



320 N 20th Avenue

Pasco, WA
MLS #295016

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

Position your business for success in a busy Pasco location. Situated along a main traffic arterial, this property offers excellent visibility, convenient access, and ample on-site parking for employees and customers.

Recent improvements include a refinished parking lot, replacement of the irrigation system, and new basement sump pump.

The versatile floor plan features a mix of private offices and open work areas, making it well-suited for a variety of professional or commercial uses. The building includes 2,080 square feet on the main floor, plus a 1,170-square-foot basement, for a total of 3,250 square feet of functional space.

PRICING

\$565,000 (\$187/SF)

Lot Size: 0.38 Acres

Building Size: 3,250 SF

Main Floor - 2,080 SF

Basement – 1,170 SF

ADDRESS

320 N 20th Avenue
Pasco, WA 99301

CONTACT

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2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

C-1 Retail Business District

UTILITIES

Water: City of Pasco

Sewer: City of Pasco

Power: Franklin PUD

TAX PARCEL

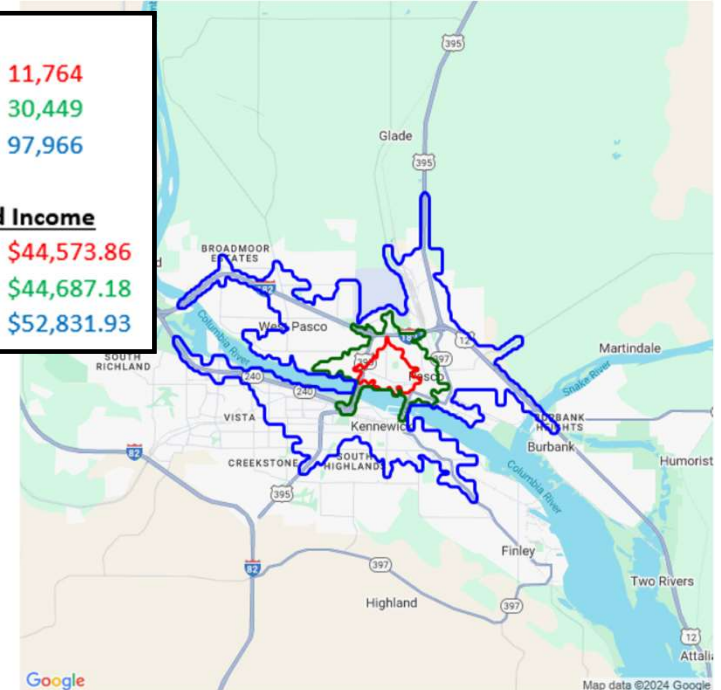
119-452-245

TRAFFIC COUNTS (CBA)

ADT: 10,000 to 20,000

DEMOGRAPHICS (CBA)

Population	
3 Minute	11,764
5 Minute	30,449
10 Minute	97,966
Avg. Household Income	
3 Minute	\$44,573.86
5 Minute	\$44,687.18
10 Minute	\$52,831.93



LINKS

Municipal

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

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

Economic Development

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

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

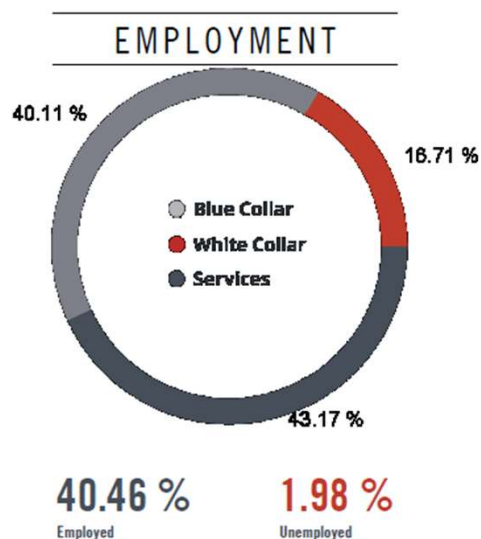
PASCO, WA - DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 320 N 20th Ave, Pasco, WA 99301

