

**LEASE**

# Court Street Plaza

**1330-1406 NORTH 20TH AVENUE**

Pasco, WA 99302

**PRESENTED BY:**

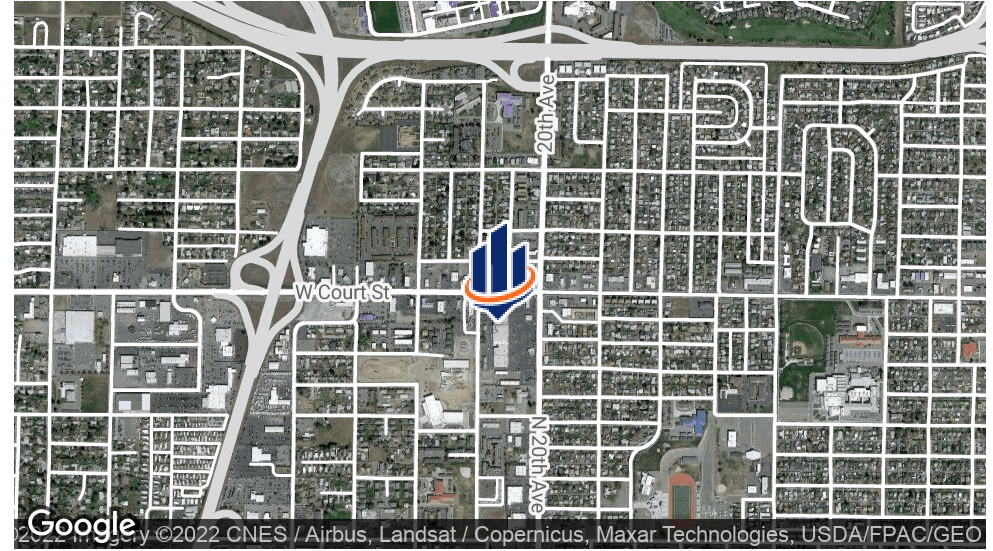
**KEN DAVIS**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                     |
|-----------------------|---------------------|
| <b>LEASE RATE:</b>    | \$18.00 SF/yr (NNN) |
| <b>BUILDING SIZE:</b> | 116,549 SF          |
| <b>AVAILABLE SF:</b>  | 4,785 SF            |
| <b>LOT SIZE:</b>      | 9.57 Acres          |
| <b>YEAR BUILT:</b>    | 1975                |
| <b>ZONING:</b>        | Commercial          |
| <b>MARKET:</b>        | Pasco               |
| <b>ADN:</b>           | 110771000           |

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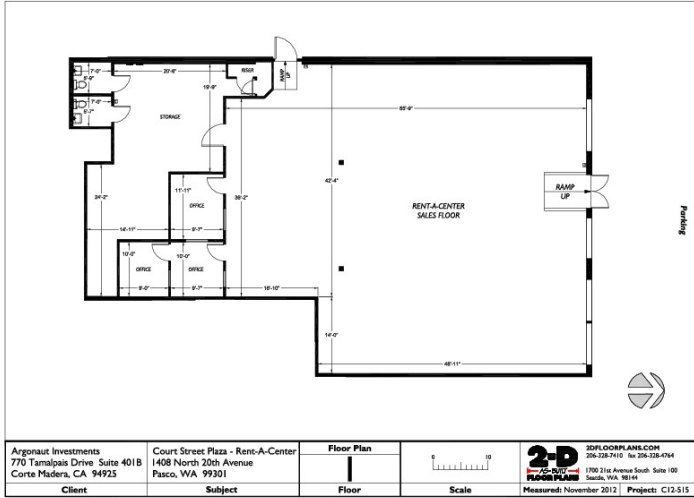
## PROPERTY OVERVIEW

Court Street Plaza is the dominant retail hub located in Pasco, WA near the HWY 395 Interchange. This center is anchored by Albertson's (rebranding to Safeway), Rite Aid, and Dollar Tree. The center is about to be completely refaced including brand new pole and monument signs.

