

OFFERING MEMORANDUM

1416 W Ainsworth Ave

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Pasco, WA 99301

PRESENTED BY:

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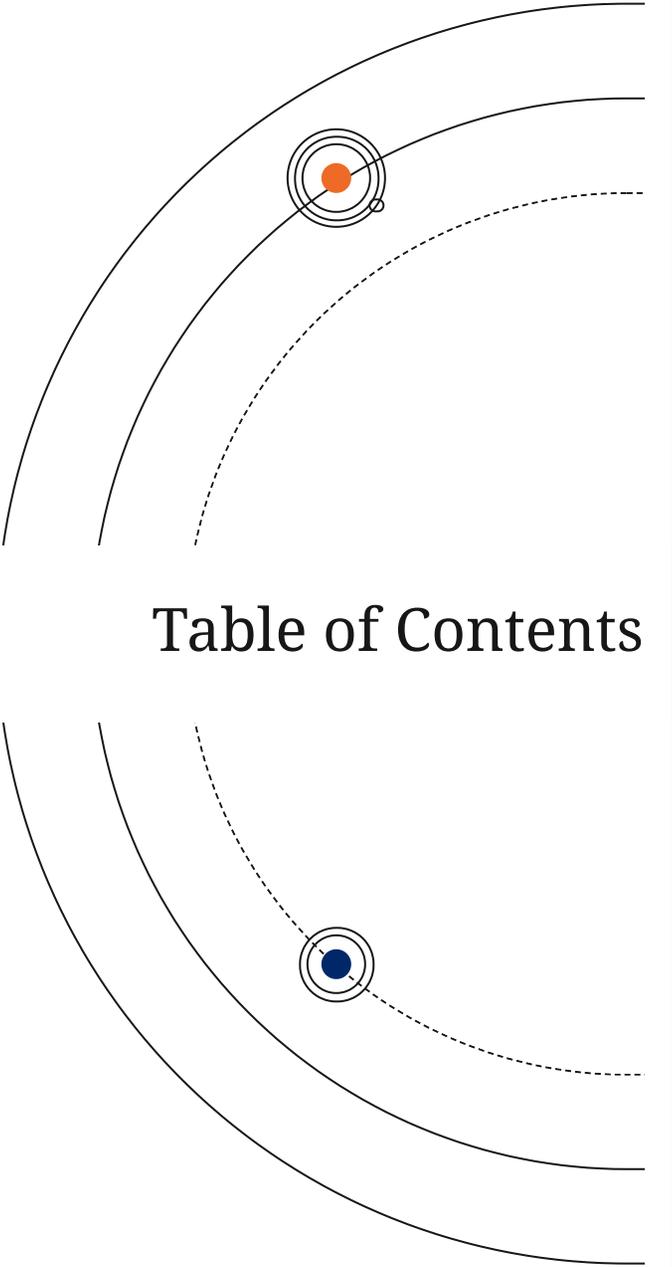
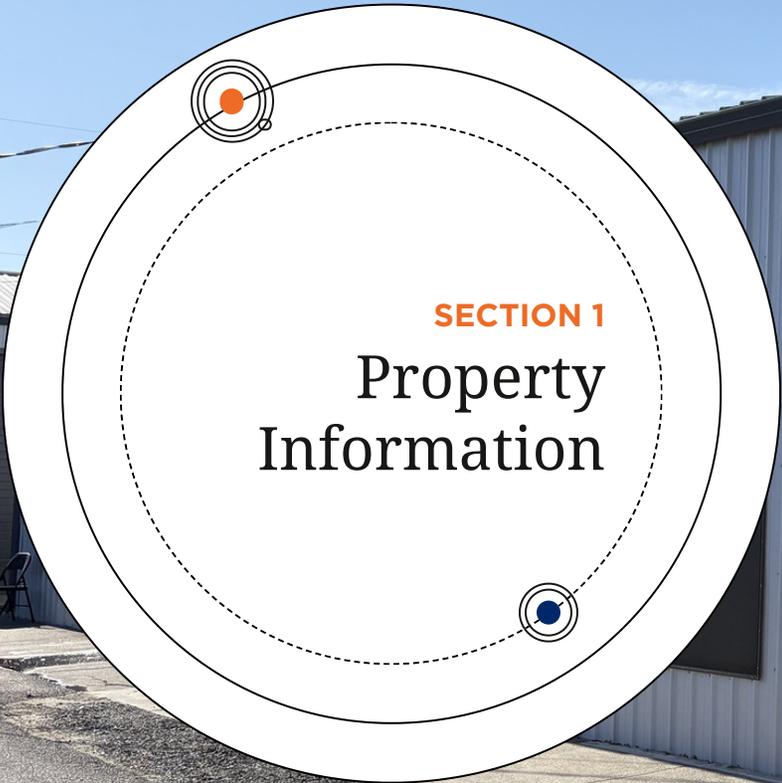


