



# 3130 Varney Lane, Suites 103 & 104

Pasco, WA – Franklin County

MLS #283516, #283517, 287738 & #287739

## Contact

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Kirt Shaffer | 509.521.9183

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## **SUMMARY**

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This first-generation office/retail strip center/flex space located in Pasco, WA in the new Tri-Cities Airport Business Center. This is a prime location, just off the lighted intersection of Varney Lane and Argent Road.

Suites 103 & 104 offer 1,890 SF of office/retail/flex space. Additionally, there is a ±900 SF second floor option available.

The Tri-Cities Airport Business Center is an 86-acres business park strategically located near the entrances of both the Tri-Cities Airport and Columbia Basin Community College. Easy access to both freeways (I-182 and US-395).

The Business Center is designed for commercial office buildings, retail and hospitality. The Business Center is supported by 7,000 Columbia Basin College students, a growing residential population and existing businesses including Washington's 3<sup>rd</sup> largest airport (Tri-Cities Airport) serving over 800,000 passengers annually.

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## **RATE** **\$17.00-22.00/RSF + NNN**

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Suite 103 – 1,890 RSF	\$22.00/RSF
with 2 <sup>nd</sup> floor (2,790 RSF)	\$17.00/RSF

Suite 104 – 1,890 RSF	\$22.00/RSF
with 2 <sup>nd</sup> floor (2,790 RSF)	\$17.00/RSF

2025 Estimated NNN	\$2.75/RSF
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## **ADDRESS**

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3130 Varney Lane, Suite 103 & 104  
 Pasco, WA 99301

## **TAX PARCELS**

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555-221-001

## **CONTACT**

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Kirt Shaffer  
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 Pasco, WA 99301

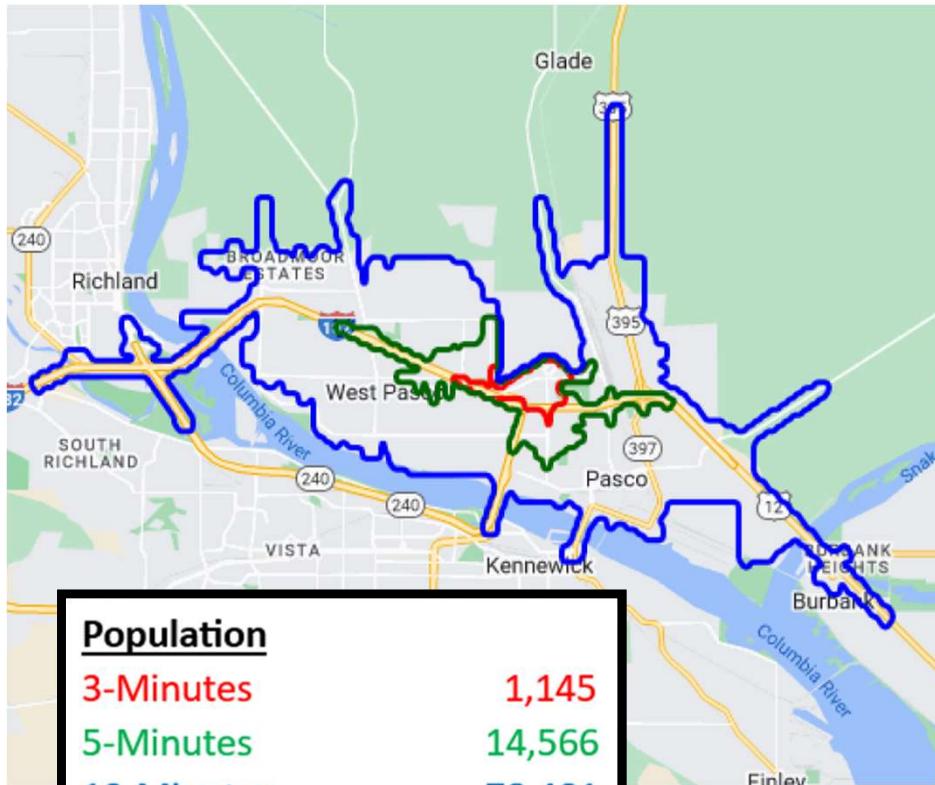
## TRI-CITIES AIRPORT BUSINESS CENTER



[https://www.portofpasco.org/uploads/properties/PoP\\_AirportMarketing\\_Brochure\\_Digital.pdf](https://www.portofpasco.org/uploads/properties/PoP_AirportMarketing_Brochure_Digital.pdf)

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## AREA DEMOGRAPHICS



### Population

3-Minutes	1,145
5-Minutes	14,566
10-Minutes	78,401

### Avg. Household Income

3-Minutes	\$53,507.81
5-Minutes	\$57,858.93
10-Minutes	\$58,677.50

## TRAFFIC COUNTS

±10,000 Trips per day on Argent

(Est. by PBS Engineering based on recent traffic study)