## PROPERTY HIGHLIGHTS

- 4,785 SF Retail Space
- Fronts Court Street
- High Visibility
- Over 40,000 VPD
- Space is divisible

# SUITE G



## LEASE INFORMATION

|                     |          |                    |               |
|---------------------|----------|--------------------|---------------|
| <b>LEASE TYPE:</b>  | NNN      | <b>LEASE TERM:</b> | Negotiable    |
| <b>TOTAL SPACE:</b> | 4,785 SF | <b>LEASE RATE:</b> | \$18.00 SF/yr |

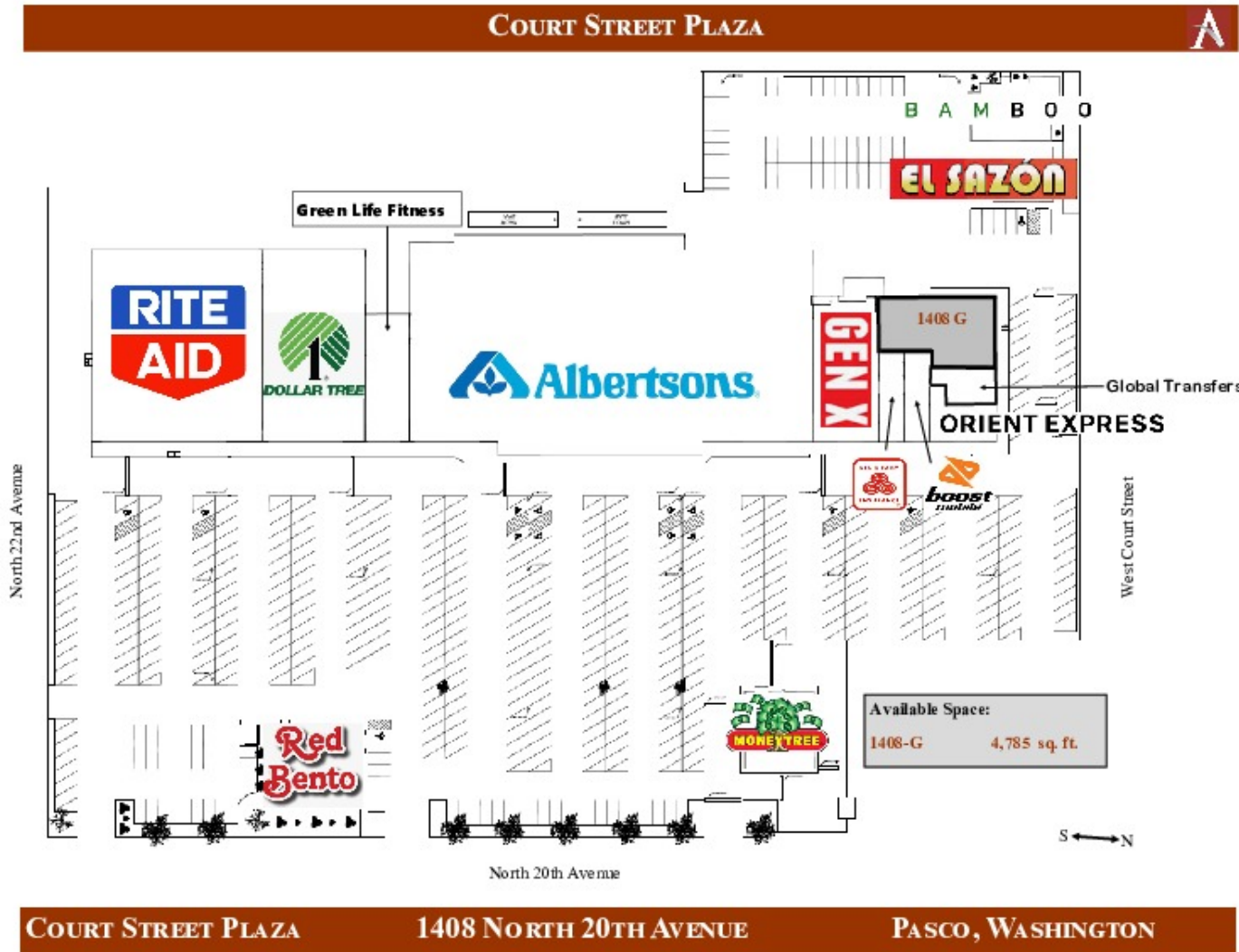
## AVAILABLE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