CITY, STATE
Pasco, WA
POPULATION
97,966
AVG. HHSIZE
2.82

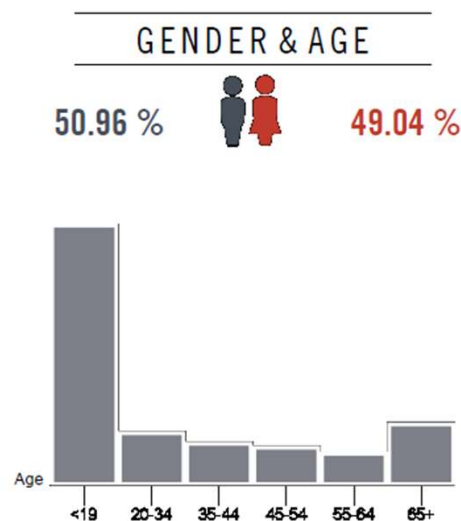
MEDIAN HH INCOME
\$46,319

HOME OWNERSHIP
Renters: 14,235
Owners: 17,769



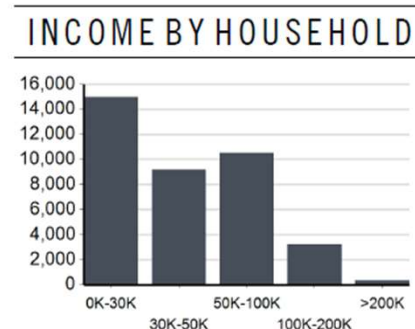
EDUCATION

High School Grad:	24.16 %
Some College:	21.22 %
Associates:	8.80 %
Bachelors:	17.45 %



RACE & ETHNICITY

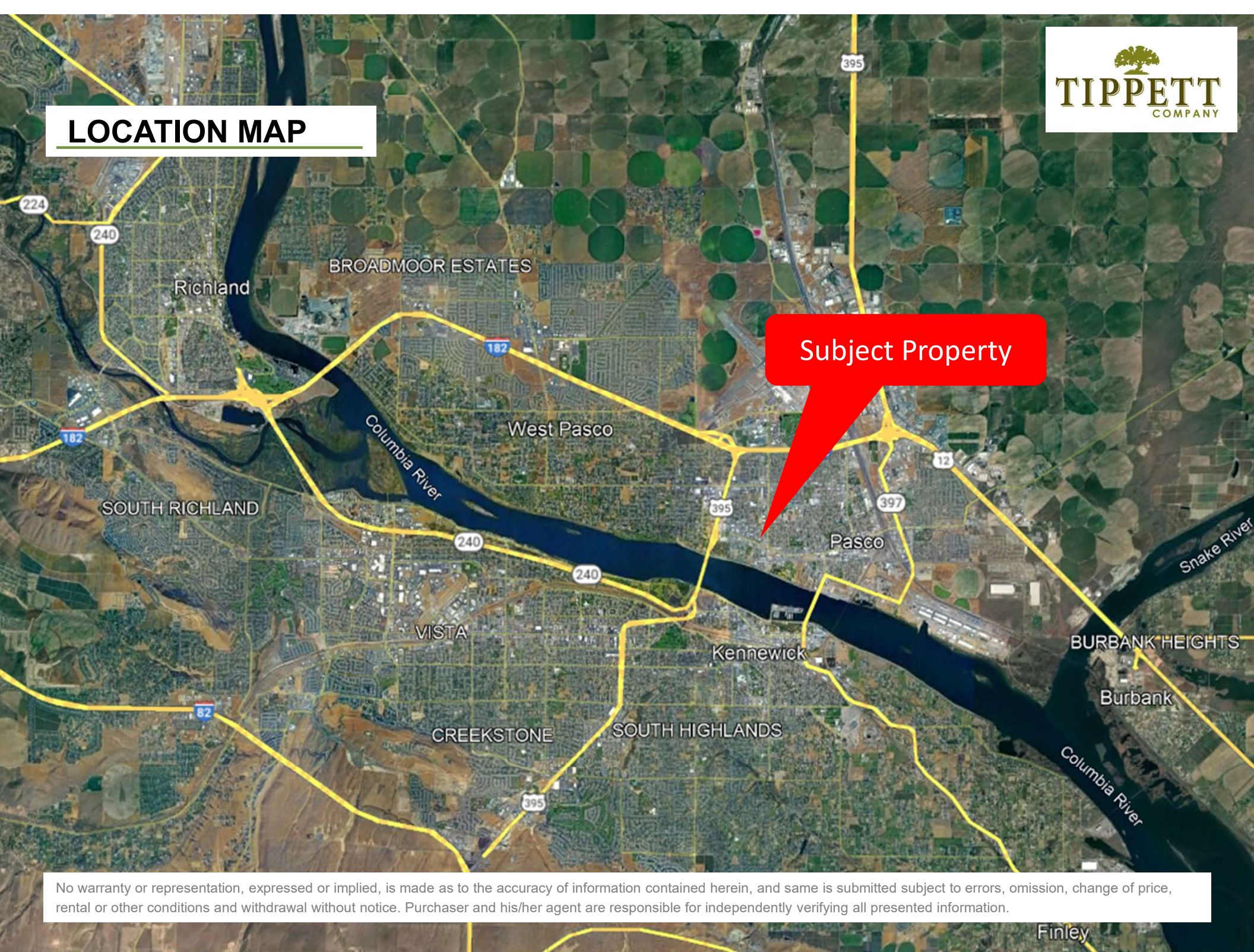
White:	22.51 %
Asian:	0.14 %
Native American:	0.14 %
Pacific Islanders:	0.03 %
African-American:	0.45 %
Hispanic:	44.55 %
Two or More Races:	32.19 %



