

OFFERING MEMORANDUM

St Thomas Retail Plaza

9707 SAINT THOMAS DRIVE

Pasco, WA 99301

PRESENTED BY:

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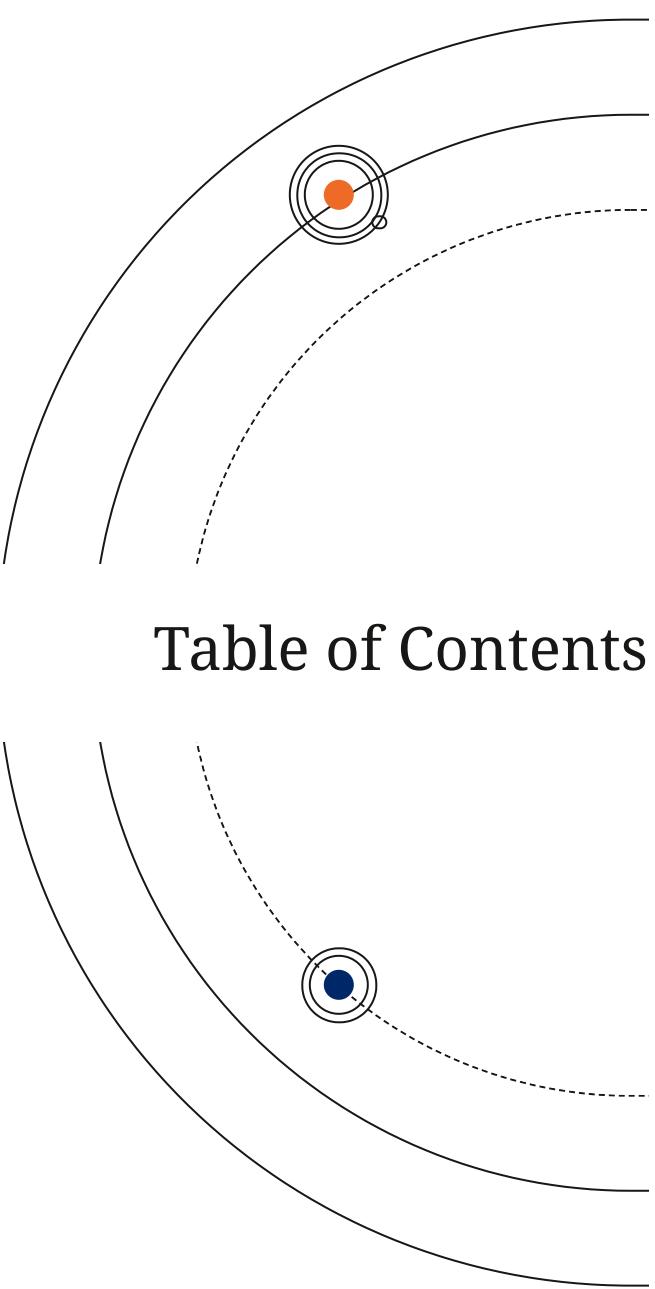


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SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25 - \$27/SF (NNN)
AVAILABLE SF:	1,576 - 9,534 SF
LOT SIZE:	1.6 Acres
NNN:	\$5.50/SF

PROPERTY DESCRIPTION

Bring your business to this all new retail strip center in a prime west Pasco location. All suites are demised but can be combined. All spaces have concrete floors, finished perimeter walls, drop ceilings with lights, 1 ADA restroom, glass storefront entry and fully ducted HVAC.

PROPERTY HIGHLIGHTS

- All New Retail Strip Center
- 6 Suites Total
- Vanilla Shell Condition
- \$25 - \$27/sf + NNN

PROPERTY DESCRIPTION



ZONING

The property is zoned REGIONAL COMMERCIAL DISTRICT (C-R), which is defined in the city of Pasco Municipal Code, Chapter 25.105 as:

The C-R regional commercial district is established to provide a district in which the primary land use is for commercial and service uses to serve the needs of people living in the entire region and to serve as a place of employment in a regional setting. This district is intended to be located near major highway interchanges.

LOCATION DESCRIPTION

Discover the vibrant community surrounding the property at 9707 Saint Thomas Drive in Pasco, WA. This bustling area boasts a prime location near major thoroughfares, local businesses, and popular shopping centers, making it an ideal destination for retail and street retail tenants.

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.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

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 1/2 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, San Francisco, Denver, Salt Lake City, Phoenix, Los Angeles and Minneapolis.

