

OFFERING MEMORANDUM

2799 W. LEWIS ST

LEWIS STREET CORNER
PROPERTY

Pasco, WA 99301

PRESENTED BY:

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SECTION 1

PROPERTY
INFORMATION



PROPERTY SUMMARY



SALE PRICE	\$2,100,000
LEASE RATE	\$12,000.00 PER MONTH

PROPERTY OVERVIEW

This offering is for the property and improvements only. This long time bowling alley location has many potential uses and/or opportunities for redevelopment. This C-3 zoning is the city of Pasco's most wide ranging commercial zone and allows for a multitude of uses.

The owners are open to including or removing the bowling alley equipment based on the buyers preference.

OFFERING SUMMARY

BUILDING SIZE:	29,478 SF
LOT SIZE:	2.06 Acres
PRICE / SF:	\$71.24
YEAR BUILT:	1958
ZONING:	C-3 General Business

PROPERTY DESCRIPTION



ZONING

The property is zoned GENERAL BUSINESS DISTRICT [C-3], which is defined in the city of Pasco Municipal Code, Chapter 25.100 as:

The C-3 general business district is established to provide sites for more diversified business types, including nonretail commercial and business uses which are primarily related to automotive rather than pedestrian traffic. This district is typically located adjacent to major traffic arterials. [Ord. 3354 § 2, 1999; Code 1970 § 25.46.010.]

LOCATION DESCRIPTION

Prime Intersection at 28th Ave. & Lewis Street, one block from Highway 395 and the Blue Bridge. This site has quick access to all corners of the market either via main arterials or highways and interstates. The intersection sees over 16,000 cars per day.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport [PSC] offers direct daily flights to Seattle, Portland, Los Angeles, San Francisco, Denver, Salt Lake City, and Minneapolis.

Since 2000, no other community in the state of Washington has grown faster than the Tri-Cities. Current population estimates for Benton and Franklin counties is now 273,100. Located three and a half hours from Seattle, WA and Portland, OR, businesses' products and services move quickly.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Lewis Street Corner Property
STREET ADDRESS	2799 W. Lewis St
CITY, STATE, ZIP	Pasco, WA 99301
COUNTY	Franklin
MARKET	Kennewick - Pasco - Richland
CROSS-STREETS	28th Ave

BUILDING INFORMATION

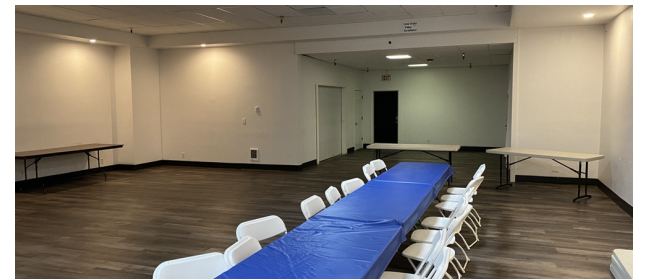
TENANCY	Single
YEAR BUILT	1958

PROPERTY HIGHLIGHTS

- 2 Acres
- 29,000 sf Building
- Open Area as well as Smaller Finished Areas
- Over 16,000 ADT
- Prime Corner Lot
- 2 Acres
- 29,000 sf Building
- Open Area as well as Smaller Finished Areas
- Over 16,000 ADT