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SECTION 1
Property
Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$615,000
LEASE RATE:	\$4,000.00 per month (NNN)
AVAILABLE SF:	3,300 SF
LOT SIZE:	0.25 Acres
BUILDING SIZE:	3,300 SF

PROPERTY DESCRIPTION

Industrial properties with fenced yard space are increasingly difficult to find. This offering includes two 1,500 SF warehouse buildings, one of which features 720 SF of finished office space. The warehouse portion of the first building is currently heated and can be readily connected to the existing HVAC system serving the office area. The second building is equipped with a mini-split system providing both heating and cooling.

PROPERTY HIGHLIGHTS

- 2 Buildings
- 1800 sf with 720 sf of office
- 1500 sf
- Fully Fenced Yard

PROPERTY DESCRIPTION



ZONING

The property is zoned RETAIL BUSINESS DISTRICT (C-1), which is defined in the city of Pasco Municipal Code, Chapter 25.85 as:

The C-1 retail business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community. Also to include all uses permitted in the OFFICE DISTRICT (O).

LOCATION DESCRIPTION

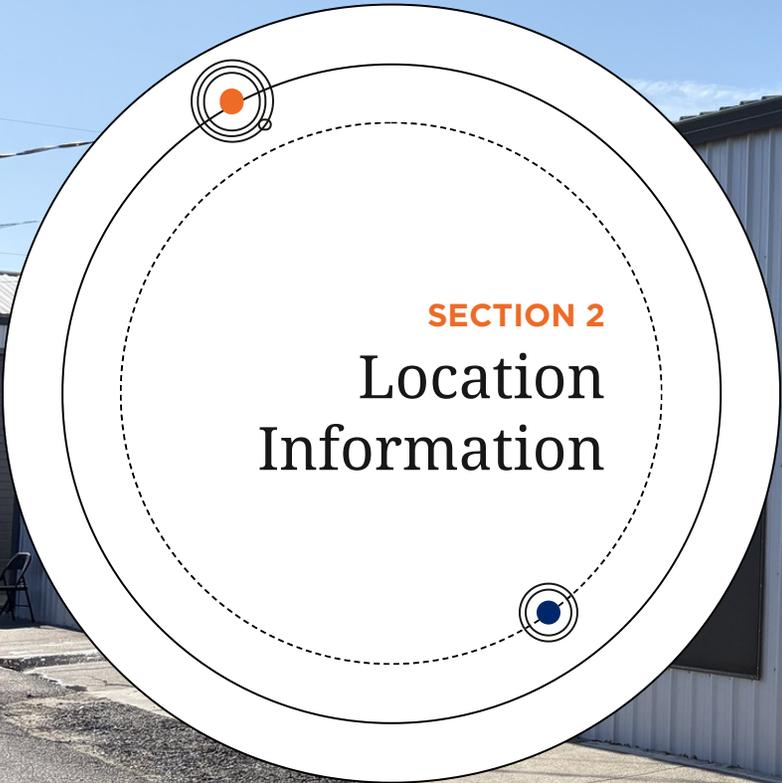
This property is ideally located just off the base of the Cable Bridge in Pasco, within a well-established industrial and retail corridor. It offers immediate access to major arterials and nearby highways, providing excellent connectivity throughout the region. Tucked away yet highly convenient, the site is easily accessible from all areas of the market.

