

LEASE

Court Street Plaza

1406 N. 20TH AVENUE

Pasco, WA 99301

PRESENTED BY:

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PROPERTY SUMMARY

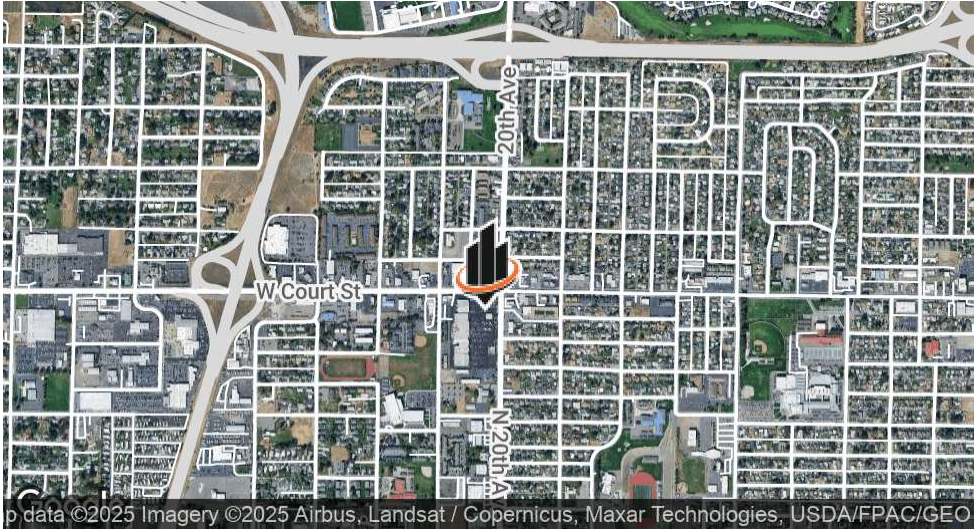


OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (NNN)
AVAILABLE SF:	3,291 SF
LOT SIZE:	9.7 Acres
BUILDING SIZE:	3,291 SF

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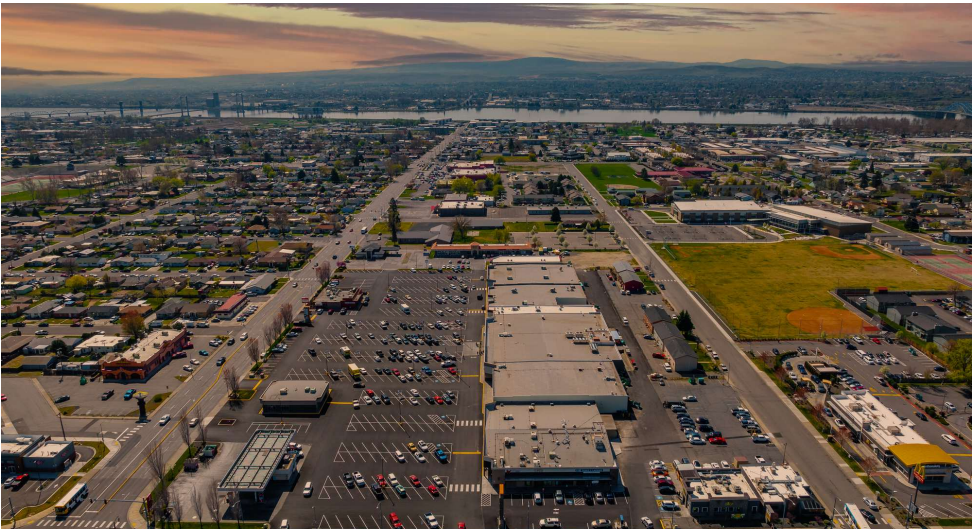
PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1406 N. 20th Avenue, Pasco, WA. This exceptional 3,291 SF free-standing pad building is strategically positioned just off the fully controlled intersection of Court and 20th Ave. Boasting a dedicated pole sign and over 35,000+ VPD, this property presents an ideal setting for a range of businesses. With its prime location and spacious layout, it's the perfect retrofit candidate for a Quick Service Restaurant (QSR) or any business looking to make a bold statement. Seize the opportunity to elevate your business in this high-traffic, high-visibility location.