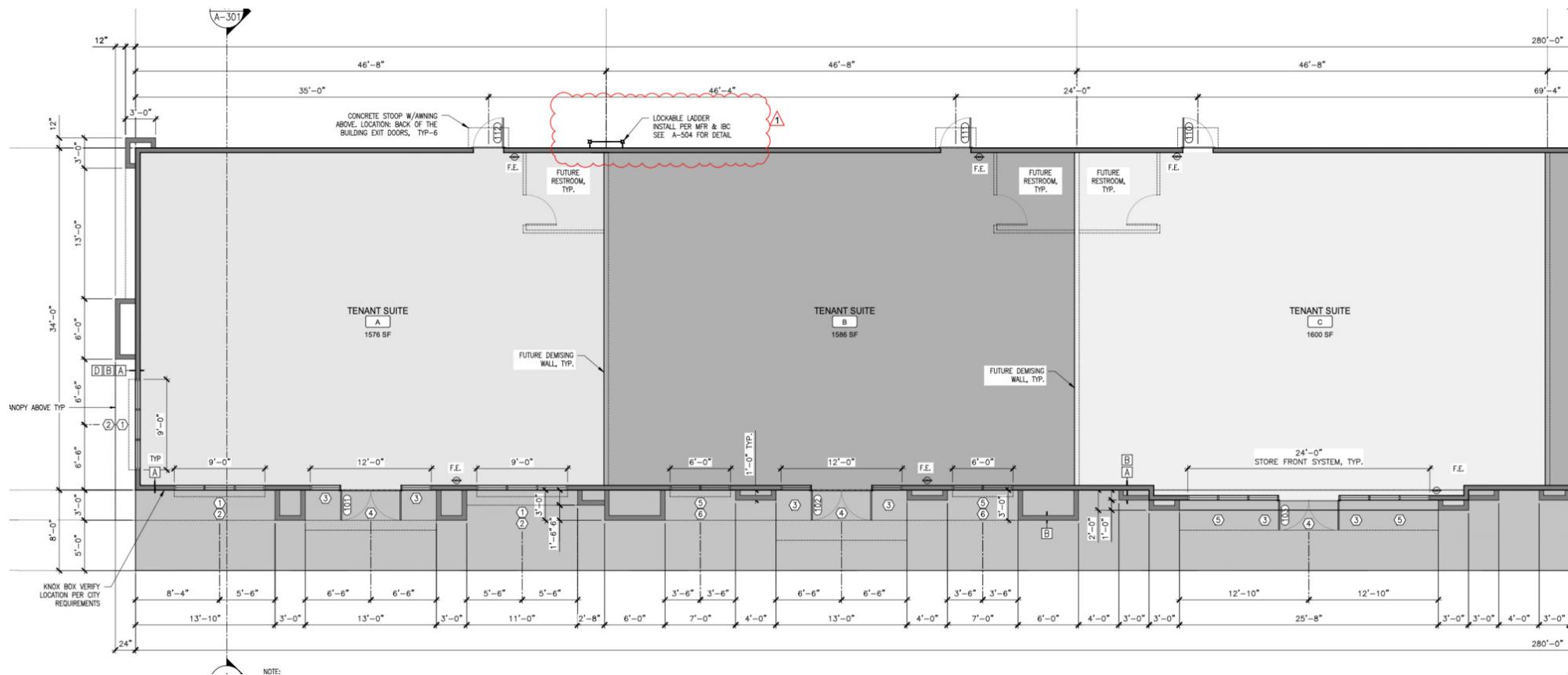
LEASE SPACES



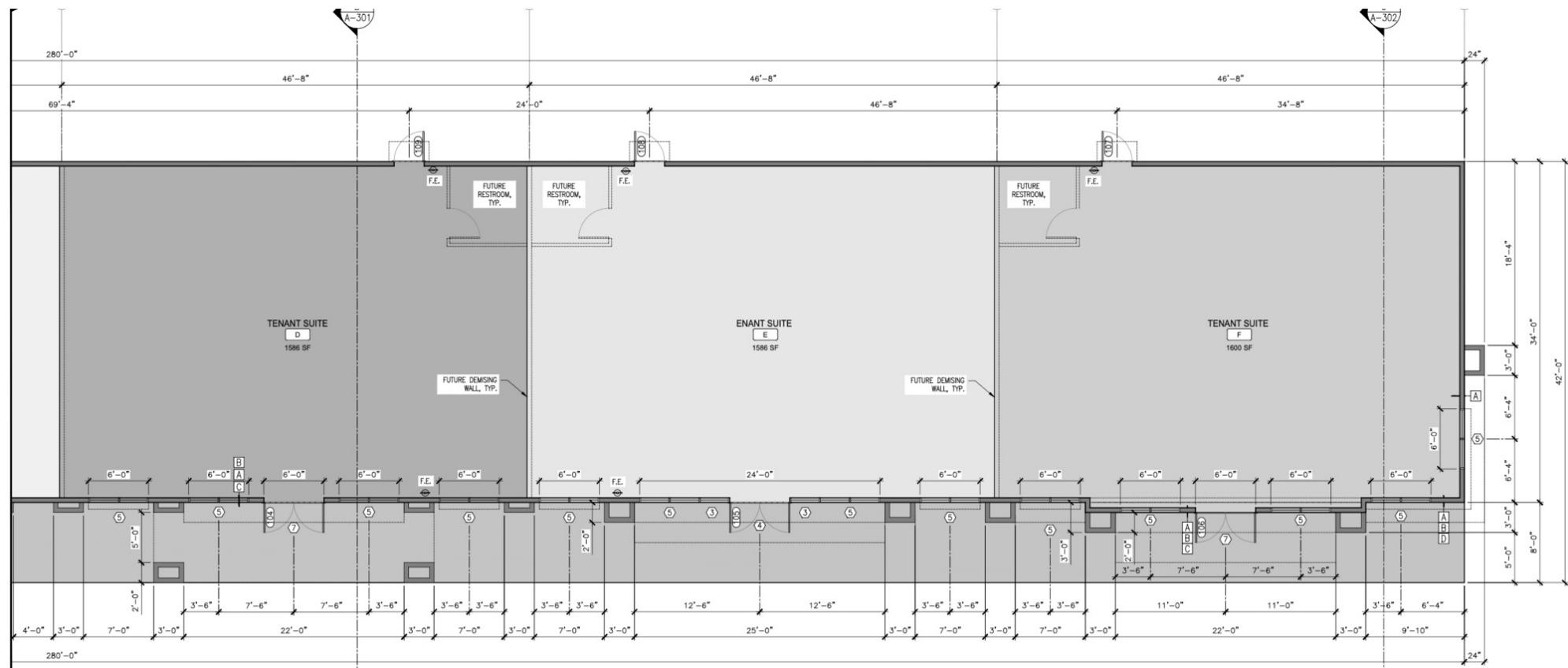
AVAILABLE SPACES

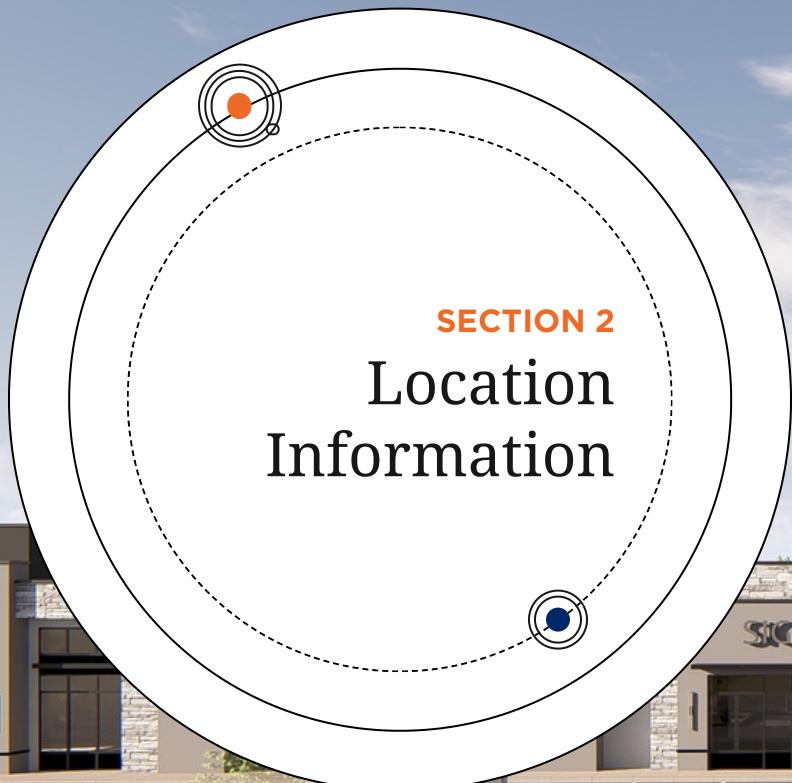
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	1,576 SF	NNN	\$3,546 per month	NNN amount is \$722.33/mo End Cap Space
B	Available	1,586 SF	NNN	\$3,304 per month	NNN amount is \$726.92/mo In Line Space
C	Available	1,600 SF	NNN	\$3,333 per month	NNN amount is \$733.33/mo In Line Space
D	Available	1,586 SF	NNN	\$3,304 per month	NNN amount is \$726.92/mo In Line Space
E	Available	1,586 SF	NNN	\$3,304 per month	NNN amount is \$726.92/mo In Line Space
F	Available	1,600 SF	NNN	\$3,600 per month	NNN amount is \$733.33/mo End Cap Space

