



2713 N. 20<sup>th</sup> Ave.

Pasco, WA

MLS #281267, 281298 & 281269

Contact

---

Kirt Shaffer | 509.521.9183

[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

## SUMMARY

---

This property is ideally located in Pasco's growing business district, close to the intersection of major highways US-395 and I-182. Neighboring properties include the Tri-Cities Airport, Columbia Basin College, Best Western Inn & Suites, HAPO and Sun Willows Golf Course.

There are three suites available in this single-story Class A office and retail space. Constructed in 2022, other tenants include an insurance company, a title company and COMING SOON, "**NON-FICTION**", a locally owned craft sandwich and coffee shop.

## PRICE

---

**\$24/SF + NNN**

Suite 112 – 2,099 USF (2,401 RSF)

Suite 114 – 2,445 USF (2,797 RSF)

Suite 116 – 3,114 USF (3,508 RSF)

## ADDRESS

---

2713 N. 20<sup>th</sup> Ave.  
Pasco, WA 99301

## TAX PARCEL

---

113-300-160

## CONTACT

---

Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)  
2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

C-1, Retail Business District

## UTILITIES

Power: Franklin PUD

Water: City of Pasco

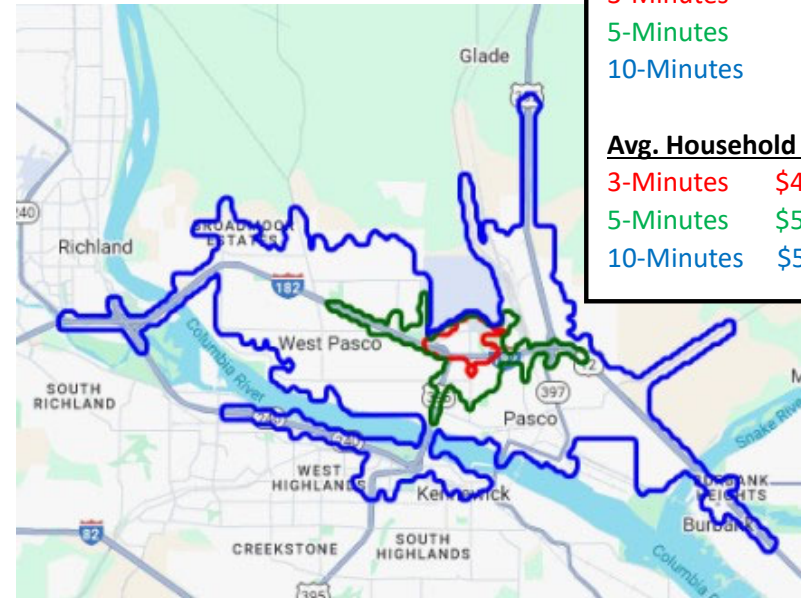
Sewer: City of Pasco

Internet:

## TRAFFIC COUNT (City of Pasco)

ADT: 10,000 to 20,000

## DEMOGRAPHICS (CBA)



## LINKS

Municipal

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

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

Economic Development

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

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



## LOCATION MAP



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



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.



