

LEASE

Court Street Plaza Drive-Thru Pad

1406 NORTH 20TH AVENUE

Pasco, WA 99302

PRESENTED BY:

KEN DAVIS

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Vladimir Krinitsyn - State
Farm Insurance Agent

El Mirador Mexican
Restaurant | Pasco
Mexican · \$\$

US Bank Mortgage

Speedway Express

GenX Clothing
Clothing store

West Side
Shopping Center

Subway
Sandwich · \$

Redbox

McDonald's
Fast Food · \$

AutoZone Auto Parts
Auto parts store

Illusions Salon

Wendy's
Fast Food · \$

Shell

Columbia Court

Taco Bell
Fast Food · \$

Enterprise Rent-A-Car

Starbucks

TiLite/Permobil

Pasco Rentals

Prestige Motors Pasco

Sedona
Apartment Homes

LUX Car Detail

higi

Dollar Tree
Dollar store

Albertsons deli

Albertsons

Court Street Plaza
Shopping mall

s North

Minds Daycare

N 28th Ave

N 26th Ave

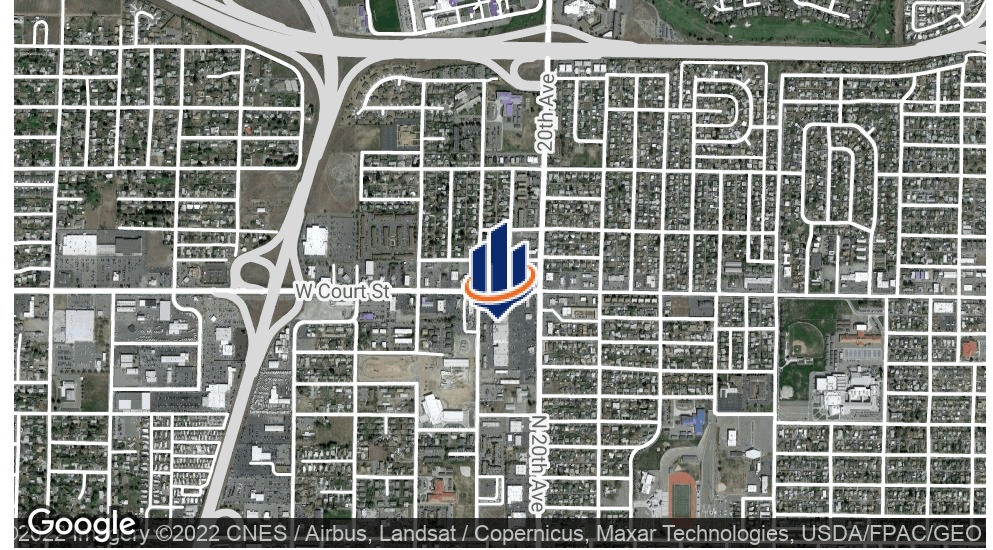
N 24th Ave

N 22nd Ave

W Brown St

Car

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (NNN)
BUILDING SIZE:	116,549 SF
AVAILABLE SF:	3,291 SF
LOT SIZE:	9.57 Acres
MARKET:	Pasco

PROPERTY OVERVIEW

Court Street Plaza is the dominant retail hub located in Pasco, WA near the HWY 395 Interchange. This center is anchored by Albertson's (rebranding to Safeway), Rite Aid, and Dollar Tree. The center is about to be completely refaced including brand new pole and monument signs.