FLOOR PLANS A - C



FLOOR PLANS D - F





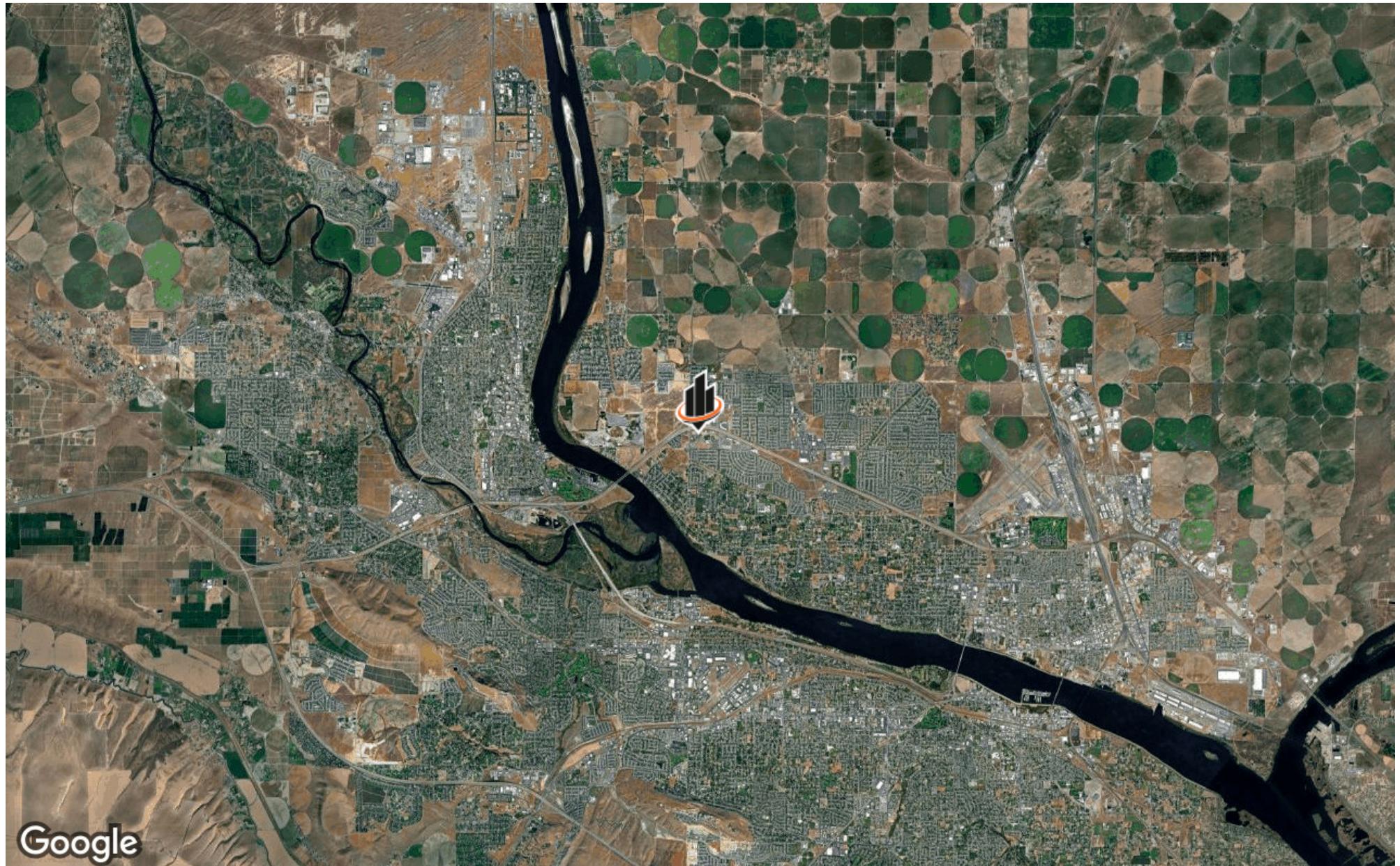
SECTION 2
**Location
Information**



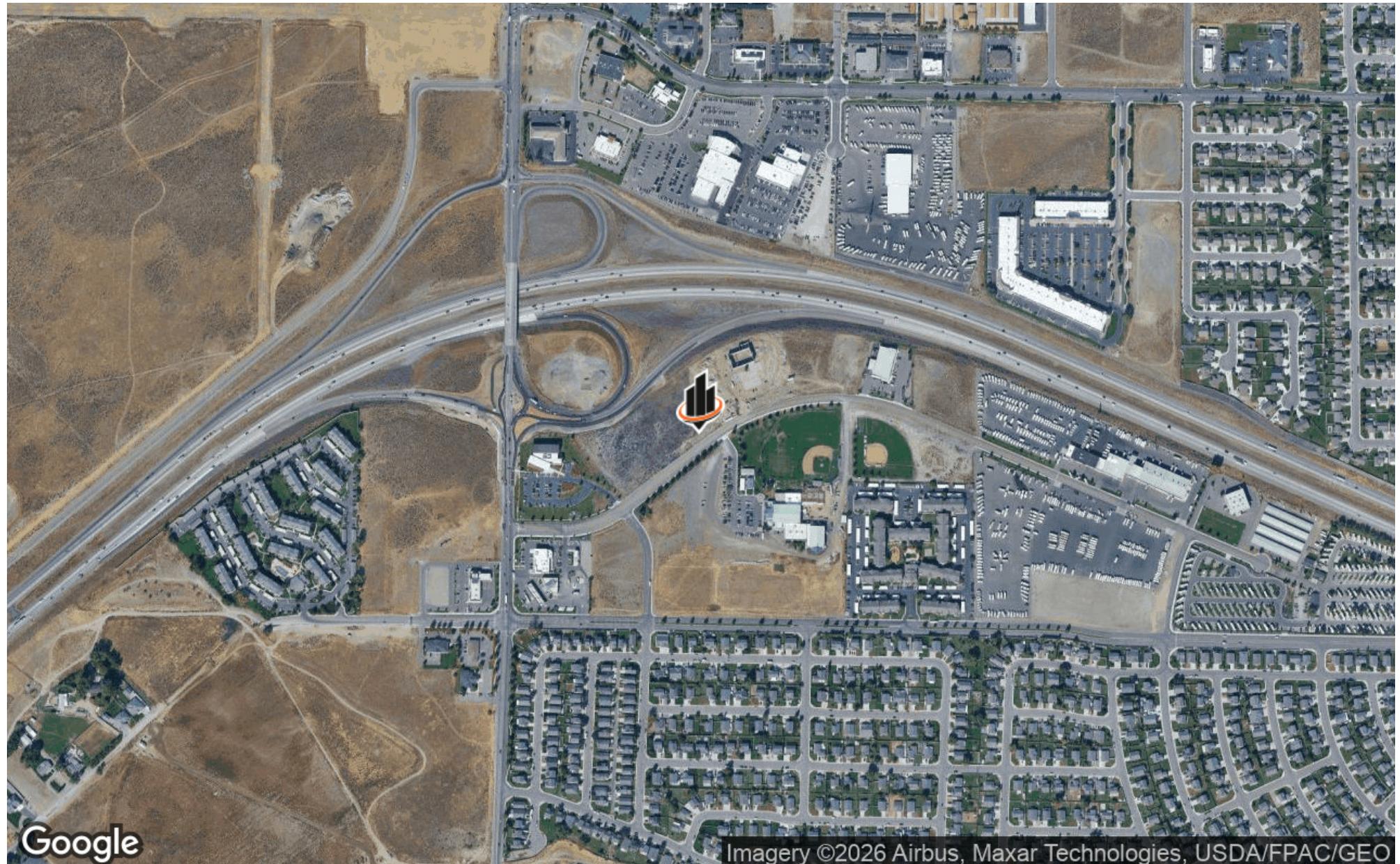
REGIONAL MAP