HH SPENDING

Housing	\$15,410
Grocery	\$5,508
Travel	\$5,767
Entertainment	\$2,482
Electricity	\$1,524
Apparel	\$1,109
Furniture	\$172
Gas	\$341

LOCATION MAP



Subject Property

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.

AERIAL VIEW

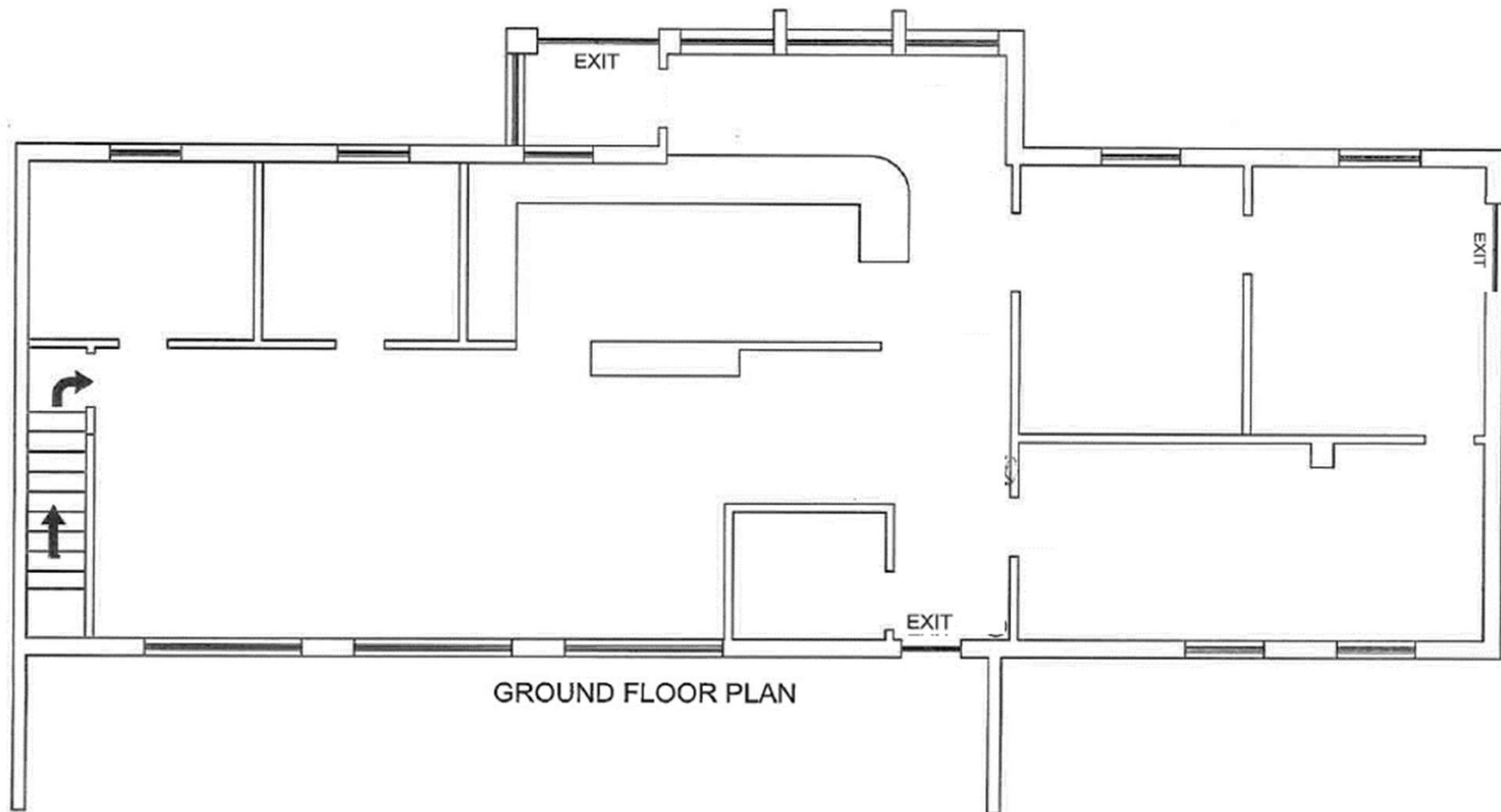


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AREA BUSINESSES

