

TBD Wrigley Drive
PASCO, WA 99301



Presented By
Dennis Gisi & Jay Hendler

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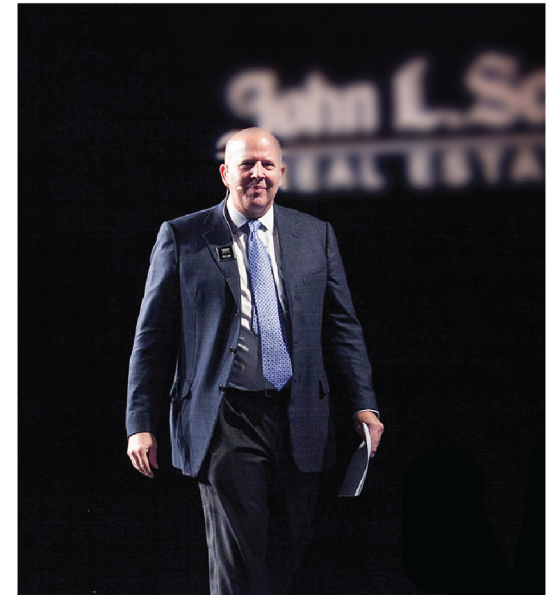
OUR HISTORY

"John L. Scott Strives to provide real estate experiences, whatever our client's real estate goals may be. John L. Scott prides themselves in being the most innovated in new technology."

John L. Scott Real Estate was founded in 1931 in downtown Seattle and is currently led by third generation chairman and CEO J. Lennox Scott.

The Company is currently ranked one of the most productive real estate brokerage in the nation according to RIS media. Inducted into Council of Real Estate Brokers Managers Hall of Leaders. We've also been recognized with awards such as the recipient of Inman Innovator Award for "Most Innovative Real Estate Company in the Nation".

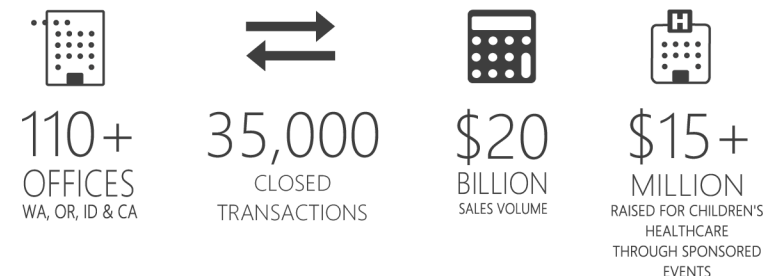
Today, John L. Scott Real Estate continues to uphold the values and principles established by Lennox's grandfather more than eight decades ago, maintaining the highest standard of professional service in residential home sales.



CHAIRMAN & CEO J. LENNOX SCOTT

THE NUMBERS

Now over 3,000 Residential Specialists



Tri-Cities Pasco Office

5109 N Road 68, Suite E, Pasco, WA 99301
www.tricitiespascooffice.johnlscott.com

TRI-CITIES PASCO OFFICE



JOHN L. SCOTT TRI-CITIES PASCO OFFICE

We are the only real estate brokerage in Southeastern Washington and Northeastern Oregon that shares common ownership. Serving the areas of Pasco and Walla Walla Washington as well as Milton Freewater and Hermiston Oregon.

**JOHN L. SCOTT REAL ESTATE TRI-CITIES PASCO IS
A FULL SERVICE BROKERAGE COMPANY SPECIALIZING IN:**



RESIDENTIAL
SALES



NEW CONSTRUCTION
SALES



COMMERCIAL
REAL ESTATE SALES



COMMERCIAL
DEVELOPMENT



RESIDENTIAL
DEVELOPMENT



AGRICULTURAL
SALES



PROPERTY
MANAGEMENT



LAND USE
PLANNING

THE TRI-CITIES

DEMOGRAPHICS

POPULATION	2000 Census	2010 Census	2019 Estimate
Tri-Cities, MSA	191,822	253,340	296,480
Benton County	142,475	175,177	201,800
Kennewick	54,751	73,917	83,670
Richland	38,708	48,058	56,850
West Richland	8,385	11,811	15,340
Franklin County	49,347	78,163	94,290
Pasco	32,066	59,781	75,290