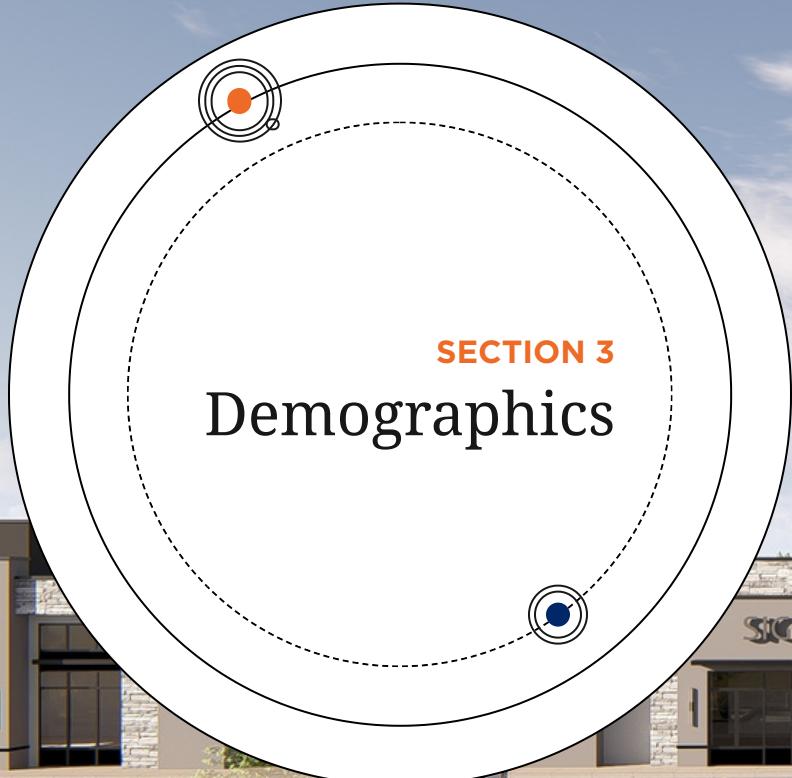


LOCATION MAP



AERIAL MAP





SECTION 3
Demographics



DEMOGRAPHICS MAP & REPORT

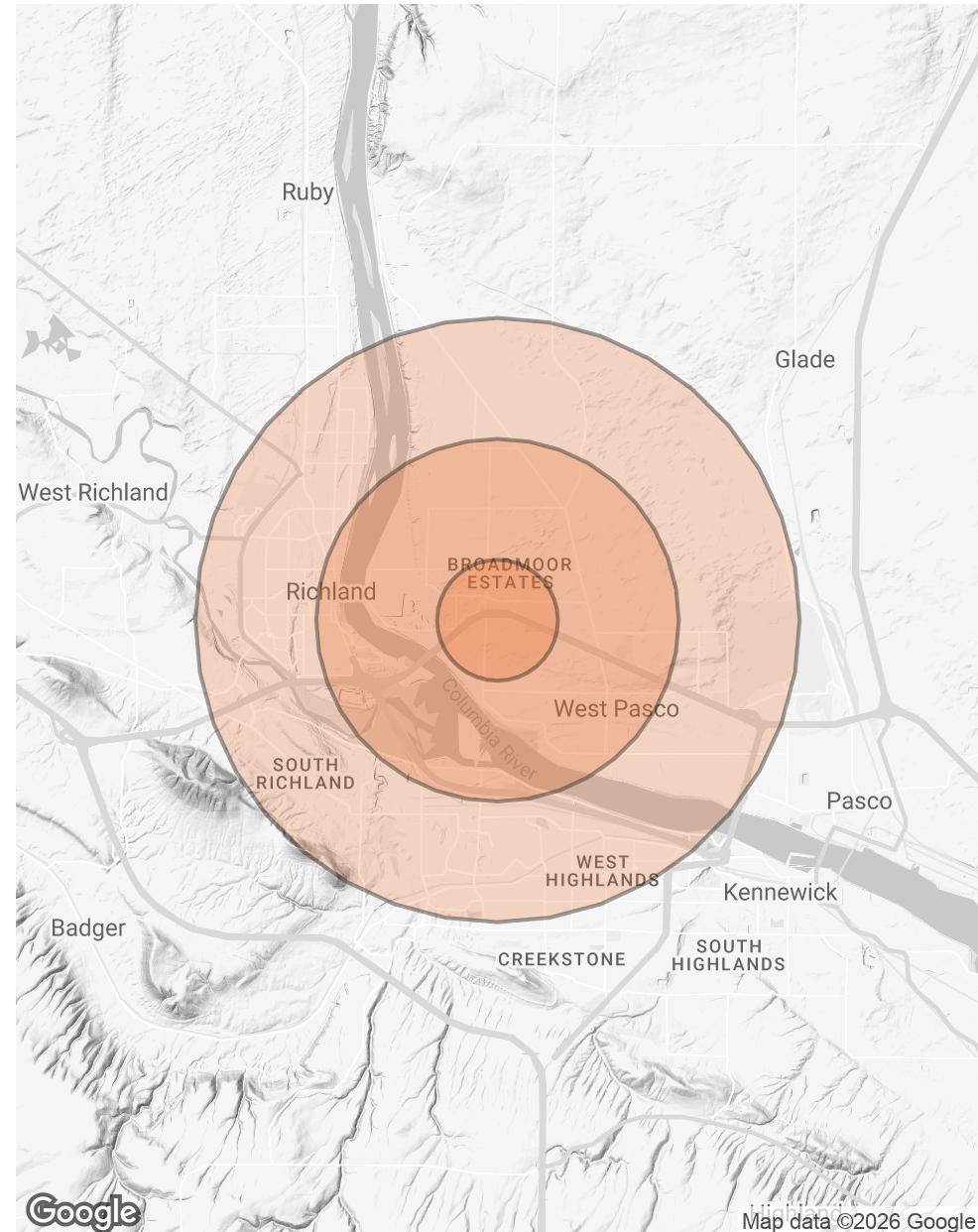
POPULATION