## UTILITIES

Power – Franklin PUD

Water & Sewer – City of Pasco

## LINKS

Municipal

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

Economic Development

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

# CITY DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 0 Varney Lane, Pasco, WA 99301

## CITY, STATE

**Pasco, WA**

## POPULATION

**78,401**

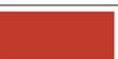
## AVG. HH SIZE

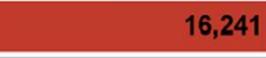
**2.94**

## MEDIAN HH INCOME

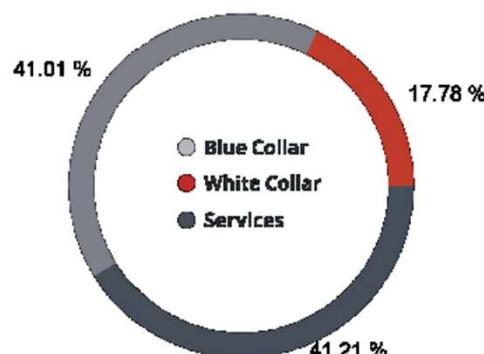
**\$52,062**

## HOME OWNERSHIP

Renters:  **7,539**

Owners:  **16,241**

## EMPLOYMENT

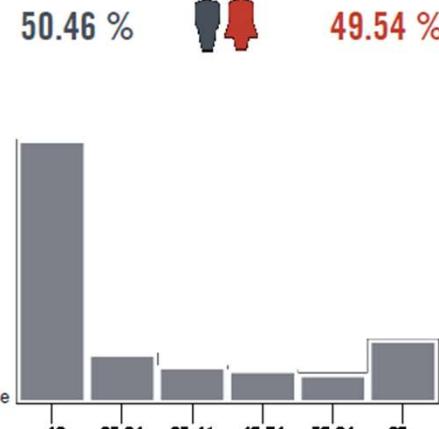


**40.95 %**  
Employed      **1.69 %**  
Unemployed

## EDUCATION

High School Grad: **23.30 %**  
Some College: **19.19 %**  
Associates: **7.96 %**  
Bachelors: **22.21 %**

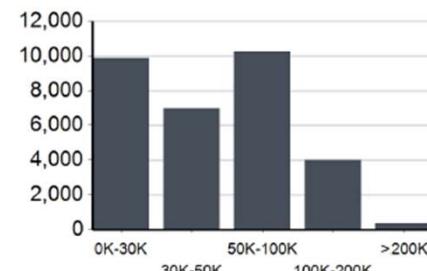
## GENDER & AGE



## RACE & ETHNICITY

White: **30.14 %**  
Asian: **0.36 %**  
Native American: **0.14 %**  
Pacific Islanders: **0.02 %**  
African-American: **0.58 %**  
Hispanic: **40.58 %**  
Two or More Races: **28.18 %**

