



320 N 20th Avenue

Pasco, WA

MLS 279155 & 279178

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

Commercial office building located on a main traffic arterial offering high visibility and easy access with ample parking.

Building's current floor plan includes both private and open offices.

Landlord may be willing to include some office furniture as a part of a lease agreement.

PRICING

Entire Building (3,026 SF) \$16.81/SF + NNN
Main Floor (2,080 SF)
+ Basement (946 SF)

Main Floor Only (2,080 SF) \$18.00/SF + NNN

ADDRESS

320 N 20th Avenue
Pasco, WA 99301

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

C-1 Retail Business District

UTILITIES

Water: City of Pasco

Sewer: City of Pasco

Power: Franklin PUD

TAX PARCEL

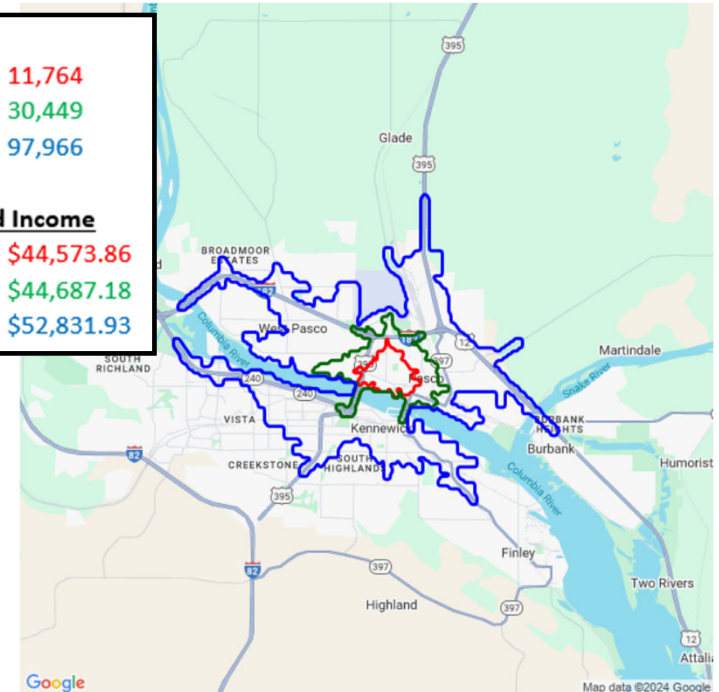
119-452-245

TRAFFIC COUNTS

ADT: 10,000 to 20,000

DEMOGRAPHICS

Population	
3 Minute	11,764
5 Minute	30,449
10 Minute	97,966
Avg. Household Income	
3 Minute	\$44,573.86
5 Minute	\$44,687.18
10 Minute	\$52,831.93



LINKS

Municipal

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

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

Economic Development

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

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

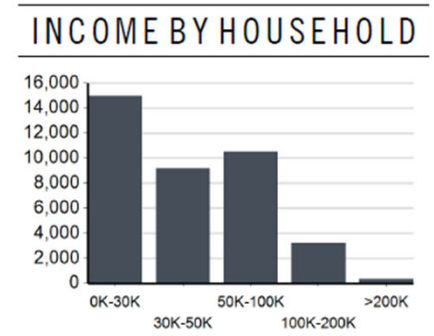
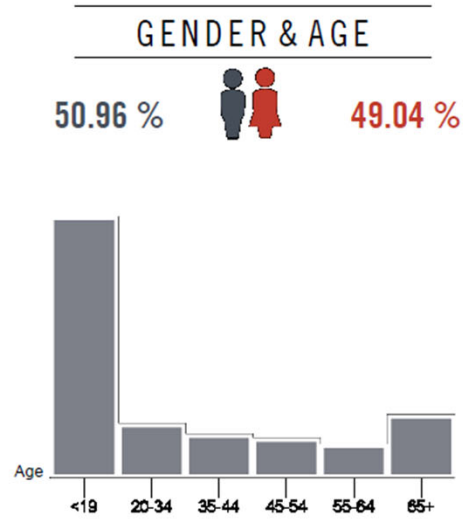
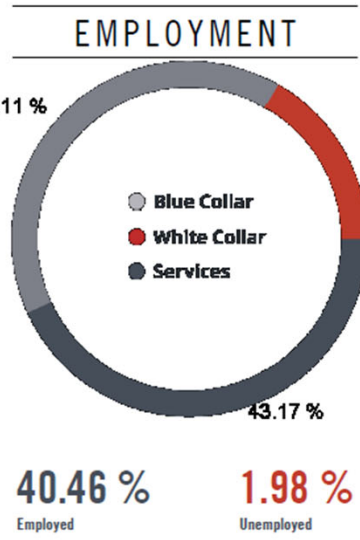
PASCO, WA - DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 320 N 20th Ave, Pasco, WA 99301