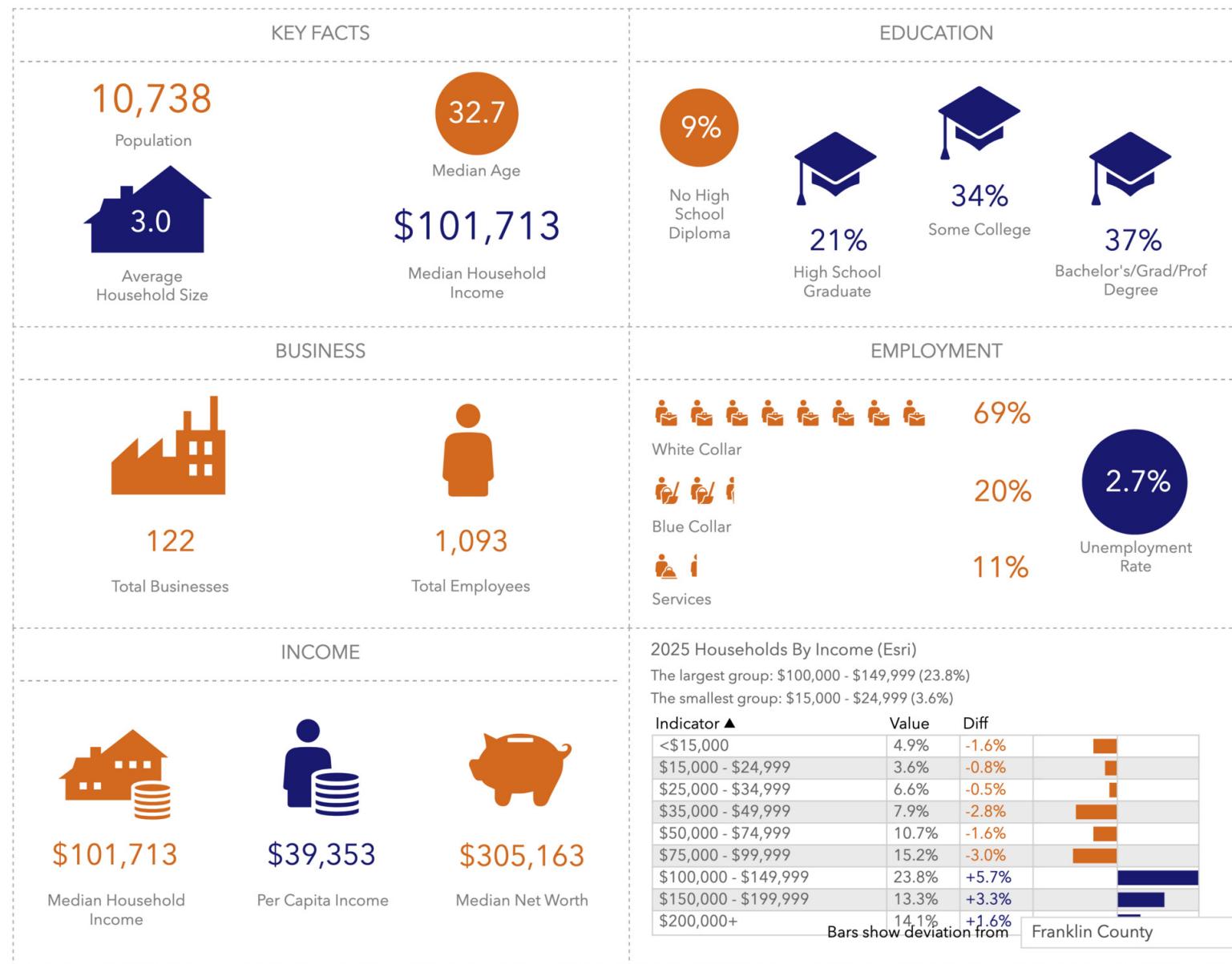
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,384	43,737	132,174
AVERAGE AGE	34	35	37
AVERAGE AGE (MALE)	34	34	37
AVERAGE AGE (FEMALE)	35	35	38