PROPERTY HIGHLIGHTS

- 3,291 SF Free Standing Pad Building
- Just off of the fully controlled intersection of Court and 20th Ave.
- Dedicated Pole Sign
- Over 40,000 VPD
- Excellent Retrofit candidate for QSR

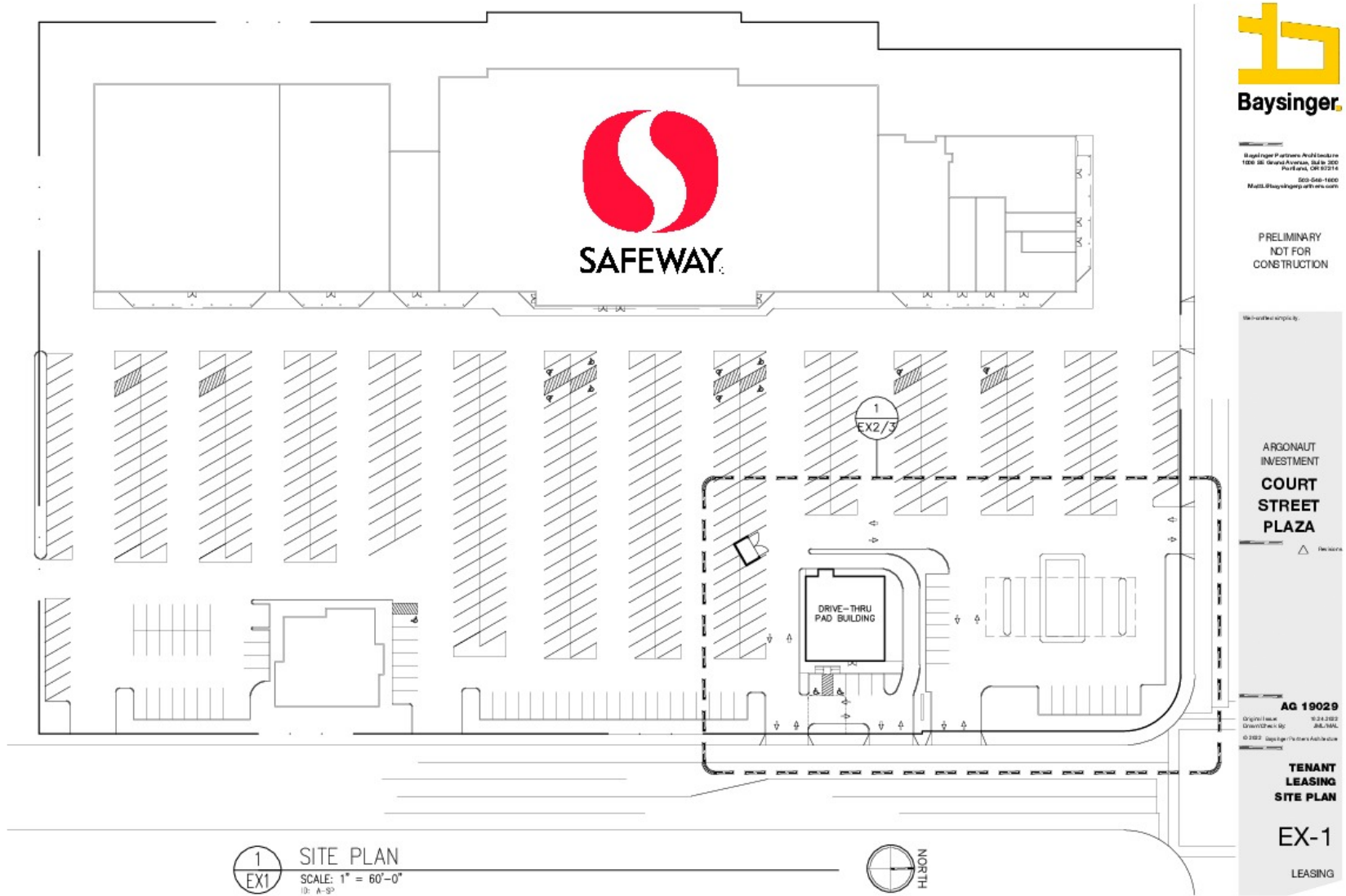
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COURT STREET PLAZA SITE PLAN



