



FOR LEASE

Riverview Plaza

3431 & 3427 W COURT

Pasco, WA 99301

PRESENTED BY:

SCOTT SAUTELL

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WA #109003

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| LEASE RATE: | \$10.00 SF/yr (NNN) |
| AVAILABLE SF: | 3,000 - 6,400 SF |
| LOT SIZE: | 2.76 Acres |
| BUILDING SIZE: | 20,500 SF |

PROPERTY DESCRIPTION

Excellent tenant mix with recent property improvements at Riverview Plaza. Property is on Court Street across from the Autoplex. Two spaces available that are currently contiguous. Suite 3427 is 3,000 sf and suite 3405 is 2,450 sf. Both are wide open with a restroom in the back. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Court Street Retail For Lease
- \$10/SF plus NNN (\$3.77)
- 16k cars per day on Court St, 32k+ cars per day on HWY 395
- 3427 is 3,000 SF
- 3405 is 2,450 SF

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ADDITIONAL PHOTOS



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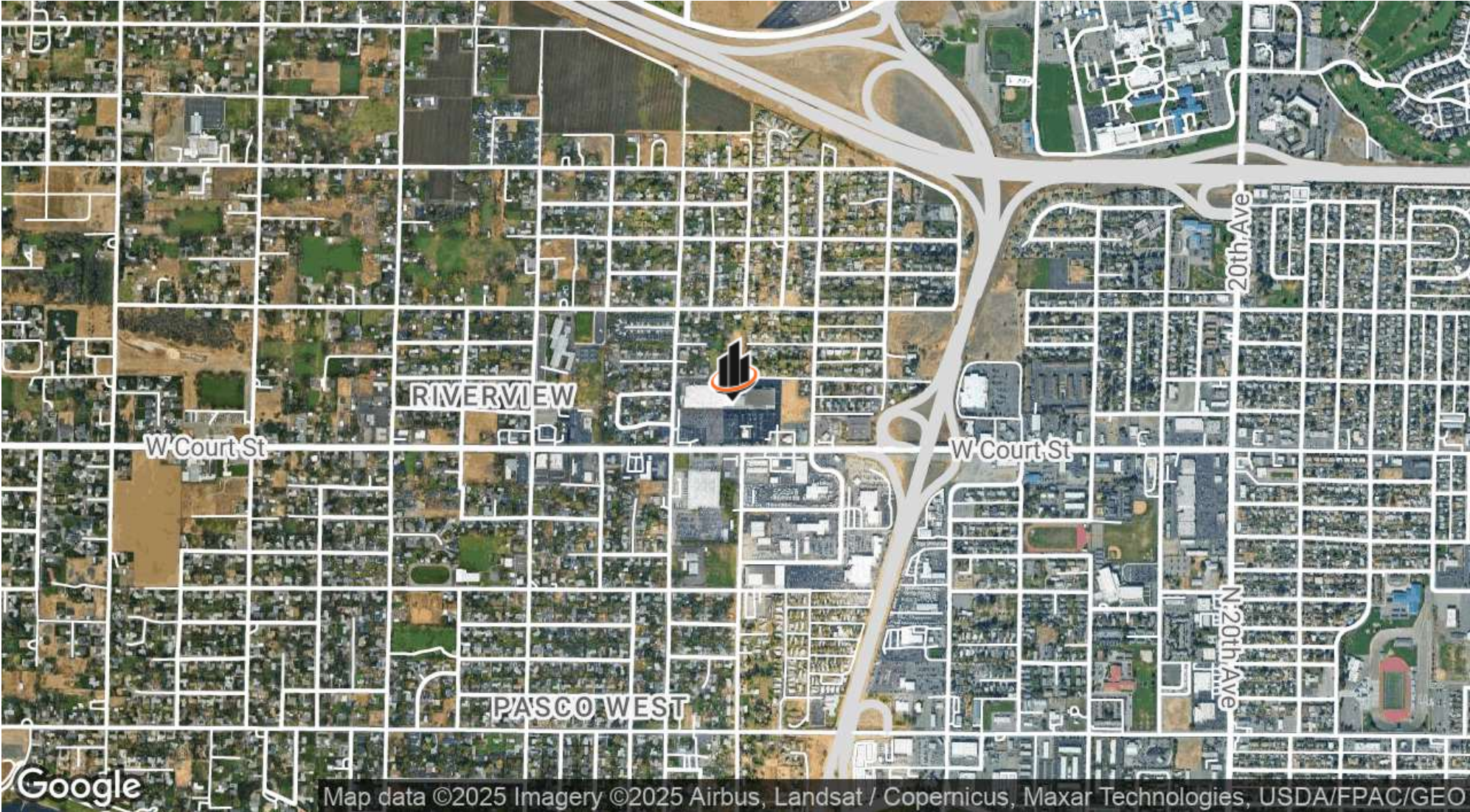