Source: April 1 Official Population Estimates Released on June 28, 2019

WORKFORCE

Labor Force	147,318
Employment	139,354
Unemployment	7,964
Unemployment Rate	5.4%
WA State Unemployment Rate	4.0%

Source: November 2019 Unemployment Data, Washington State Employment Security Department

Right in the heart of the PNW, the Tri-Cities is the perfect place to grow your business.

Situated at the confluence of the Columbia, Snake and Yakima River, the Tri-Cities represents the Pasco-Kennewick-Richland MSA in Benton and Franklin Counties.

When it comes to business, the Tri-Cities offers better locations, faster permitting, and a smarter workforce!



THE OFFERING

TBD WRIGLEY DRIVE

The offering Wrigley Drive will consist of a multi-story office/retail buildings surrounding an interactive, public open plaza.

Offering Financial Terms

Rent is \$21 per square foot per year NNN.

NNN include Real Estate Taxes, Insurance, Building Maintenance, Common Area Maintenance etc. estimated to be approximately \$4.50 per sq. ft per year.

ELEVATIONS



NORTH ELEVATION

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ELEVATIONS



□ EAST ELEVATION
□ WEST ELEVATION
(SIMILAR)

PROPOSED ELEVATIONS

OFFICE, COMMERCIAL RESTAURANT WINERY OPPORTUNITIES

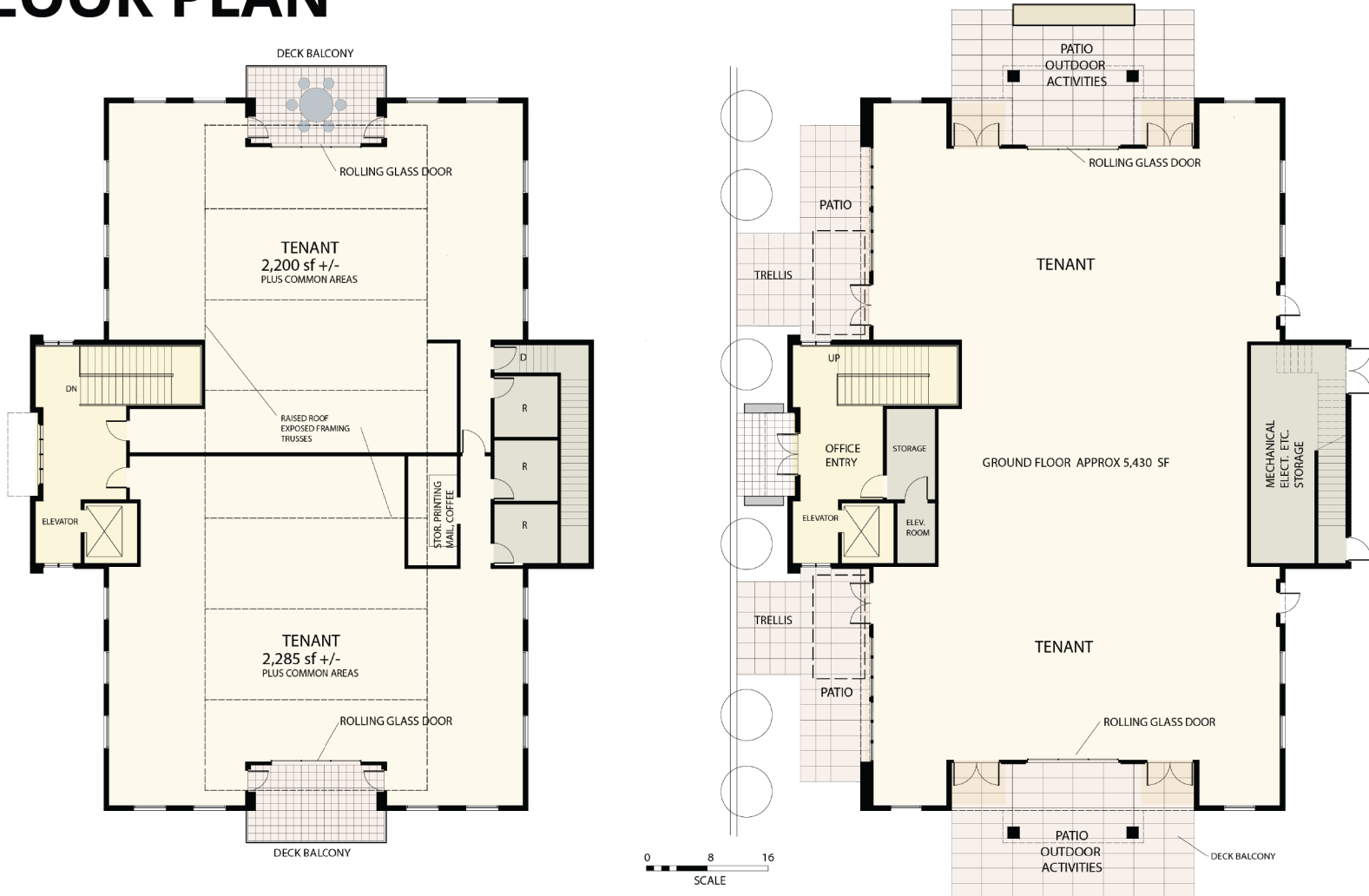
ROAD 68

PASCO, WASHINGTON

APRIL26.2022

NOTE: ALL WORK WILL REQUIRE REVIEW AND APPROVAL FROM APPLICABLE PUBLIC AGENCIES

FLOOR PLAN



PROPOSED FLOOR PLANS

OFFICE, COMMERCIAL RESTAURANT WINERY OPPORTUNITIES

ROAD 68

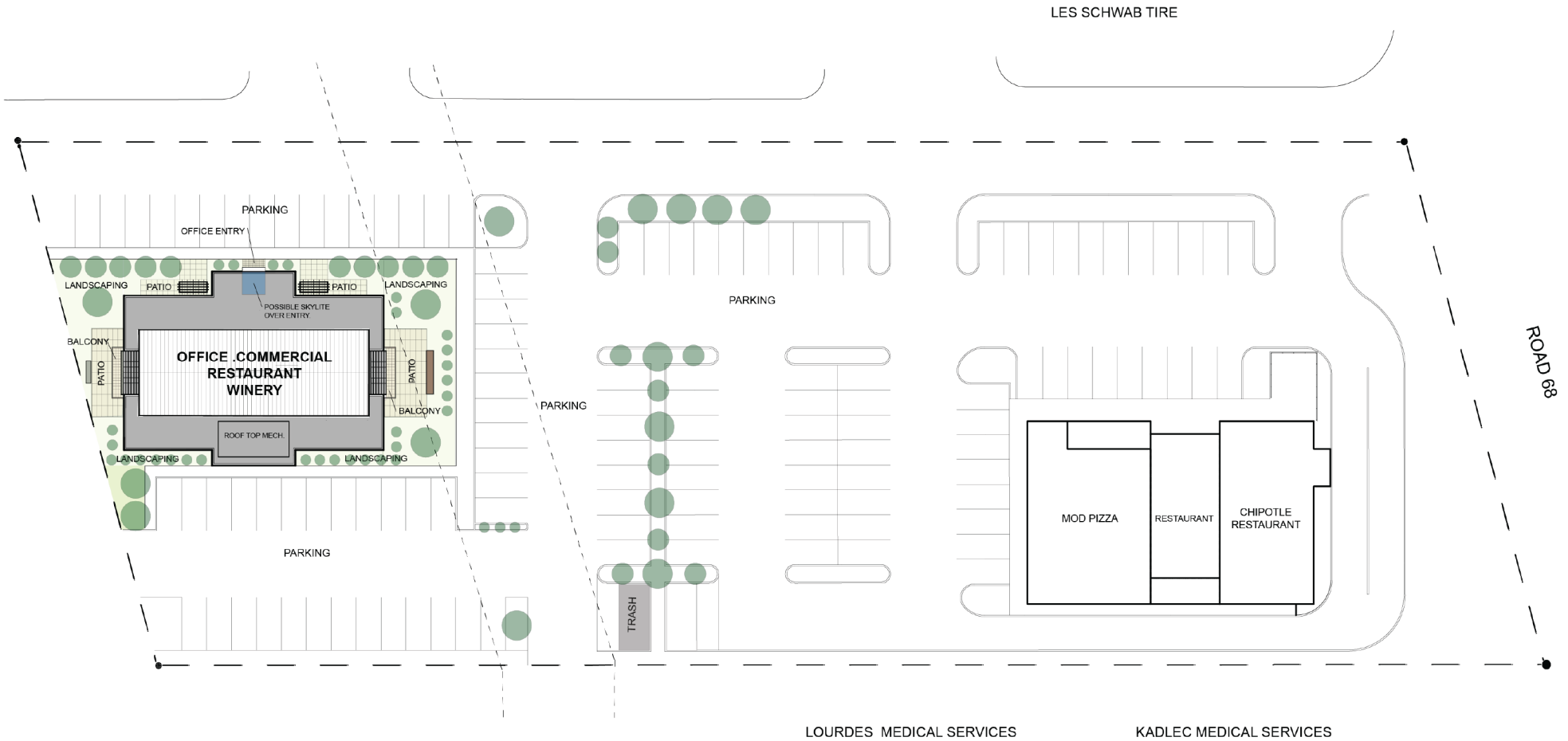
PASCO, WASHINGTON
JANUARY 26, 2022

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SITE PLAN



PROPOSED SITE PLAN