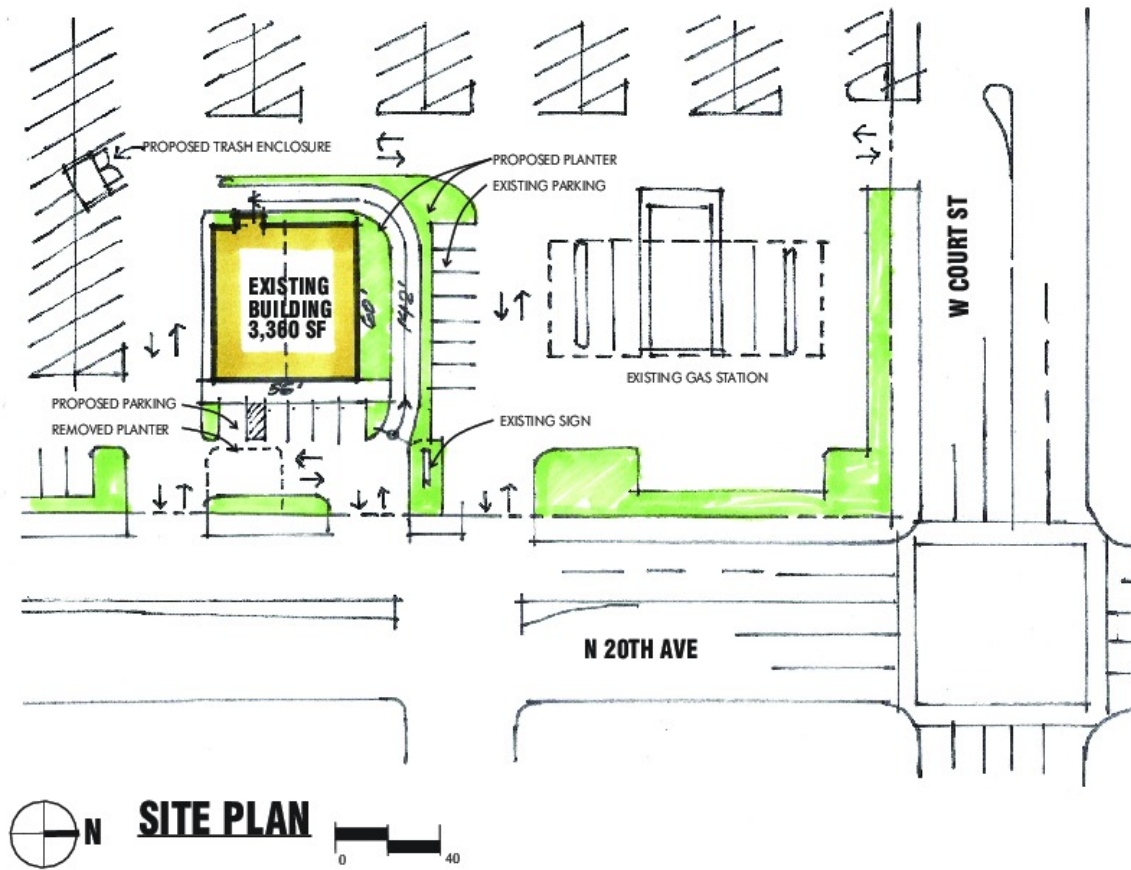
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SITE PLAN



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CONCEPTUAL DRIVE THRU LAYOUT



Baysinger Partners Architecture
1006 SE Grand Ave, Suite 200
Portland, OR 97214
www.BaysingerPartners.com

Well-crafted simplicity.

ARGONAUT INVESTMENT

COURT STREET PLAZA

AG 2 1046

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SITE PLAN
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CONCEPTUAL FOR CENTER REFACE



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COURT STREET PLAZA

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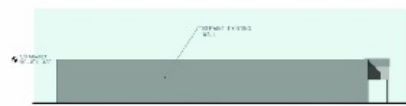
FLOOR PLAN
 1008 SE Grand Ave, Suite 300
 Portland, OR 97214