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RIVERVIEW PLAZA | 3431 W Court Pasco, WA 99301

SVN | RETTER & COMPANY 4

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

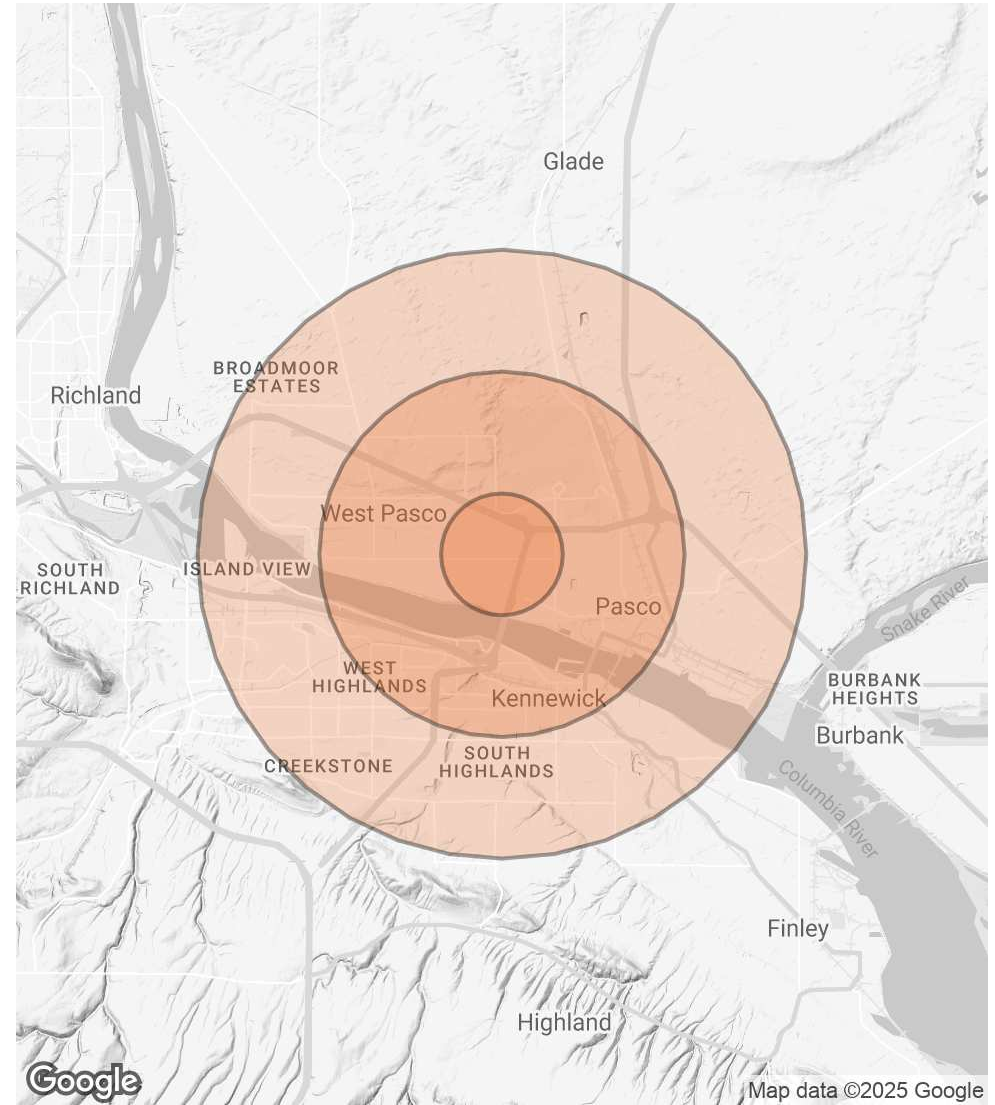
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 7,147 | 64,730 | 128,335 |
| AVERAGE AGE | 29.6 | 29.2 | 30.1 |
| AVERAGE AGE (MALE) | 30.0 | 29.3 | 29.3 |
| AVERAGE AGE (FEMALE) | 29.0 | 28.9 | 30.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,354 | 21,495 | 43,249 |
| # OF PERSONS PER HH | 3.0 | 3.0 | 3.0 |
| AVERAGE HH INCOME | \$55,178 | \$47,474 | \$52,240 |
| AVERAGE HOUSE VALUE | \$179,824 | \$153,173 | \$150,962 |

2020 American Community Survey (ACS)



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