TOTAL GSF: 10,860 SF

OFFICE, COMMERCIAL RESTAURANT WINERY OPPORTUNITIES

ROAD 68

PASCO, WASHINGTON

JANUARY 26, 2022

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LOCATION OVERVIEW

TRAFFIC

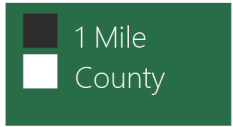
Street	Cross Street	Last Measured	Traffic Vol	Distance
N Rd 68	Sandifur Pkwy	2017	22,808	.18
N Rd 68	Sandifur Pkwy	2018	19,988	.18
N Rd 68		2016	18,215	.18
Sandifur Pkwy	Rd 76	2017	8,009	.20
Sandifur Pkwy	Rd 76	2018	12,316	.20
Sandifur Pkwy		2016	12,106	.20
N Rd 68	Sandifur Pkwy	2017	9,871	.31
N Rd 68	Sandifur Pkwy	2018	9,699	.31
N Rd 68	N Rd 68	2016	10,444	.31
Burden Blvd		2018	18,213	.37

Tri-Cities Pasco Office

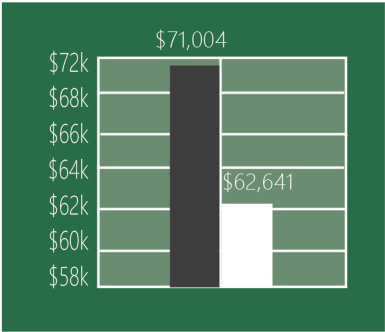
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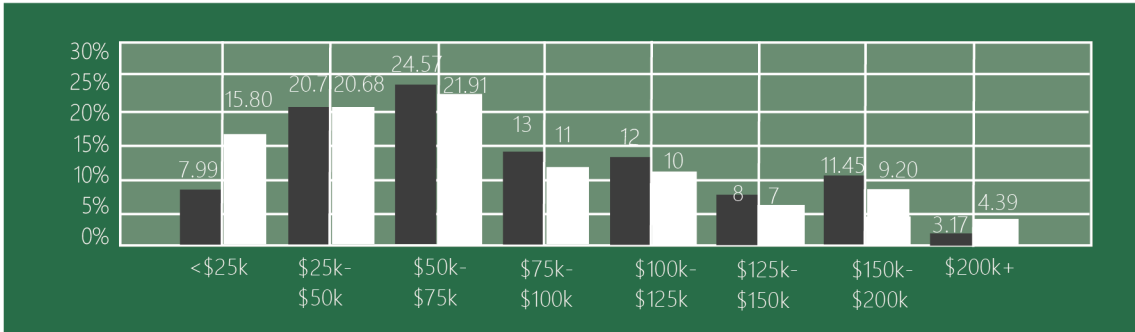
POPULATION TRENDS WITHIN 5 MILES