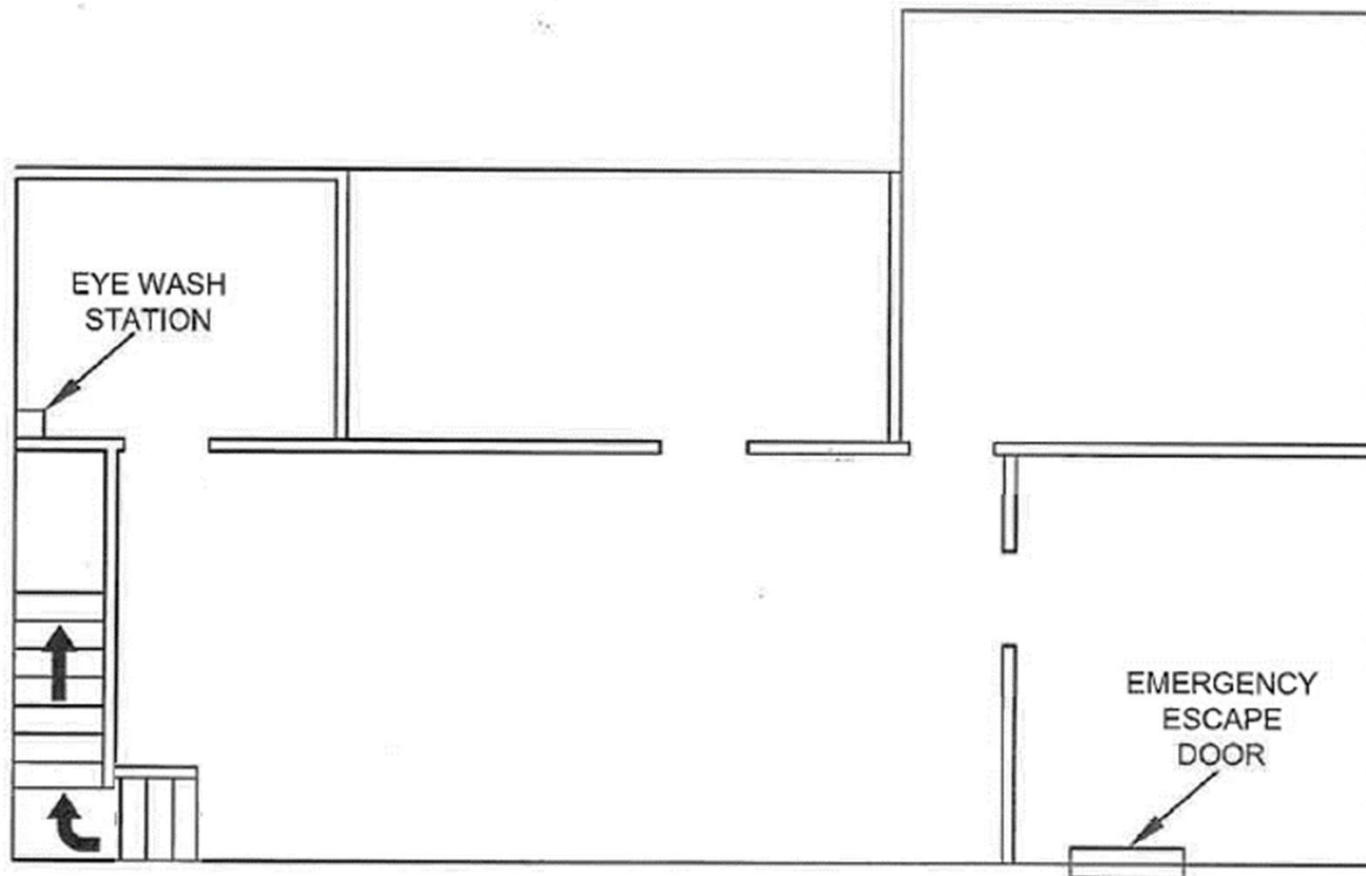


FLOOR PLANS



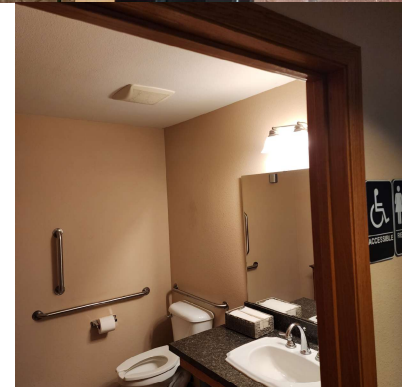
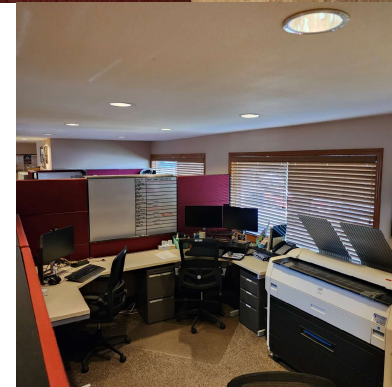
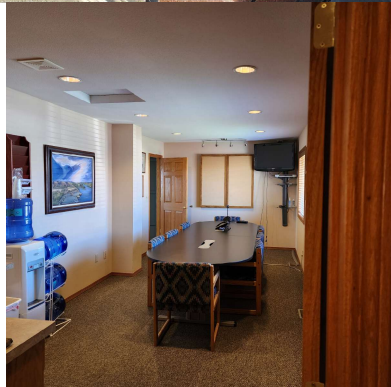