EAST ELEVATION
 1008 SE Grand Ave, Suite 300
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WEST ELEVATION
 1008 SE Grand Ave, Suite 300
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SOUTH ELEVATION
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NORTH ELEVATION
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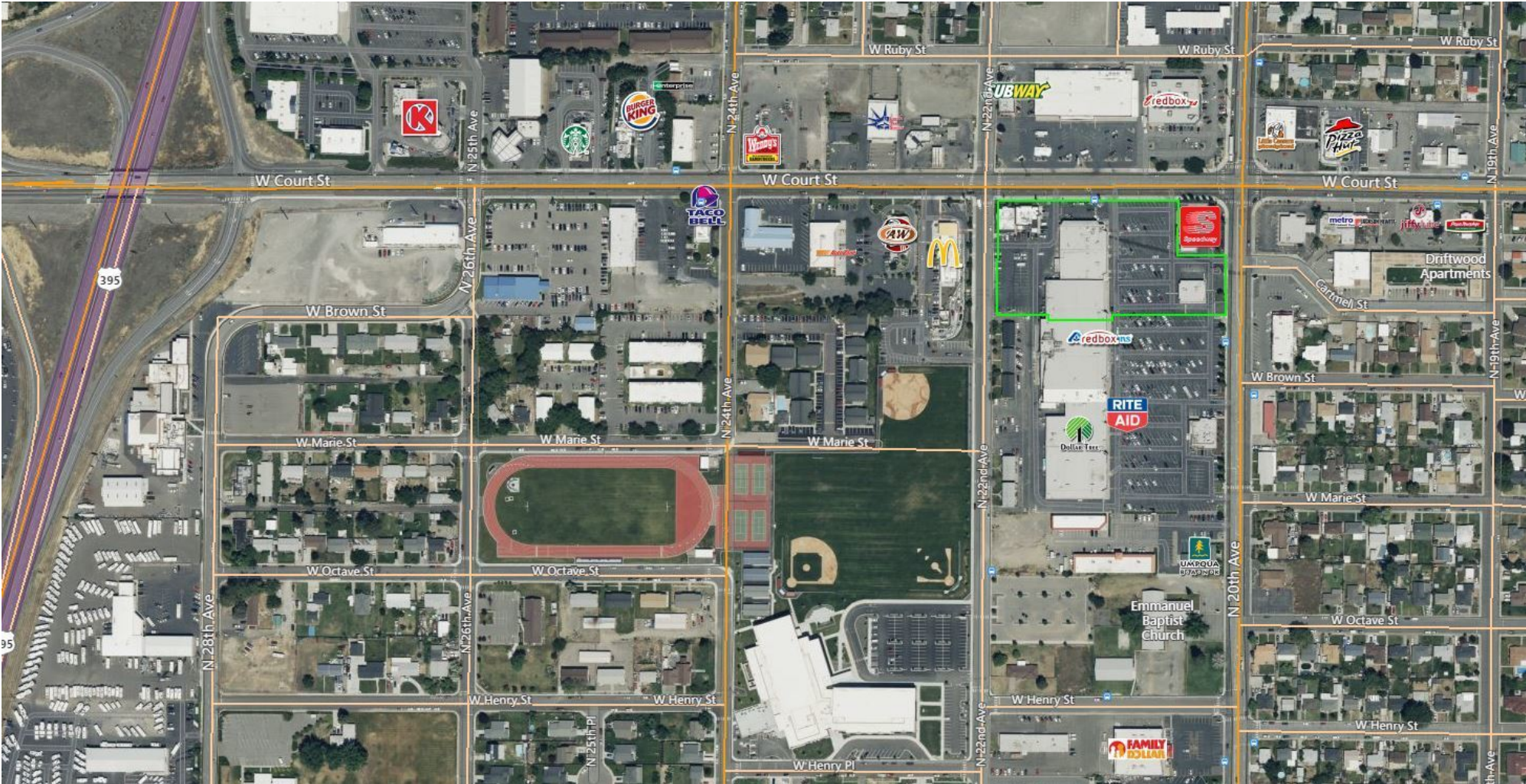
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