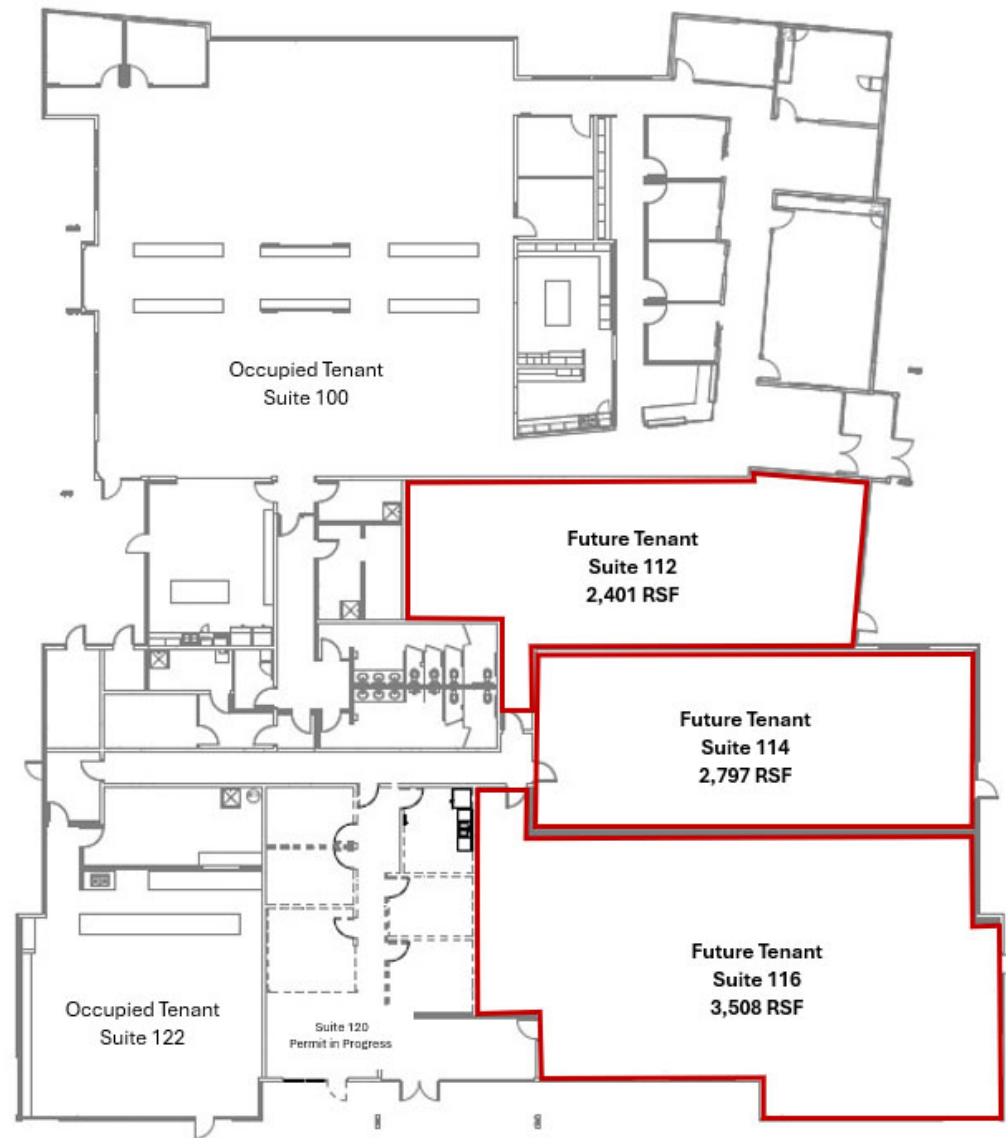
# AREA BUSINESSES



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.



## FLOOR PLANS



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.

# PASCO, WA – DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 2713 N 20th Ave, Pasco, WA 99301

CITY, STATE

Pasco, WA

POPULATION

81,536

AVG. HH SIZE

2.84

MEDIAN HH INCOME

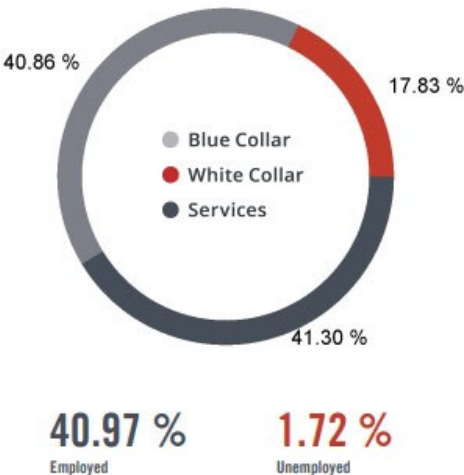
\$49,852

HOME OWNERSHIP

Renters: 8,469

Owners: 16,749

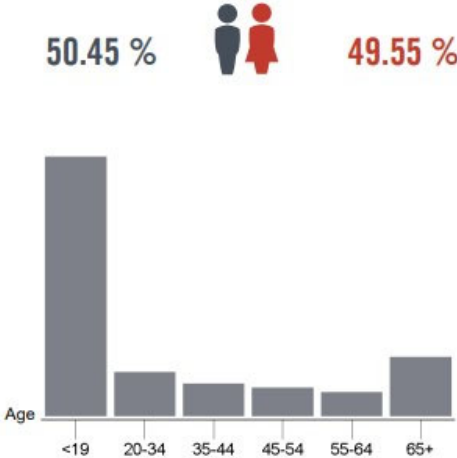
EMPLOYMENT



EDUCATION

High School Grad: 23.11 %  
Some College: 20.02 %  
Associates: 7.97 %  
Bachelors: 21.88 %

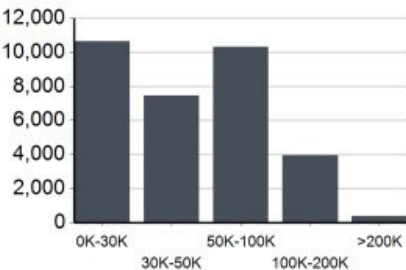
GENDER & AGE



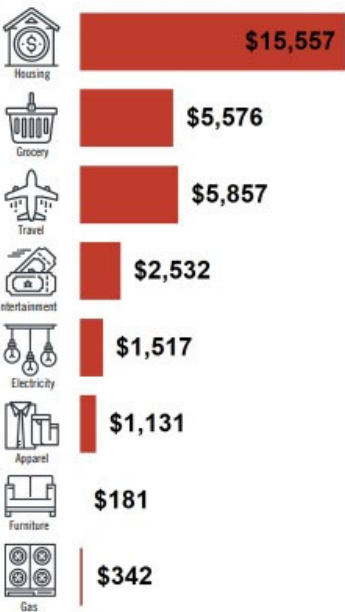
RACE & ETHNICITY

White: 26.50 %  
Asian: 0.28 %  
Native American: 0.14 %  
Pacific Islanders: 0.02 %  
African-American: 0.58 %  
Hispanic: 42.63 %  
Two or More Races: 29.86 %

INCOME BY HOUSEHOLD



HH SPENDING





## PHOTOS

---



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.



## PHOTOS

---



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.