ADDITIONAL PHOTOS



SECTION 2

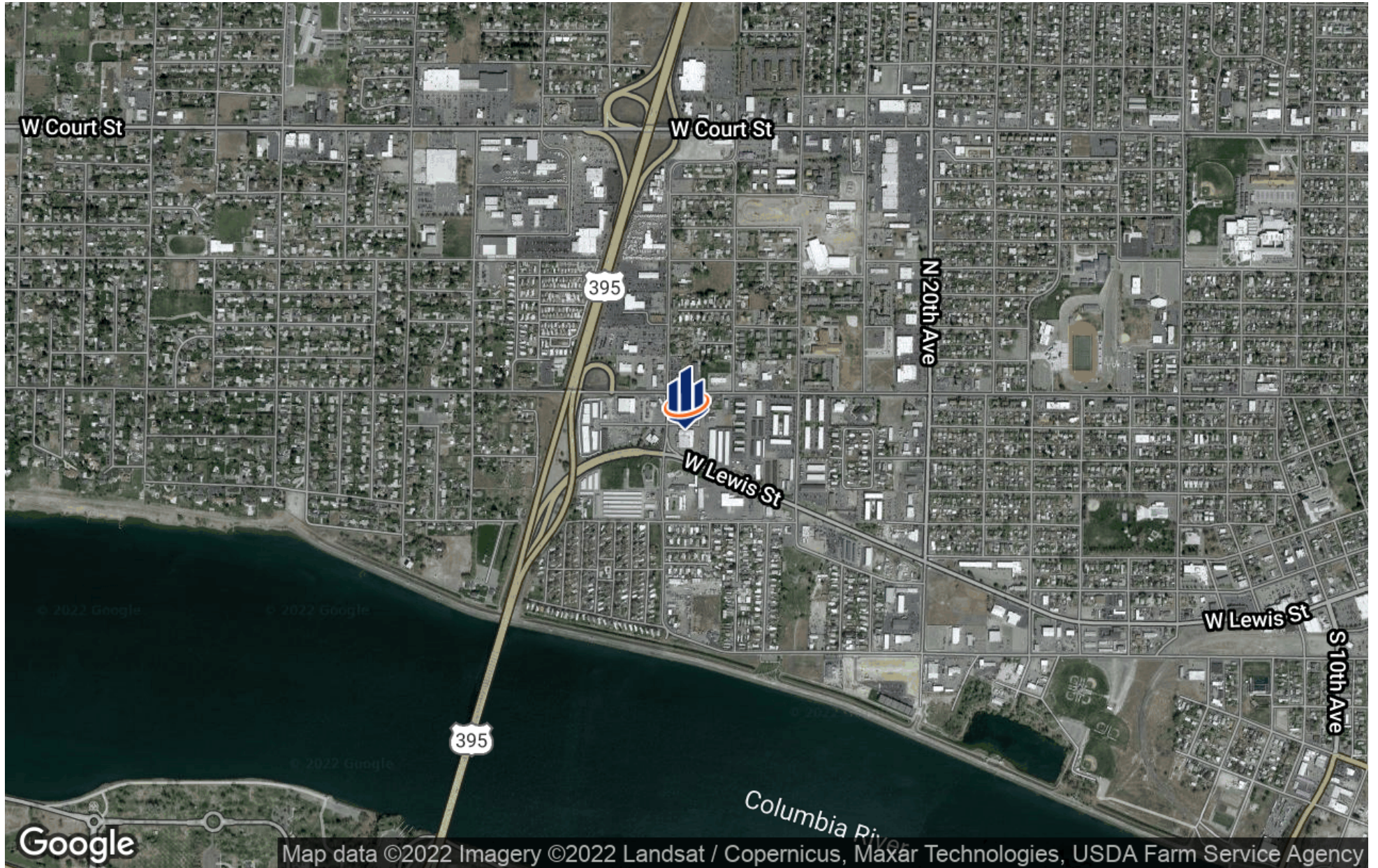
LOCATION
INFORMATION



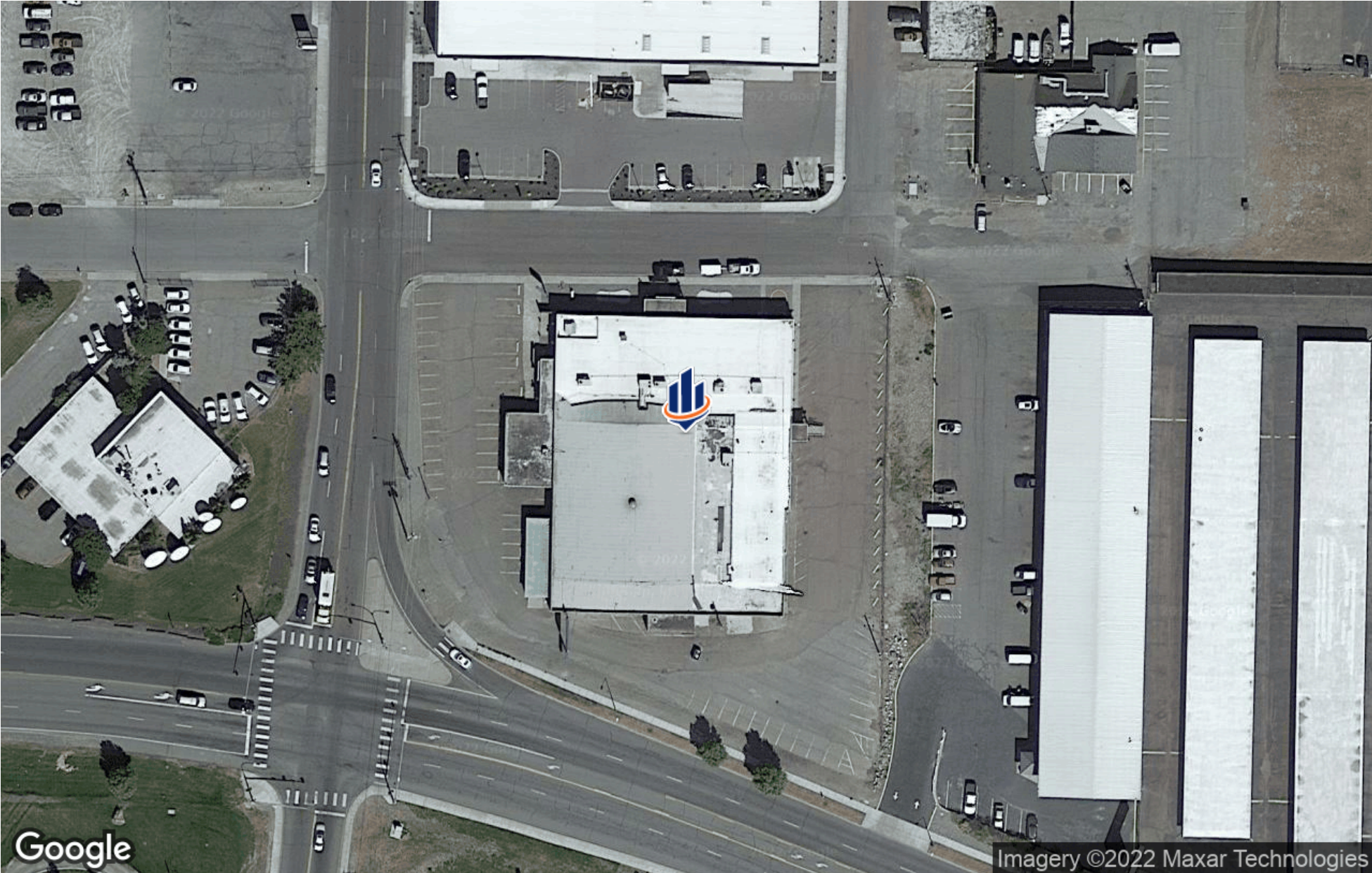
REGIONAL MAP



LOCATION MAP