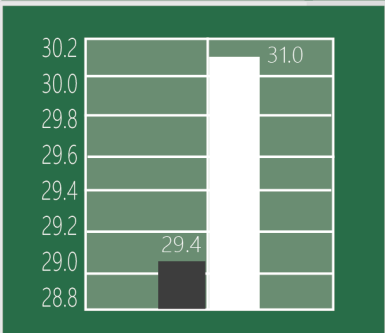
2021 Med Household Inc



2021 Households by Household Income



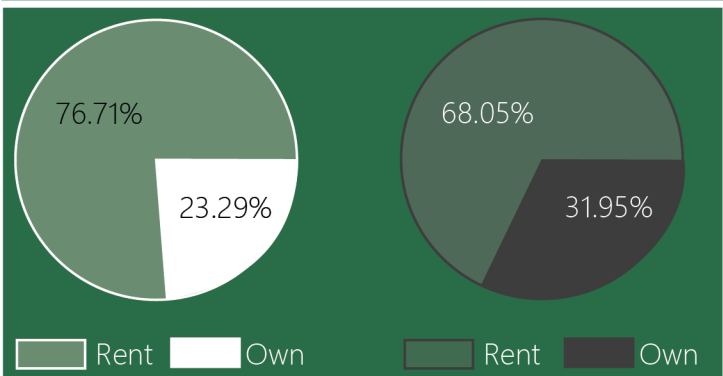
2021 Median Age



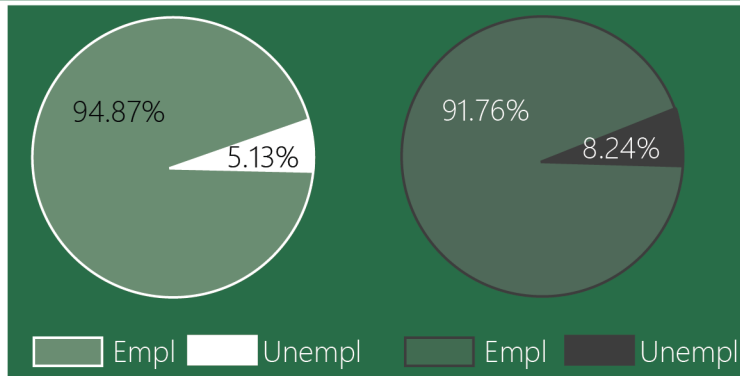
2021 Population by Race



2021 Renter vs. Owner



2021 Employed vs. Unemployed



*This information is deemed reliable, but not guaranteed and should be independently verified

Source: CoStar

Tri-Cities Pasco Office

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CONTACT

Call Today to Setup an Appointment!

Dennis Gisi

Owner | Broker | Realtor®
509-520-0505
dgisi@johnlscott.com

Dennis is a long-time real estate expert with over 40 years of experience.

As a John L. Scott broker, Dennis's mission is transactional excellence and client satisfaction. That means he works tirelessly to make your home and commercial real estate buying or selling process as efficient, stress-free, and lucrative for you as possible.



Jay Hendler

Broker | Realtor® | Architect
415-706-6469
jayhendler@johnlscott.com

Jay Hendler has more than 25 years of experience on a variety of architectural commissions.

His credentials include major banks, commercial offices, shopping centers, single and multi-family residential and resort projects. As a principal/owner of his own architectural firm for many years, he has a strong background in public approvals process, project management, budgeting and scheduling.