Pasco, Washington is a dynamic and fast-growing community located at the confluence of the Columbia and Snake Rivers in southeastern Washington. As one of the three Tri-Cities, Pasco is known for its rich agricultural roots, strong transportation infrastructure, and diverse, vibrant culture.

Agriculture plays a central role in Pasco's identity, with surrounding farms and orchards producing apples, cherries, grapes, and other crops that support both local markets and international exports. The Port of Pasco serves as a major hub for rail, barge, and industrial activity, helping drive regional economic growth.

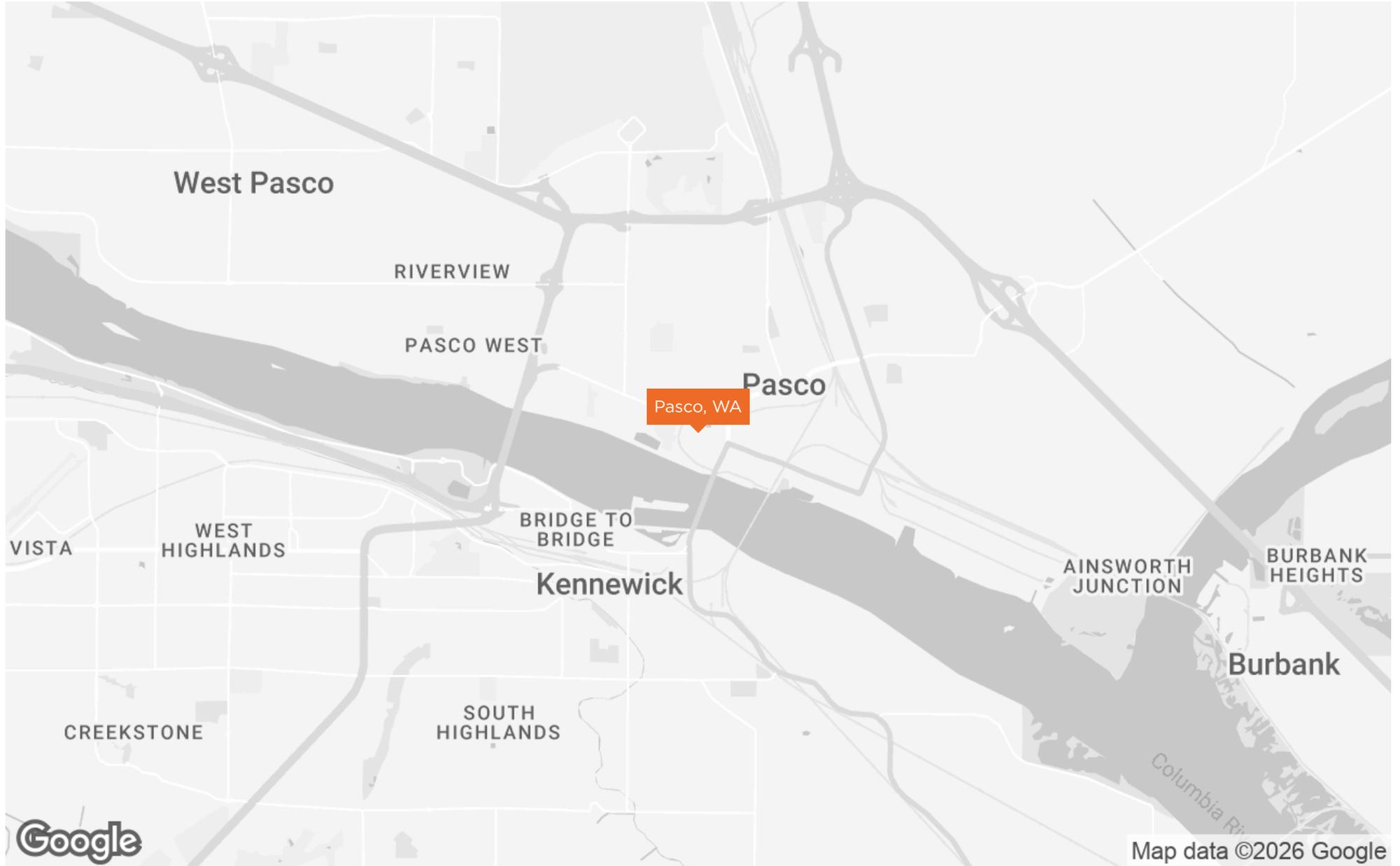
Pasco is also home to Sacajawea State Park, where the Columbia and Snake Rivers meet, offering scenic views, walking trails, and historical exhibits that highlight the area's Lewis and Clark heritage. The city hosts a variety of community events, including farmers markets, cultural festivals, and sporting events at the HAPO Center.