AERIAL MAP



SECTION 3

DEMOGRAPHICS

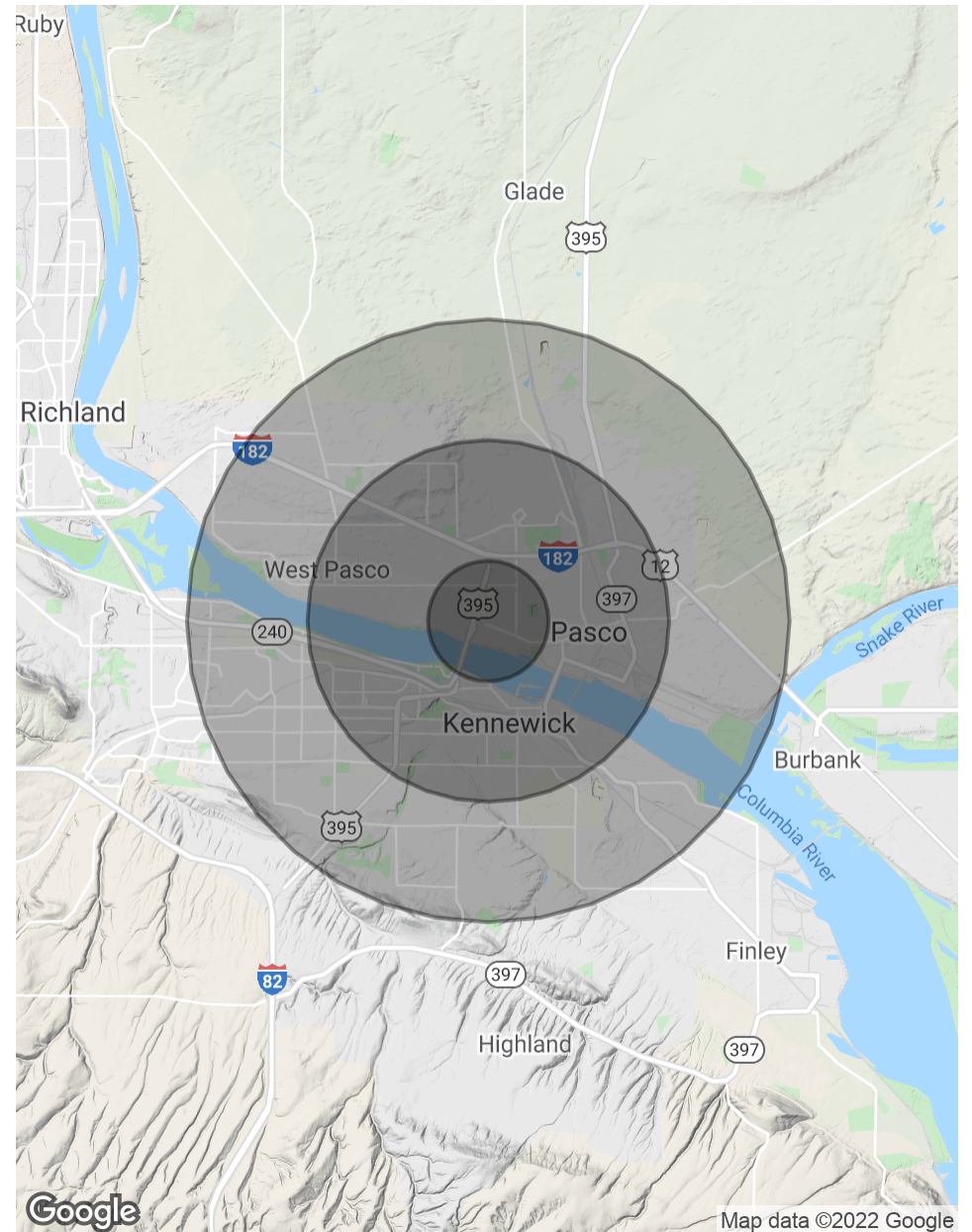


DEMOGRAPHICS MAP & REPORT

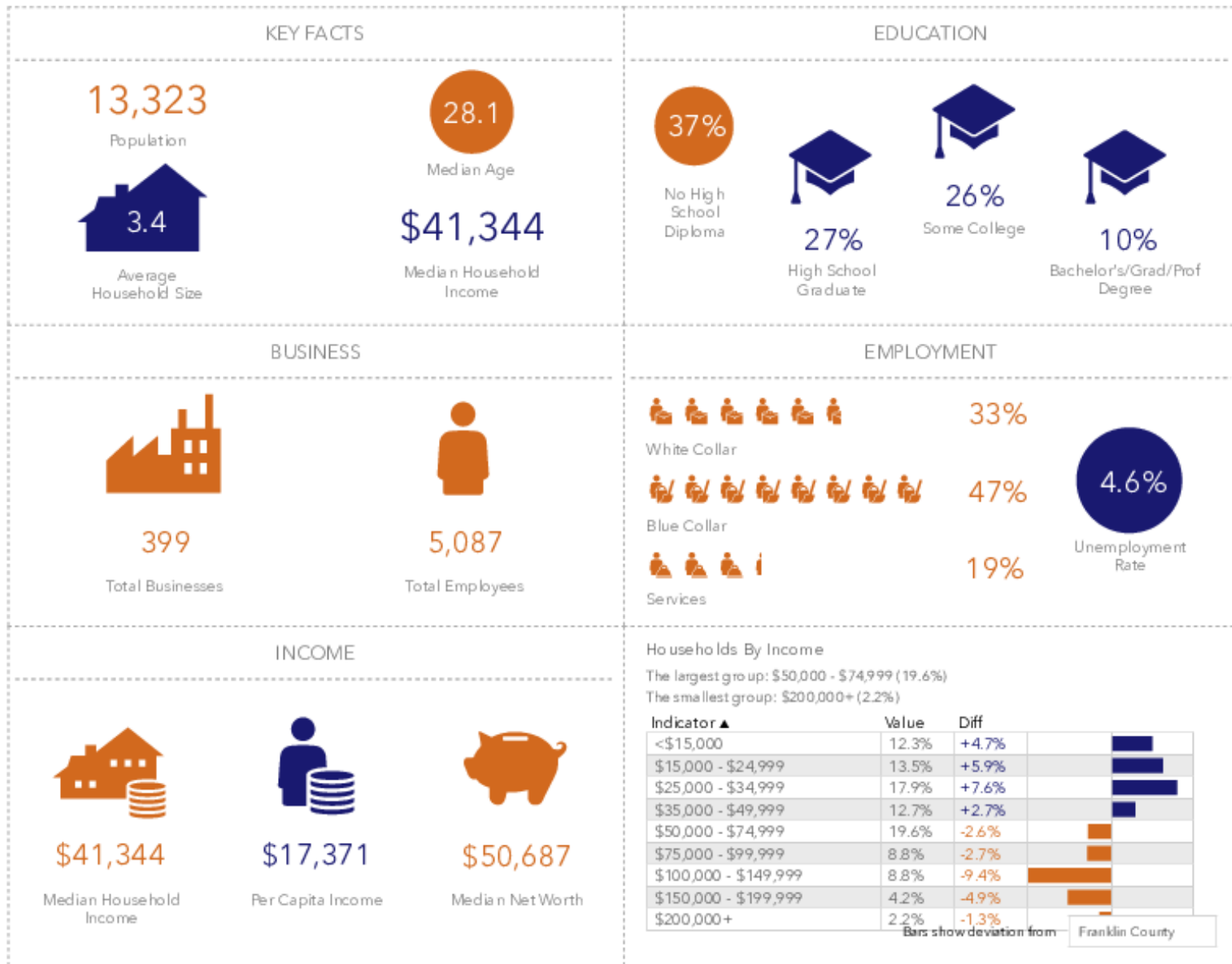
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,676	72,534	125,016
AVERAGE AGE	27.2	28.9	30.3
AVERAGE AGE (MALE)	27.0	28.5	29.4
AVERAGE AGE (FEMALE)	27.4	28.9	31.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,364	24,038	42,028
# OF PERSONS PER HH	3.2	3.0	3.0
AVERAGE HH INCOME	\$41,030	\$45,279	\$52,468
AVERAGE HOUSE VALUE	\$158,883	\$143,826	\$150,688