| SUITE | AVAILABLE | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION   |
|-------|-----------|-----------|------------|---------------|---|
| G     | Available | 4,785 SF  | NNN        | \$18.00 SF/yr | 4,785 square foot retail space available at Court Street Plaza in Pasco, WA. Over 40,000 VPD at the intersection of Court and 20th Avenue, and located just 1 minute from the HWY 395 Interchange. This center is anchored by Albertson's (currently rebranding to Safeway), Rite Aid, and the Dollar Tree. The immediate retail trade area features several national brands with annual sales well above brand averages. |

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# SITE PLAN



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# CONCEPTUAL RENDERINGS FOR CENTER REFACE



Baysinger Partners Architecture  
 1008 SE Grand Ave, Suite 300  
 Portland, OR 97214  
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Well-crafted simplicity.

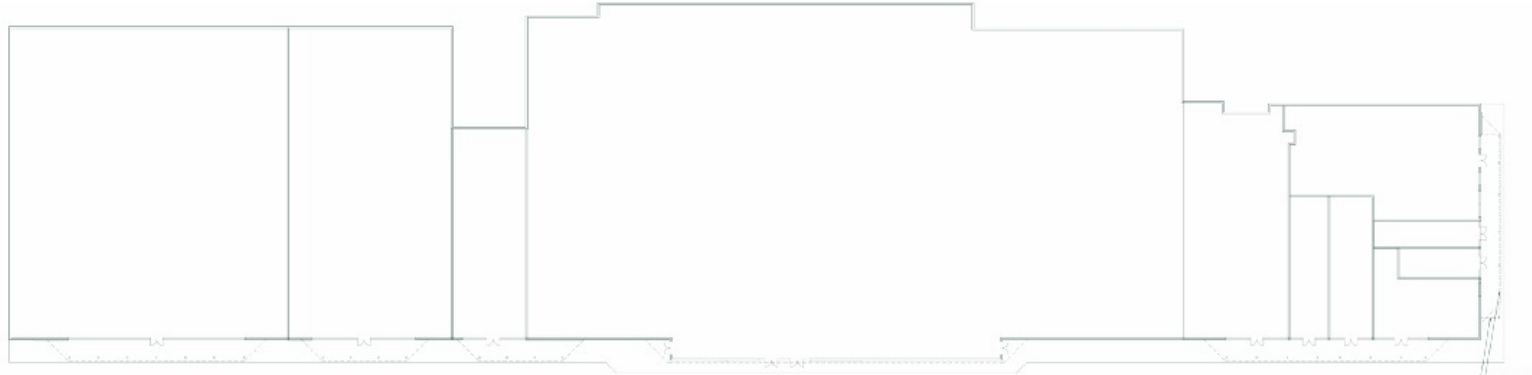
ARGONAUT INVESTMENT

COURT STREET PLAZA

AG 19029

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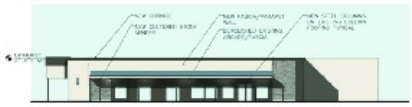
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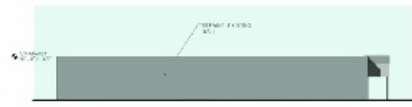
FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

