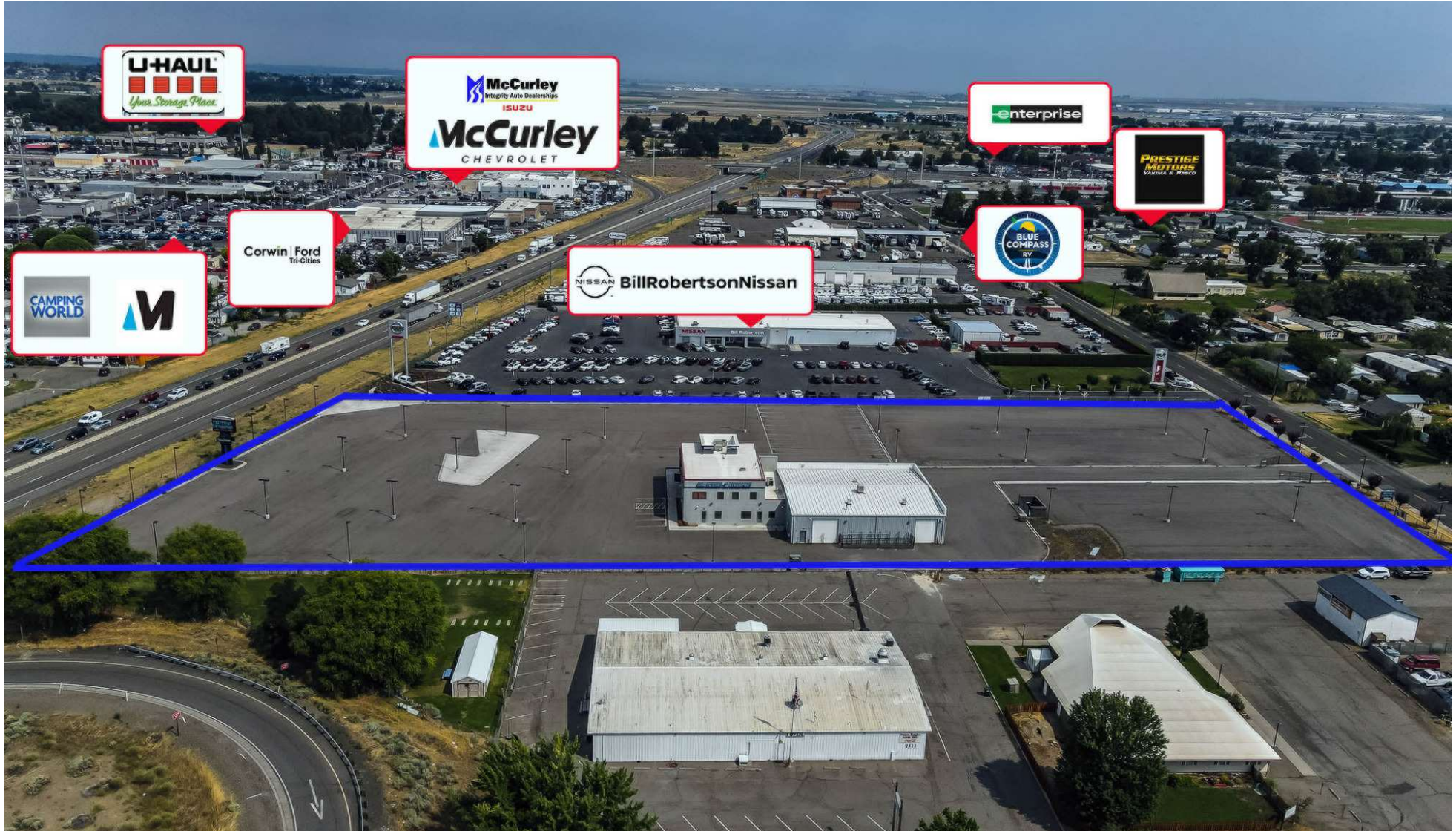
- Freestanding retail building in excellent condition with an attractive façade and existing pylon sign.
- Includes approximately 5,140SF of office/showroom space and approximately 5,904SF service shop
- Vehicle photo booth available
- Excellent frontage, visibility and signage from a busy commercial arterial.
- Over 40,000 VPD
- Within the heart of Pasco's vibrant dealership core area.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	1,246	4,252
Total Population	507	3,690	13,314
Average HH Income	\$99,816	\$83,863	\$85,405

Interior Photos



Additional Photos



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	507	3,690	13,314
Average Age	33	33	34
Average Age (Male)	33	32	34
Average Age (Female)	34	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	1,246	4,252
# of Persons per HH	3	3	3.1
Average HH Income	\$99,816	\$83,863	\$85,405
Average House Value	\$200,782	\$231,411	\$320,654

Demographics data derived from AlphaMap