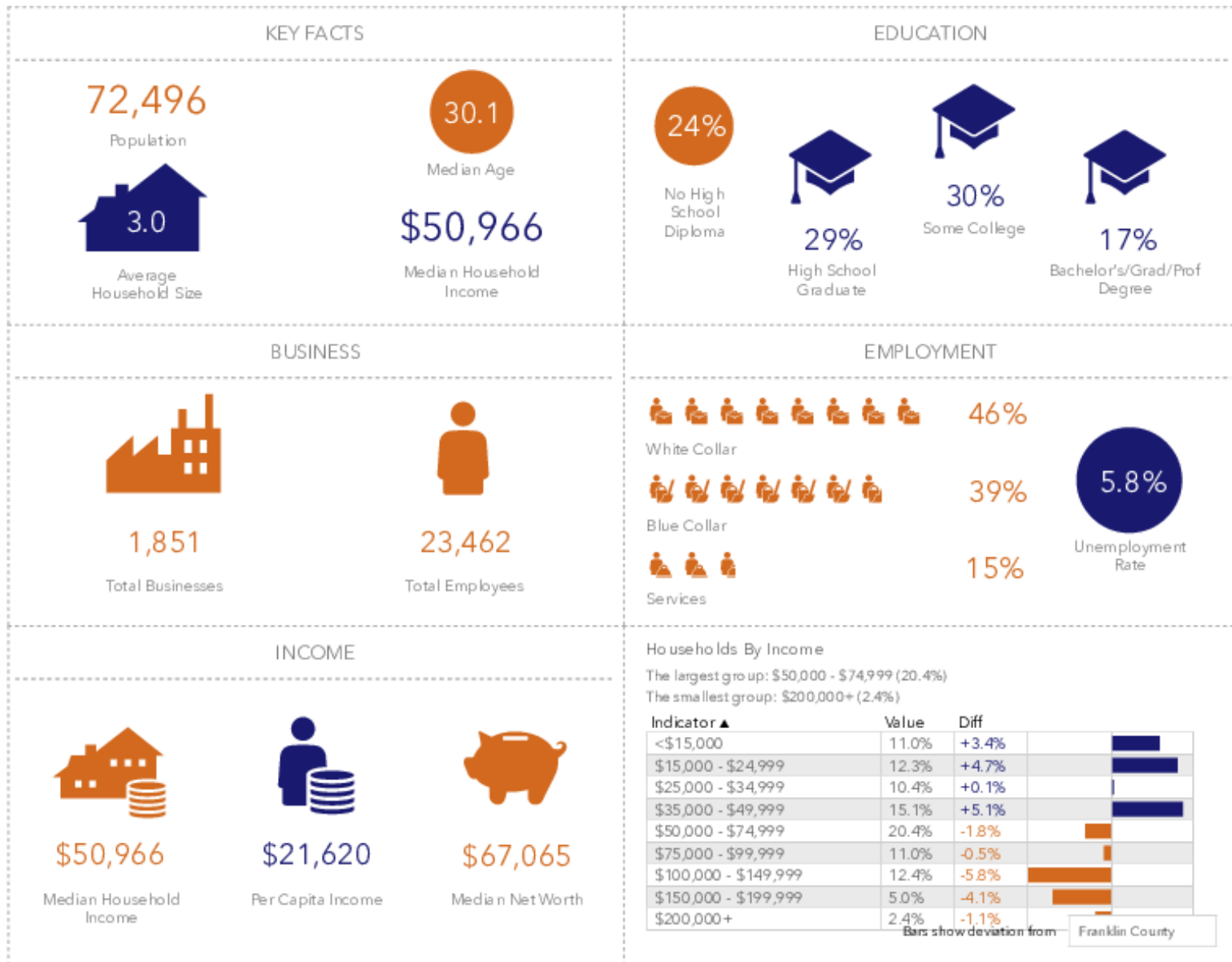
* Demographic data derived from 2010 US Census