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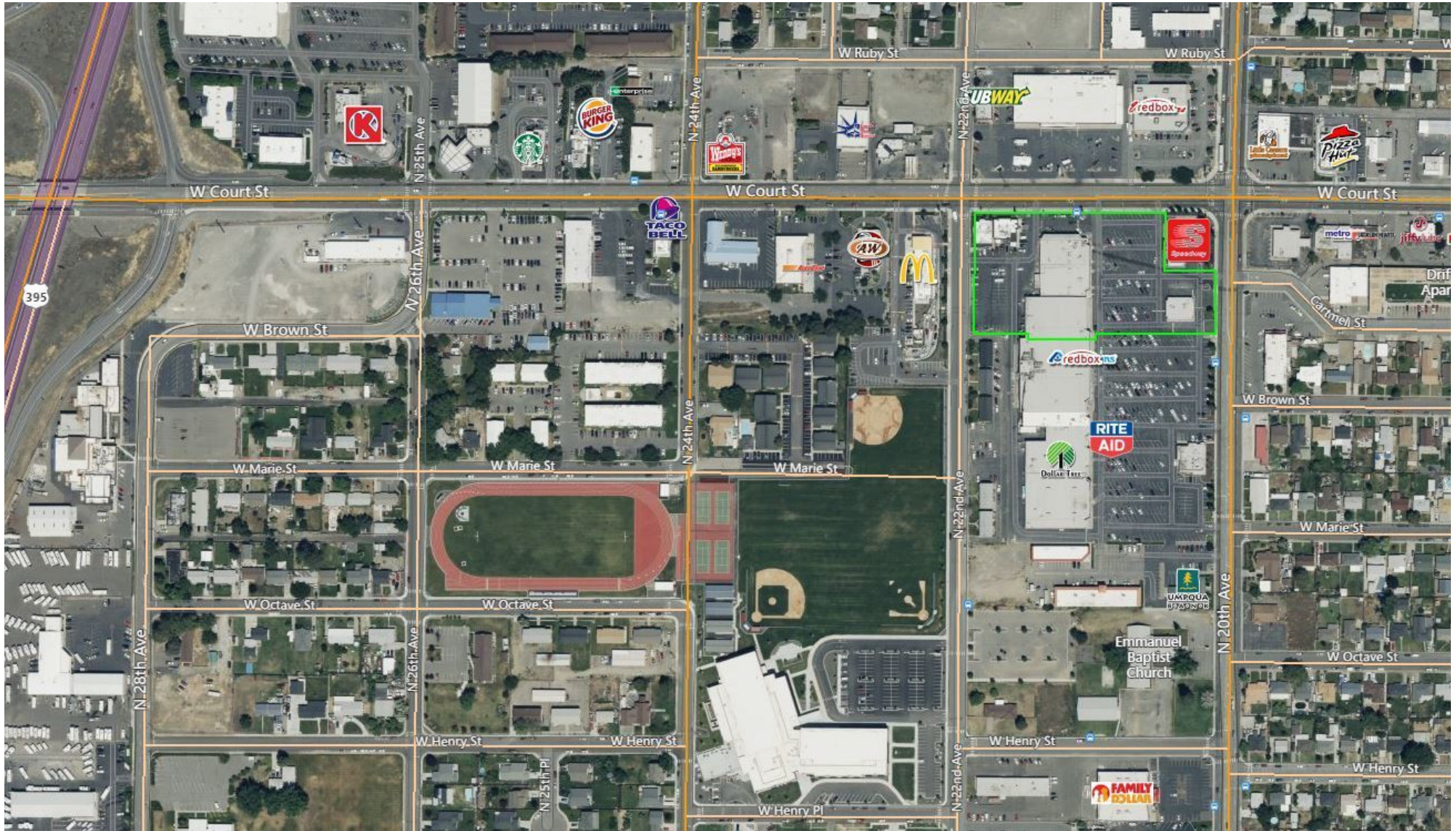


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# RETAILER MAP



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**COURT STREET PLAZA** | 1330-1406 North 20th Avenue Pasco, WA 99302

LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

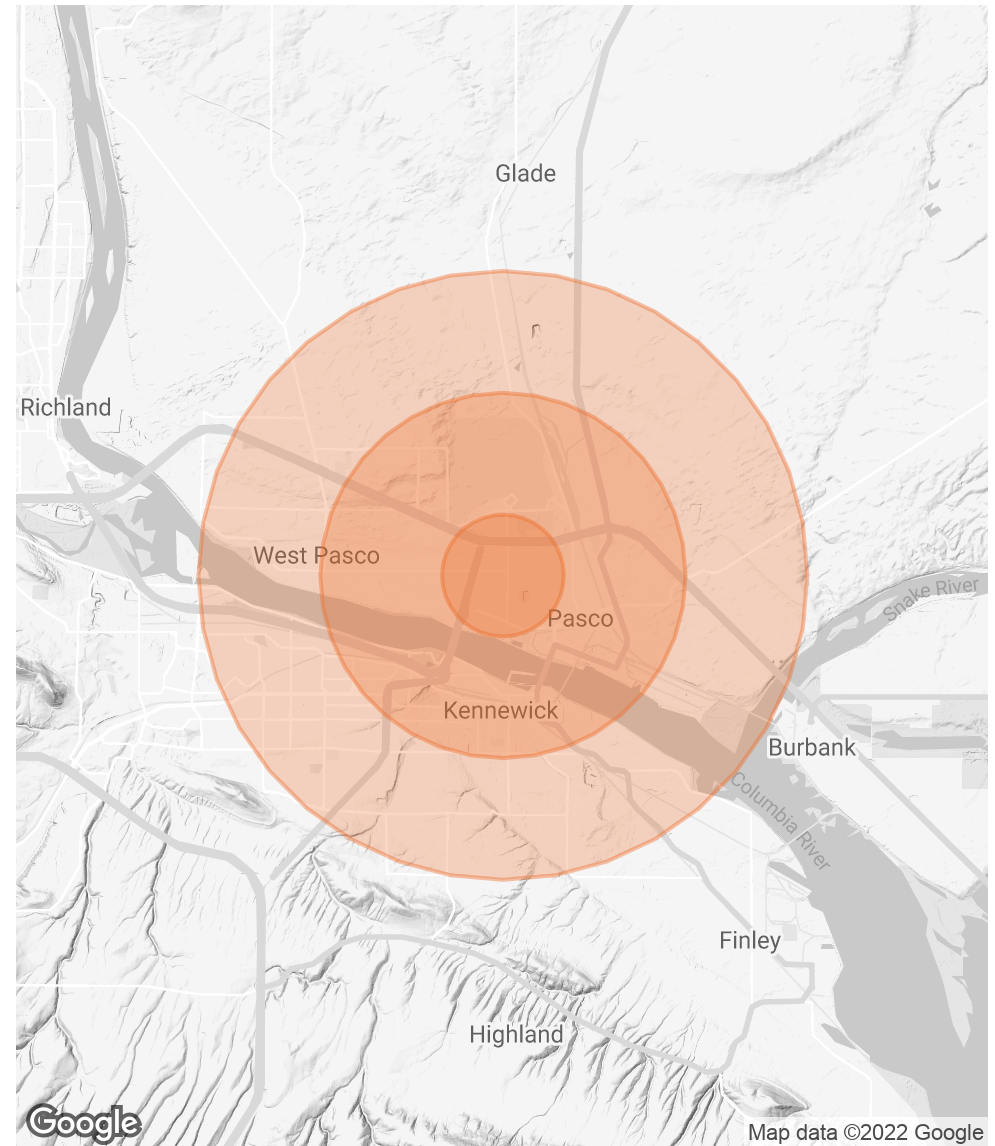
## POPULATION

|                             | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>TOTAL POPULATION</b>     | 13,211 | 60,801  | 117,498 |
| <b>AVERAGE AGE</b>          | 26.7   | 27.9    | 30.0    |
| <b>AVERAGE AGE (MALE)</b>   | 26.3   | 27.8    | 29.2    |
| <b>AVERAGE AGE (FEMALE)</b> | 26.7   | 27.7    | 30.8    |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 3,910     | 19,427    | 39,162    |
| <b># OF PERSONS PER HH</b> | 3.4       | 3.1       | 3.0       |
| <b>AVERAGE HH INCOME</b>   | \$39,827  | \$43,294  | \$51,703  |
| <b>AVERAGE HOUSE VALUE</b> | \$158,454 | \$141,458 | \$148,887 |

\* Demographic data derived from 2020 ACS - US Census



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