PROPERTY HIGHLIGHTS

- 3,291 SF free-standing pad building
- Prime location off the fully controlled intersection of Court and 20th Ave.
- Dedicated pole sign for maximum visibility
- Over 35,000+ VPD for high traffic exposure
- Ideal retrofit candidate for Quick Service Restaurant (QSR)

ADDITIONAL PHOTOS



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RETAILER MAP

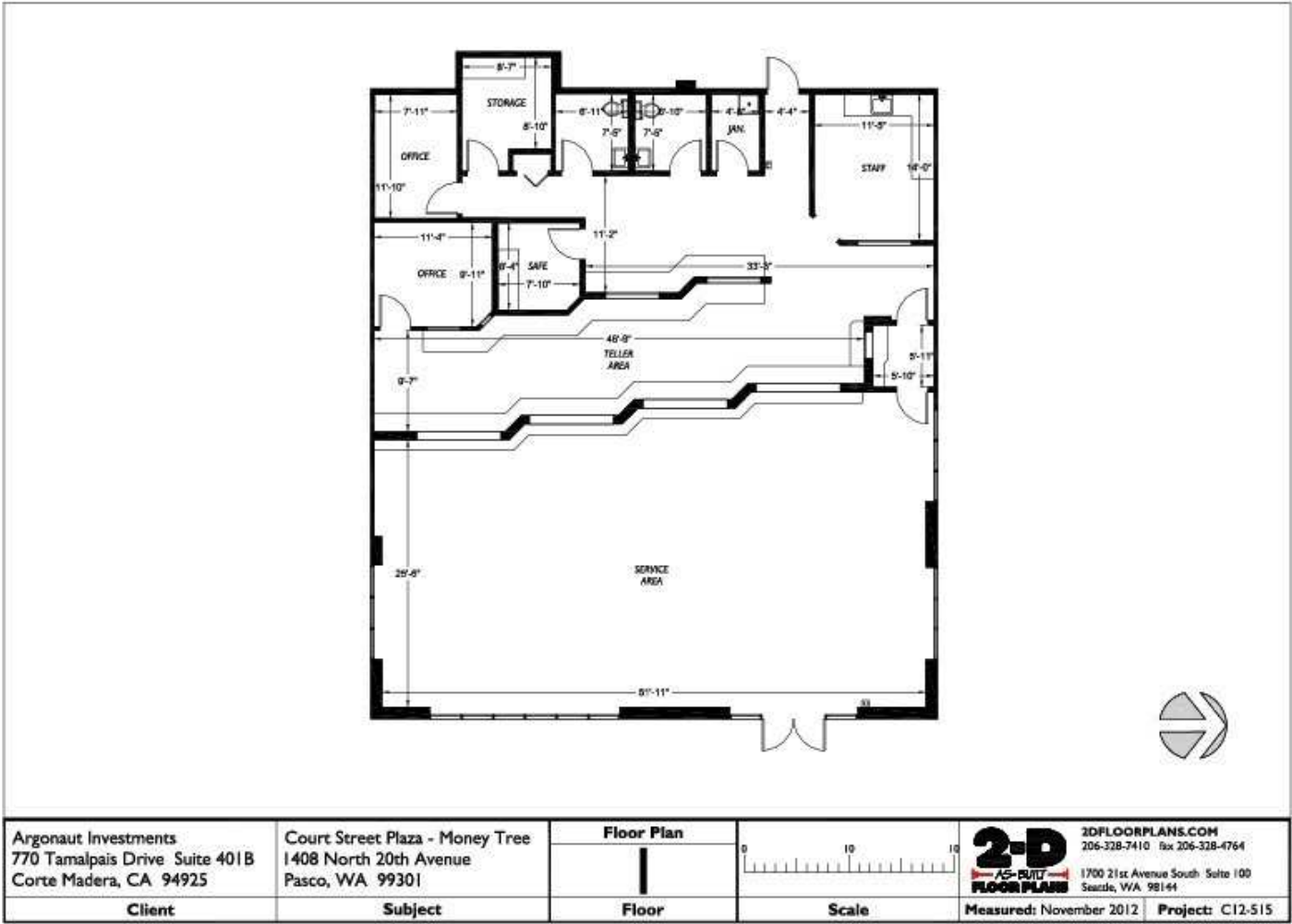


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FLOOR PLANS



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DRIVE THRU CONCEPTUAL



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Well-crafted simplicity

ARGONAUT
 INVESTMENT

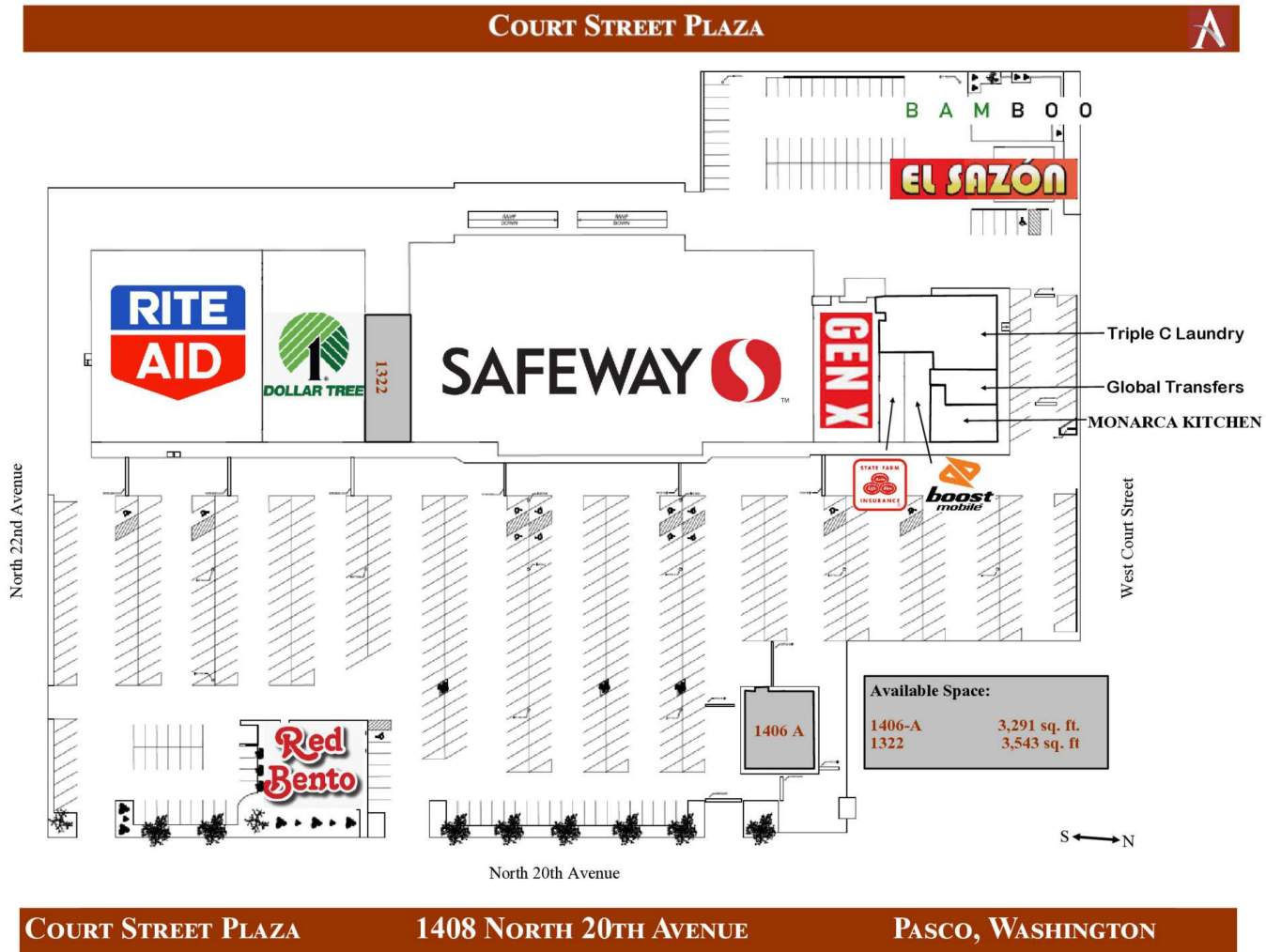
COURT STREET
 PLAZA

AD 2 1048

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SITE PLAN