With expanding residential neighborhoods, growing business development, and a strong sense of community pride, Pasco combines economic opportunity with small-town warmth and accessibility.

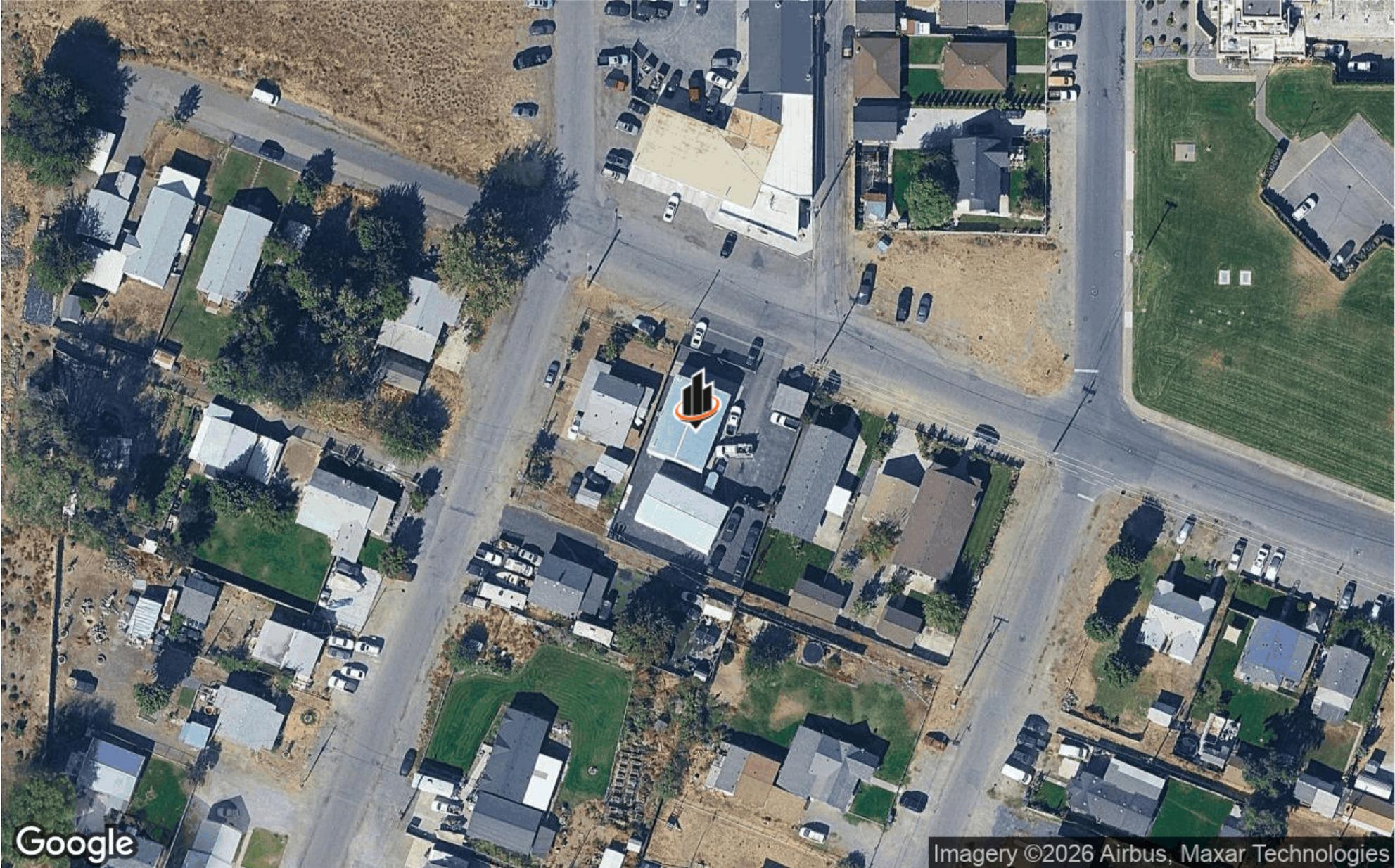


SECTION 2
Location
Information