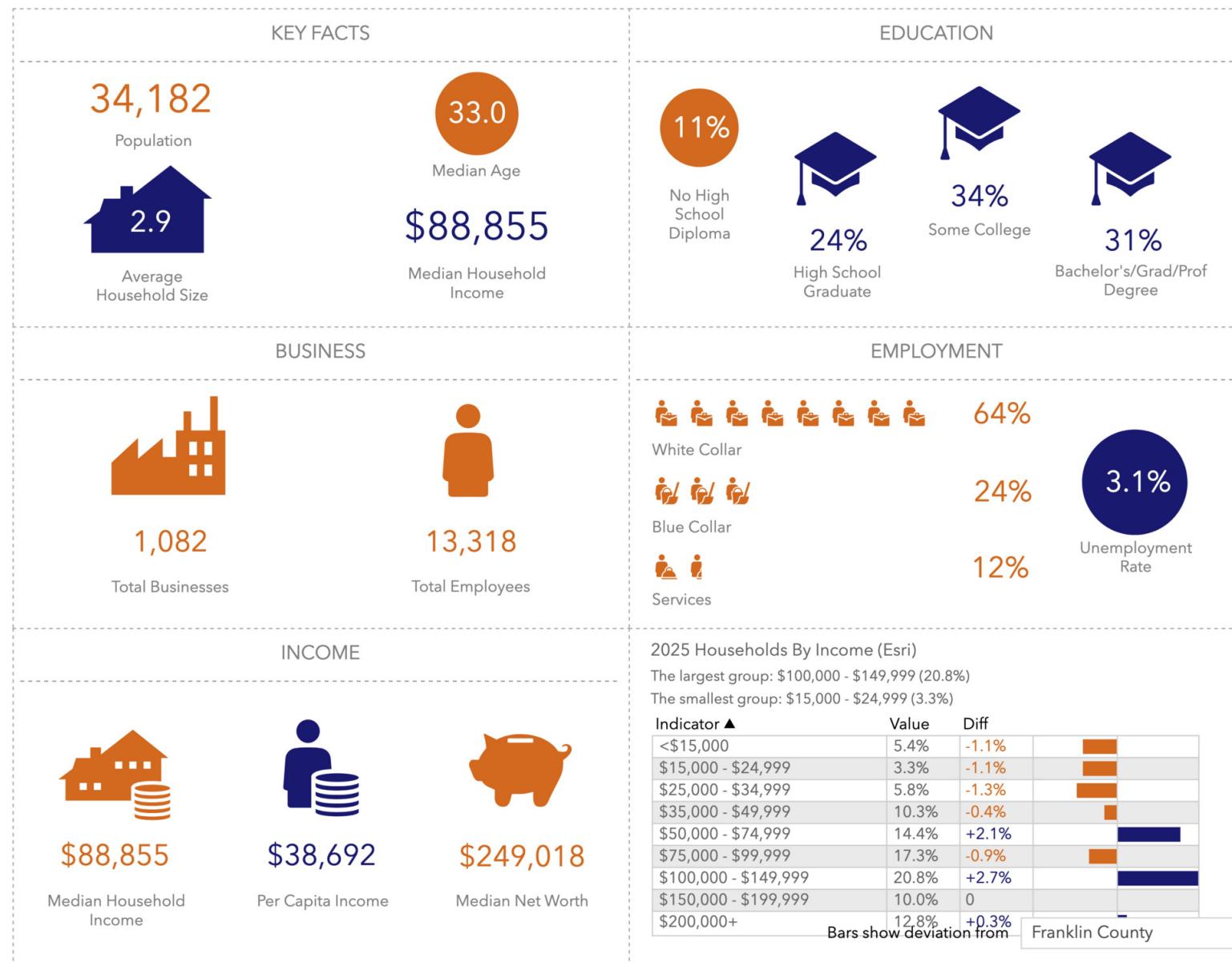
HOUSEHOLDS & INCOME

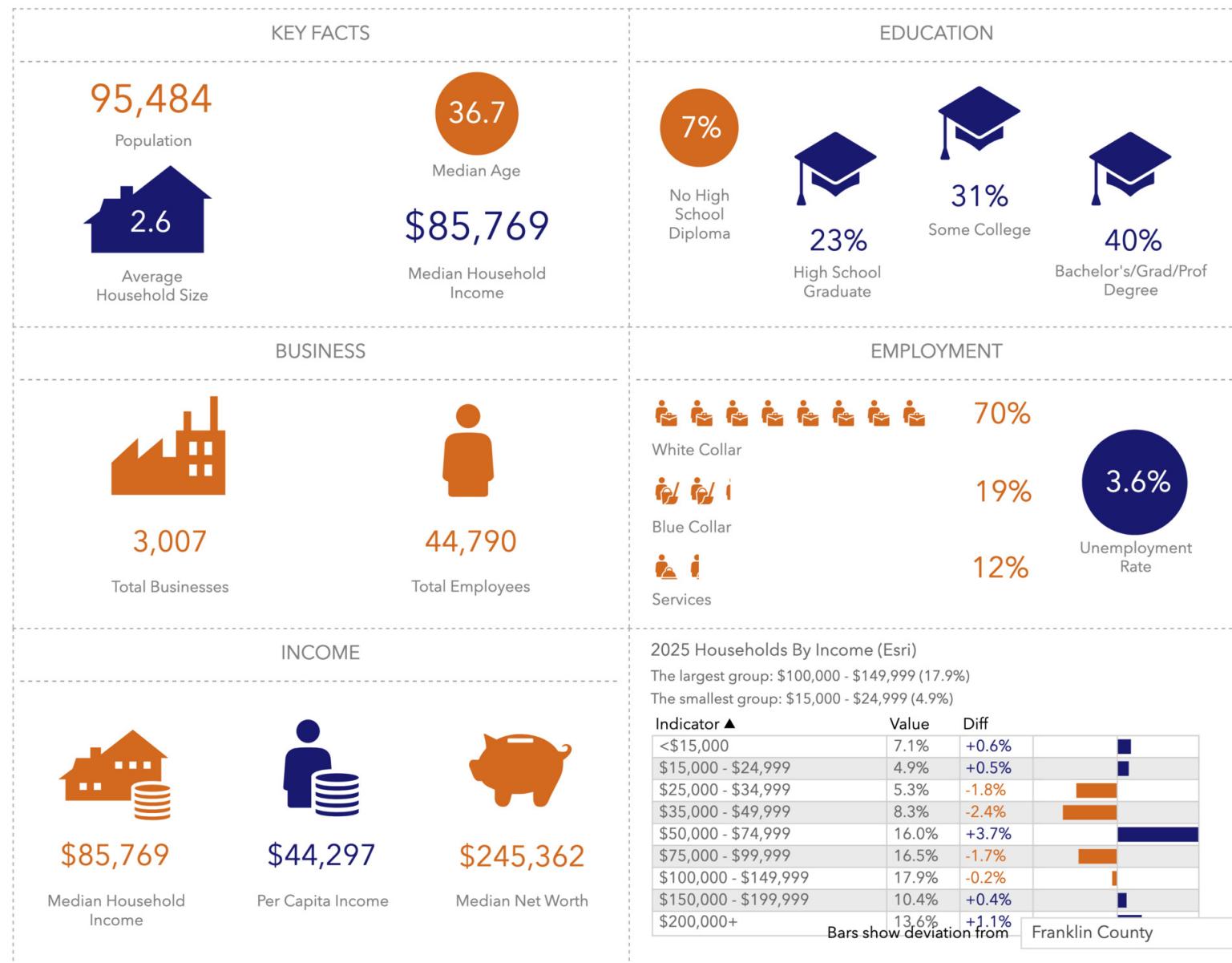
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,492	14,830	48,706
# OF PERSONS PER HH	3	2.9	2.7
AVERAGE HH INCOME	\$128,606	\$125,140	\$122,671
AVERAGE HOUSE VALUE	\$385,486	\$417,790	\$409,752