01

SITE PLAN

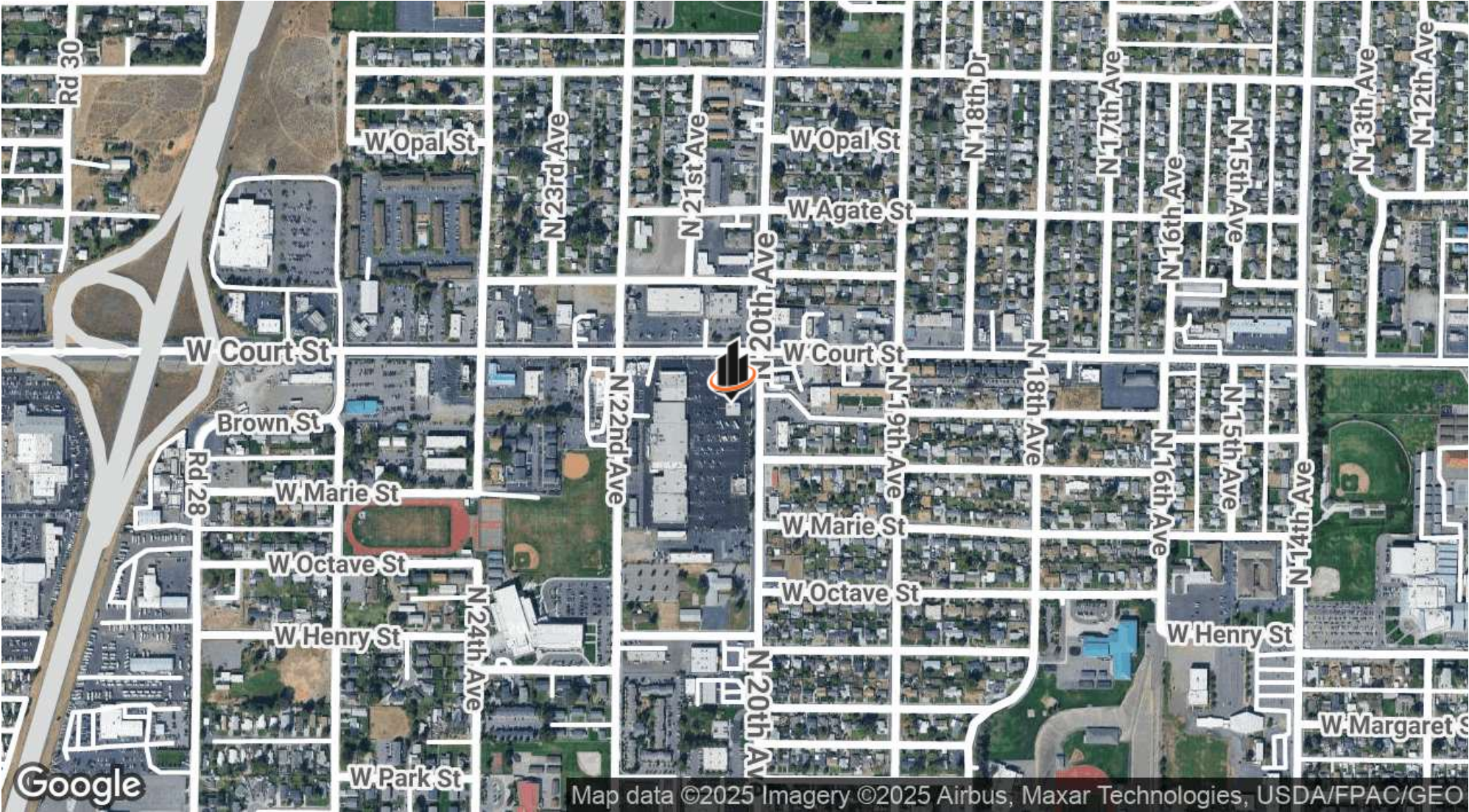


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SVN | CASCADES 7

LOCATION MAP



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AREA ANALYTICS

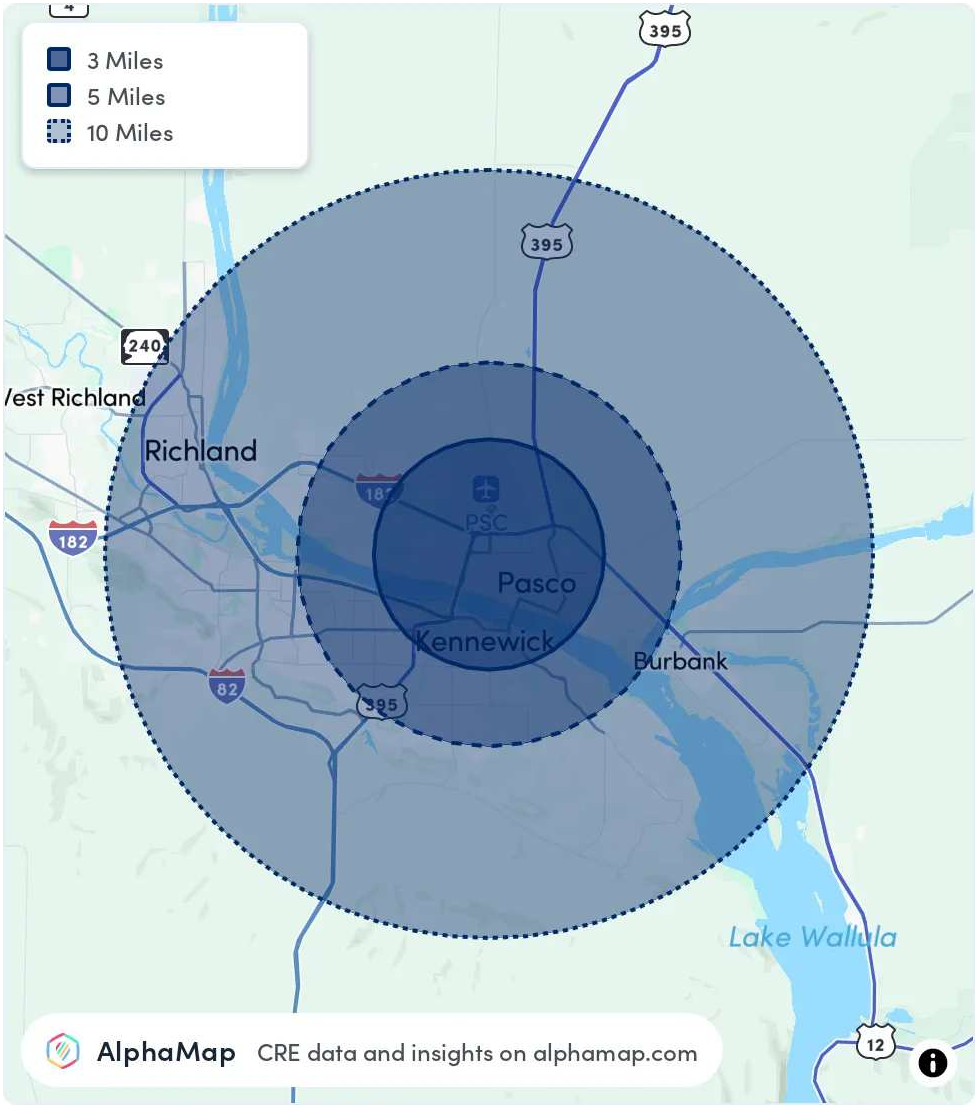
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	64,344	145,628	253,011
AVERAGE AGE	34	35	37
AVERAGE AGE (MALE)	34	34	36
AVERAGE AGE (FEMALE)	35	36	38

HOUSEHOLD & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	20,332	48,007	89,134
PERSONS PER HH	3.2	3	2.8
AVERAGE HH INCOME	\$90,997	\$99,490	\$112,164
AVERAGE HOUSE VALUE	\$301,690	\$343,671	\$393,101
PER CAPITA INCOME	\$28,436	\$33,163	\$40,058

Map and demographics data derived from AlphaMap



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