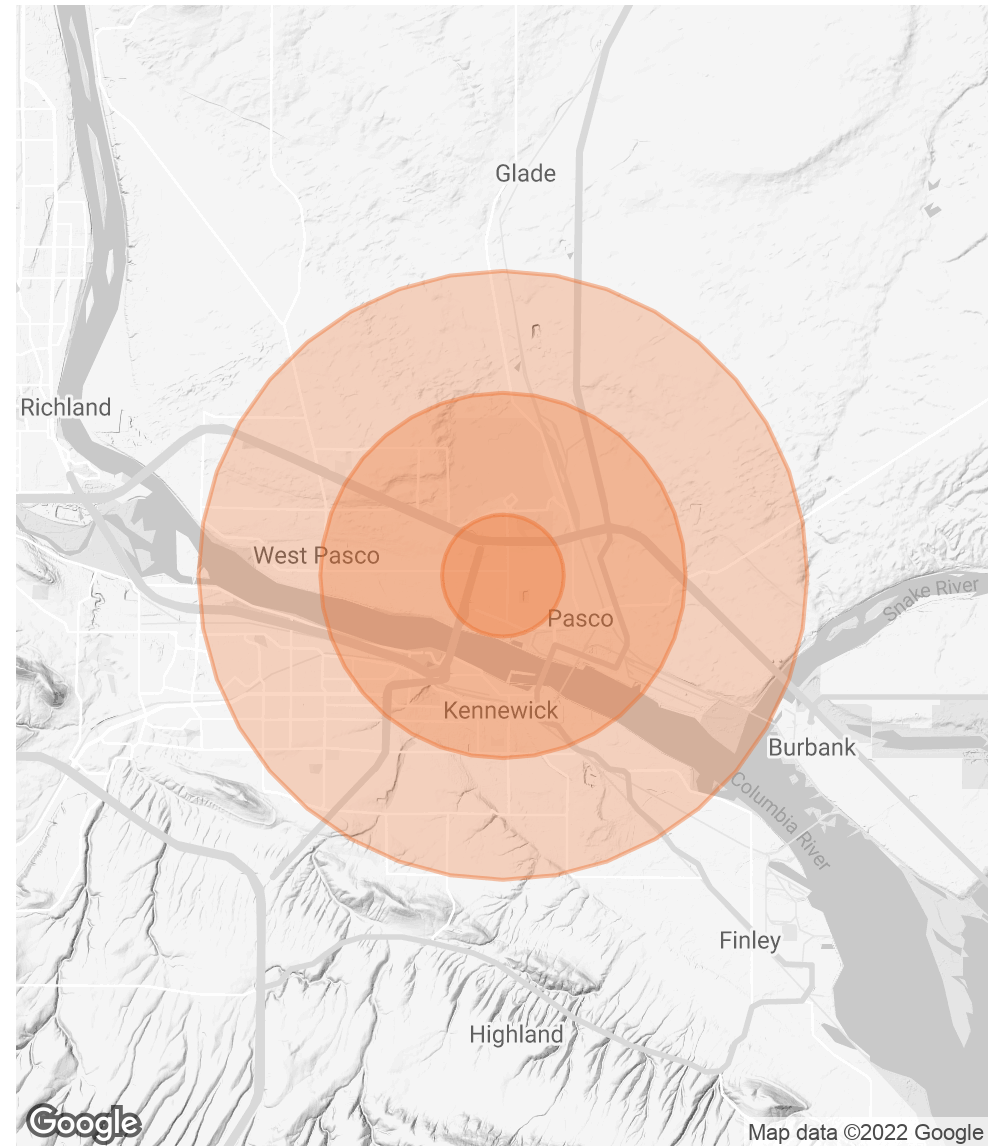
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,211	60,801	117,498
AVERAGE AGE	26.7	27.9	30.0
AVERAGE AGE (MALE)	26.3	27.8	29.2
AVERAGE AGE (FEMALE)	26.7	27.7	30.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,910	19,427	39,162
# OF PERSONS PER HH	3.4	3.1	3.0
AVERAGE HH INCOME	\$39,827	\$43,294	\$51,703
AVERAGE HOUSE VALUE	\$158,454	\$141,458	\$148,887

* Demographic data derived from 2020 ACS - US Census



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