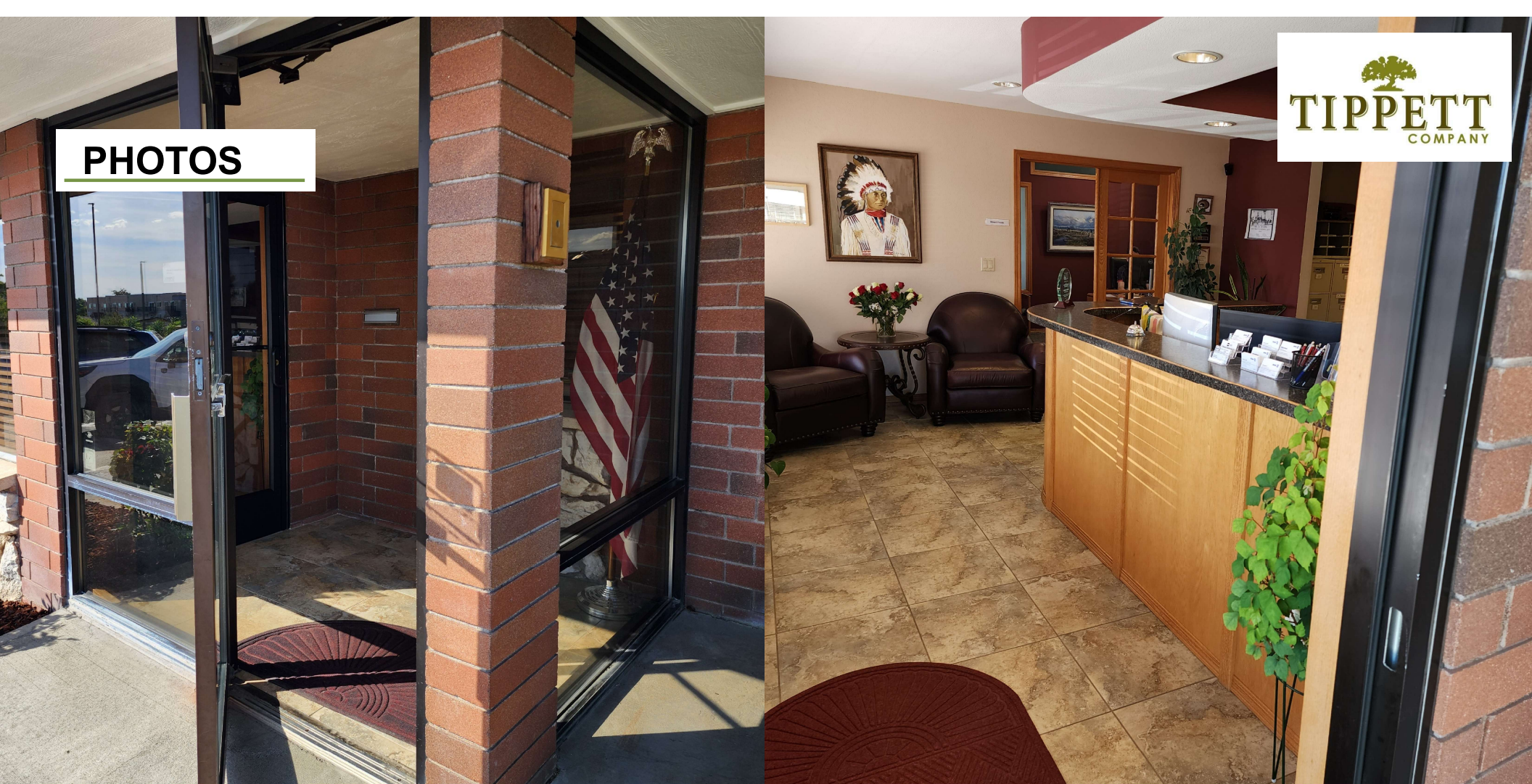
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FLOOR PLANS



BASEMENT FLOOR PLAN

PHOTOS



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