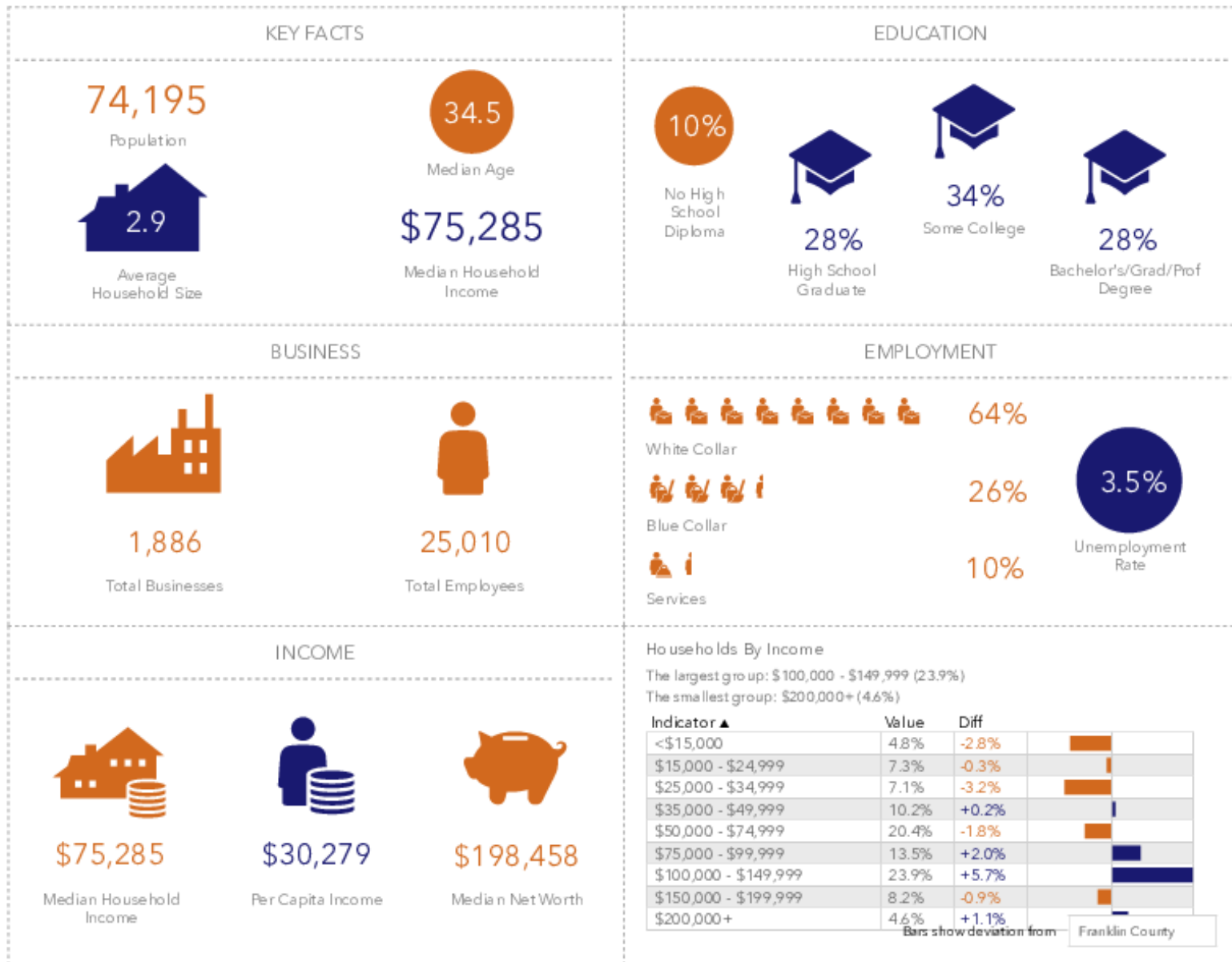
1 MILE INFOGRAPHICS



3 MILE INFOGRAPICS



5 MILE INFOGRAPHICS



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