REGIONAL MAP

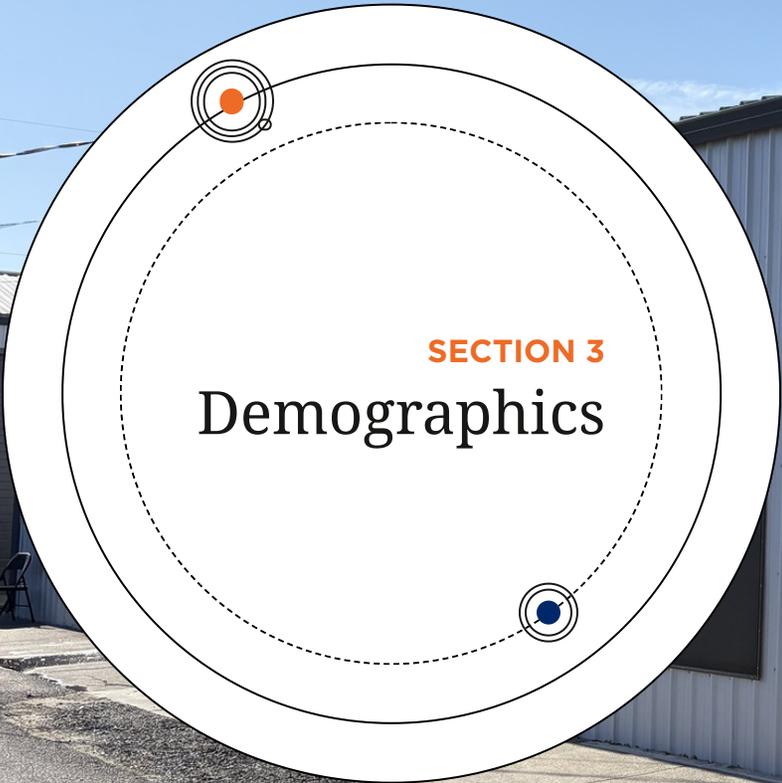


LOCATION MAP



AERIAL MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

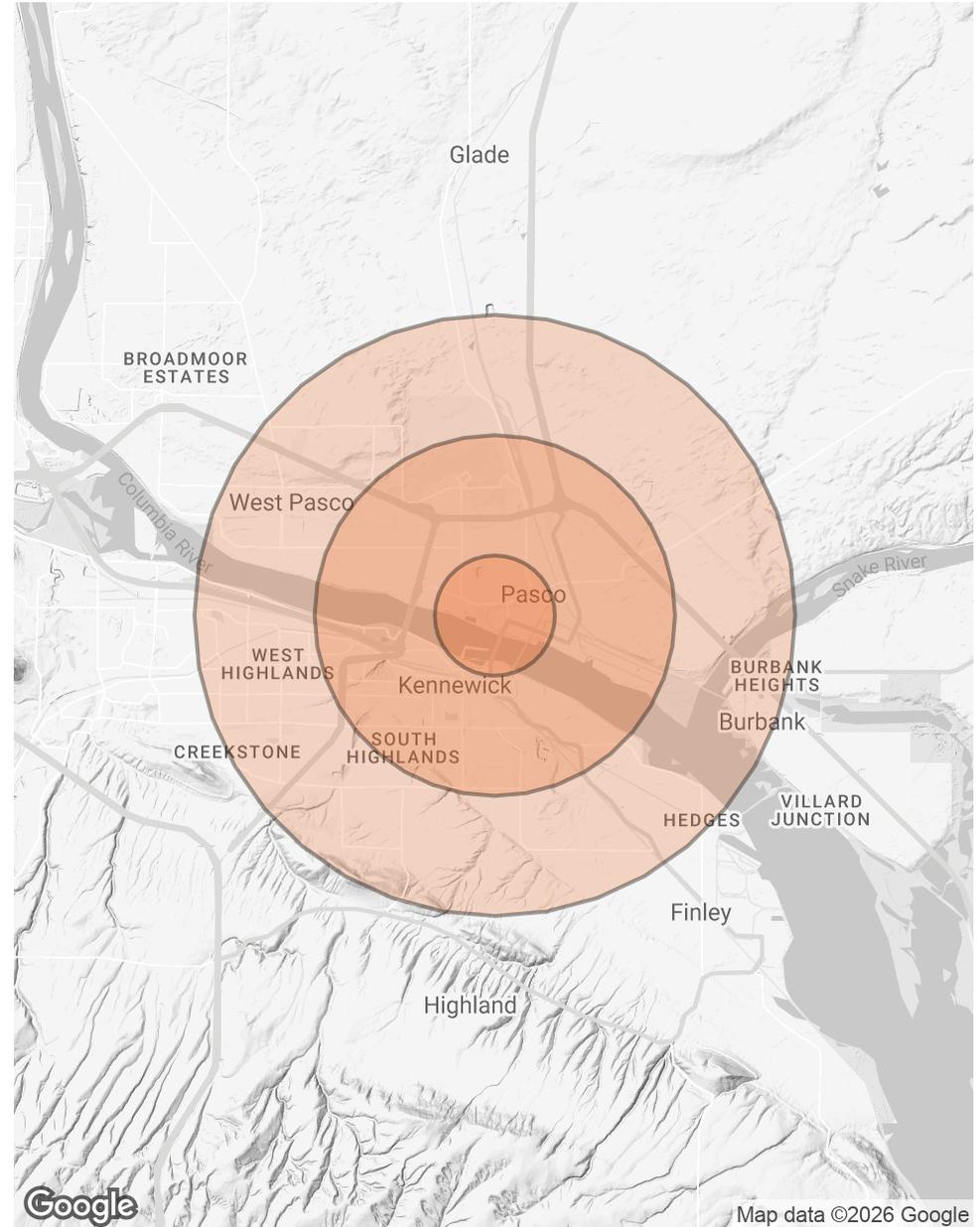
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,026	67,064	139,407
AVERAGE AGE	33	34	36
AVERAGE AGE (MALE)	32	33	35
AVERAGE AGE (FEMALE)	33	35	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,995	21,322	46,223
# OF PERSONS PER HH	3.3	3.1	3
AVERAGE HH INCOME	\$70,871	\$78,956	\$99,526
AVERAGE HOUSE VALUE	\$194,250	\$283,839	\$348,850