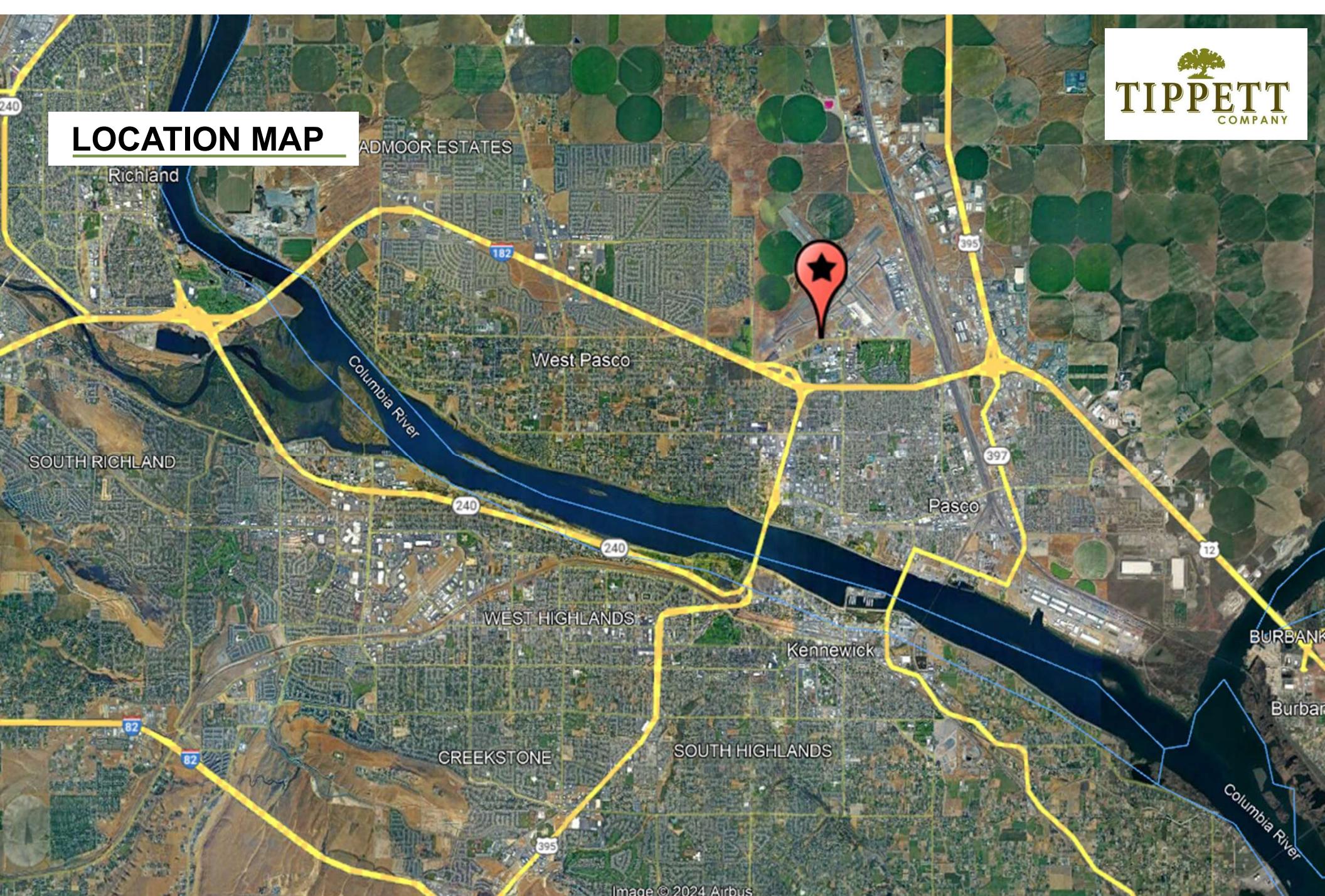
## INCOME BY HOUSEHOLD



## HH SPENDING



## LOCATION MAP



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## AREA BUSINESSES



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## SITE PLAN



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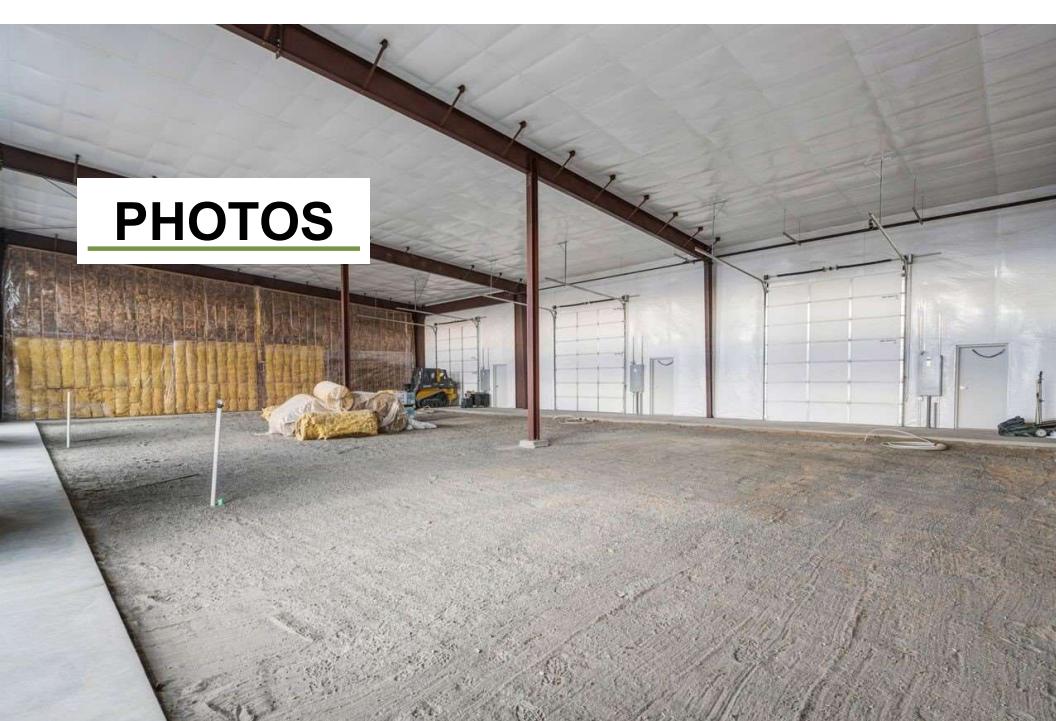
## PHOTOS



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