Demographics data derived from AlphaMap





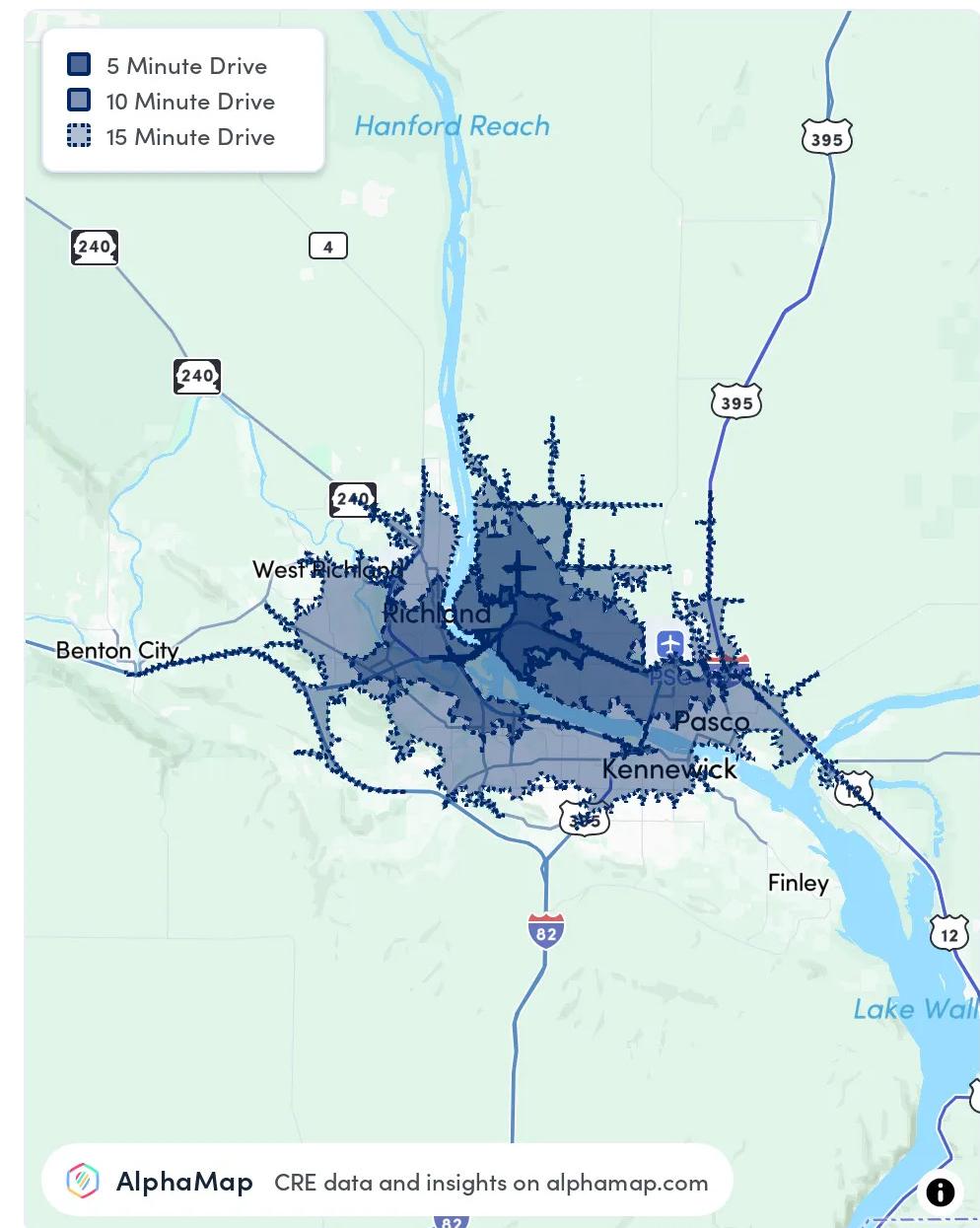




AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	16,126	72,820	199,594
AVERAGE AGE	34	36	36
AVERAGE AGE (MALE)	33	35	35
AVERAGE AGE (FEMALE)	34	37	37
HOUSEHOLD & INCOME			
	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	5,443	25,631	70,868
PERSONS PER HH	3	2.8	2.8
AVERAGE HH INCOME	\$123,836	\$119,729	\$110,231
AVERAGE HOUSE VALUE	\$402,168	\$409,196	\$379,194
PER CAPITA INCOME	\$41,278	\$42,760	\$39,368

Map and demographics data derived from AlphaMap



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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.