Demographics data derived from AlphaMap



AREA ANALYTICS

POPULATION

5 MINUTES 10 MINUTES 15 MINUTES

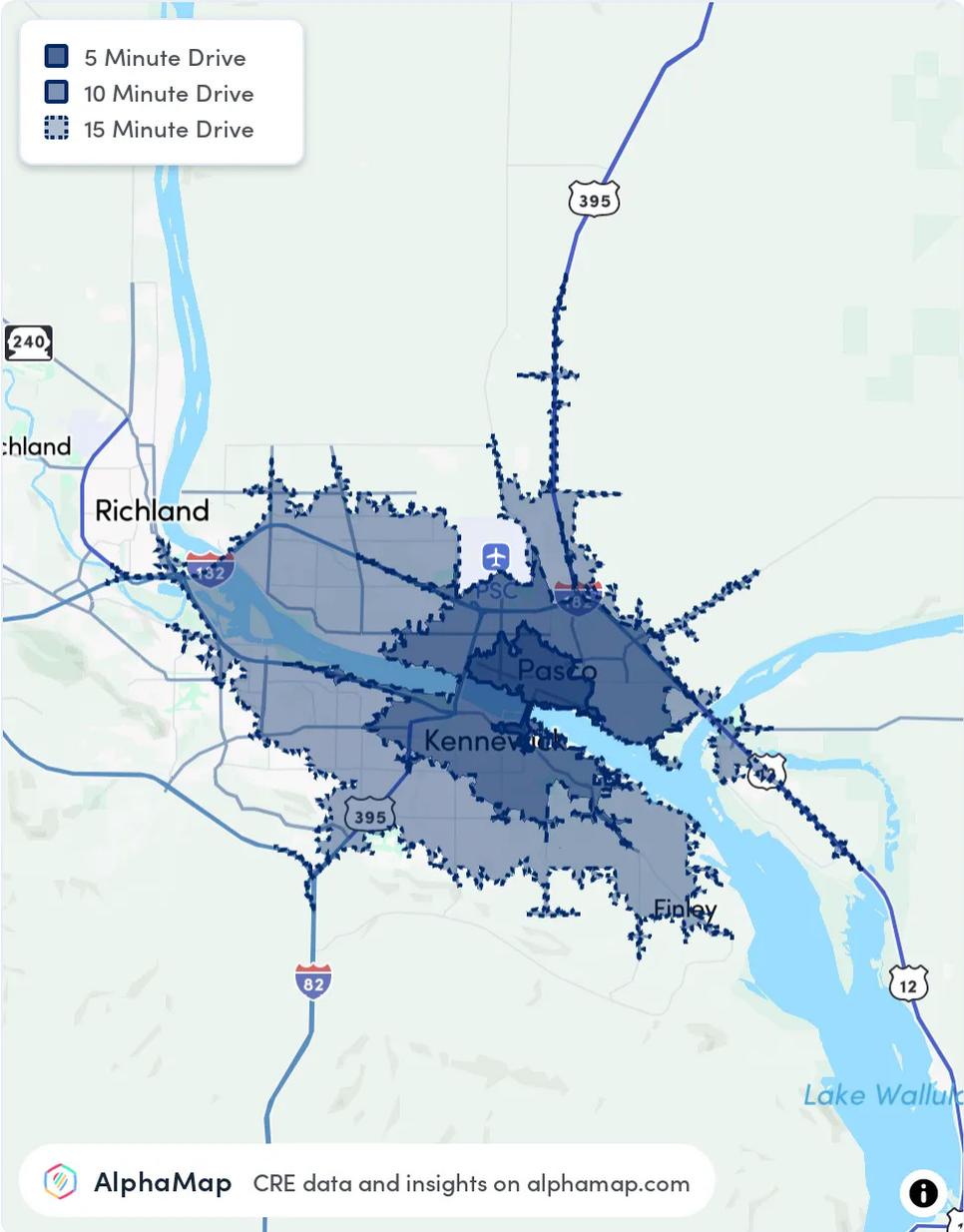
TOTAL POPULATION	12,425	62,980	153,290
AVERAGE AGE	33	34	36
AVERAGE AGE (MALE)	32	33	35
AVERAGE AGE (FEMALE)	33	35	36

HOUSEHOLD & INCOME

5 MINUTES 10 MINUTES 15 MINUTES

TOTAL HOUSEHOLDS	3,706	20,109	52,164
PERSONS PER HH	3.4	3.1	2.9
AVERAGE HH INCOME	\$71,205	\$76,814	\$97,889
AVERAGE HOUSE VALUE	\$193,837	\$279,195	\$346,174
PER CAPITA INCOME	\$20,942	\$24,778	\$33,754

Map and demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.