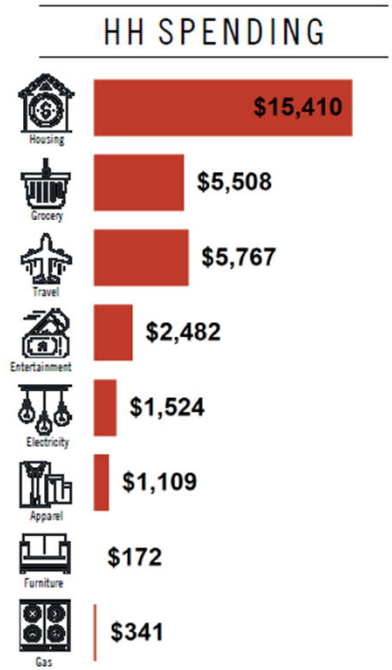
CITY, STATE
Pasco, WA

POPULATION
97,966

AVG. HHSIZE
2.82



MEDIAN HH INCOME
\$46,319



EDUCATION

High School Grad:	24.16 %
Some College:	21.22 %
Associates:	8.80 %
Bachelors:	17.45 %

RACE & ETHNICITY

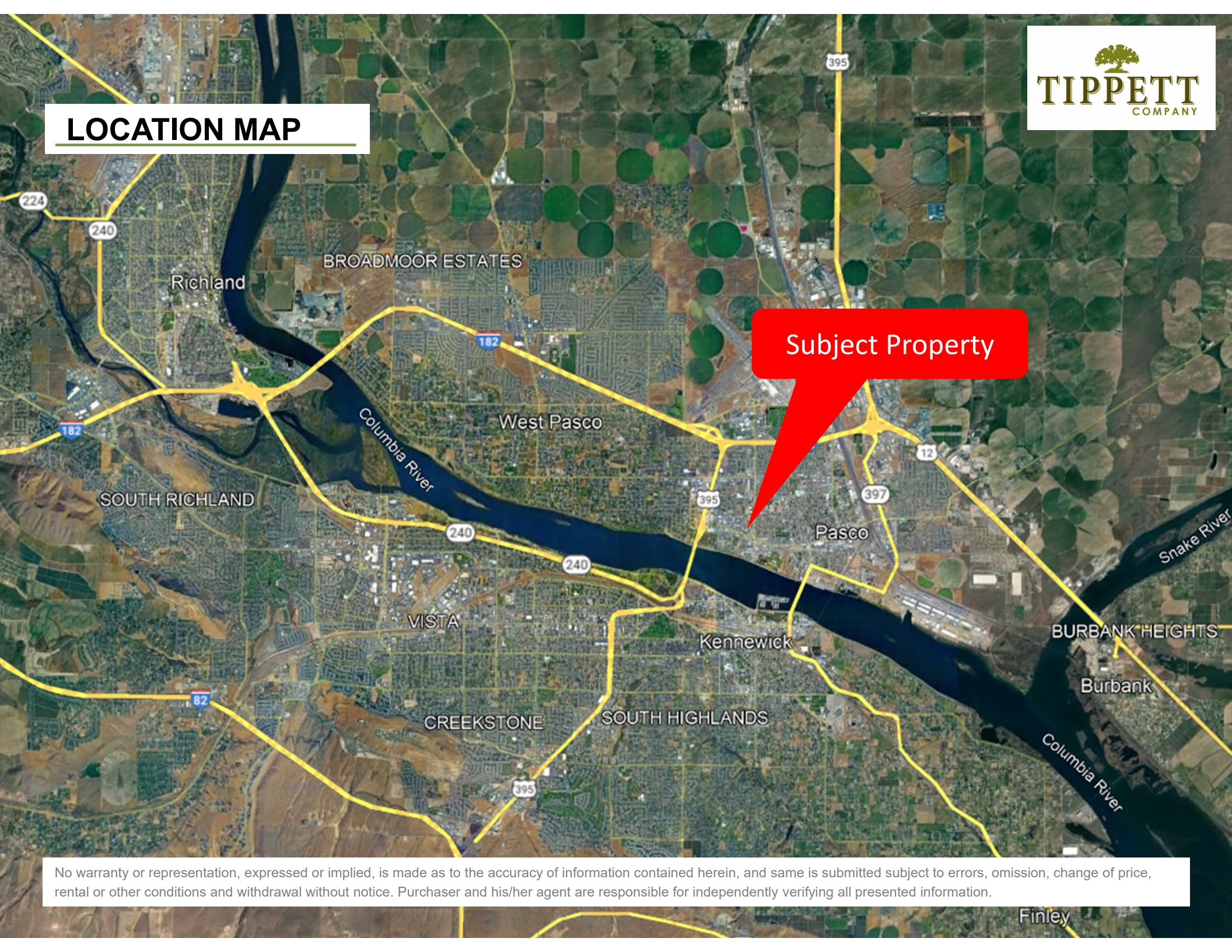
White:	22.51 %
Asian:	0.14 %
Native American:	0.14 %
Pacific Islanders:	0.03 %
African-American:	0.45 %
Hispanic:	44.55 %
Two or More Races:	32.19 %

HOME OWNERSHIP

Renters:	14,235
Owners:	17,769

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.

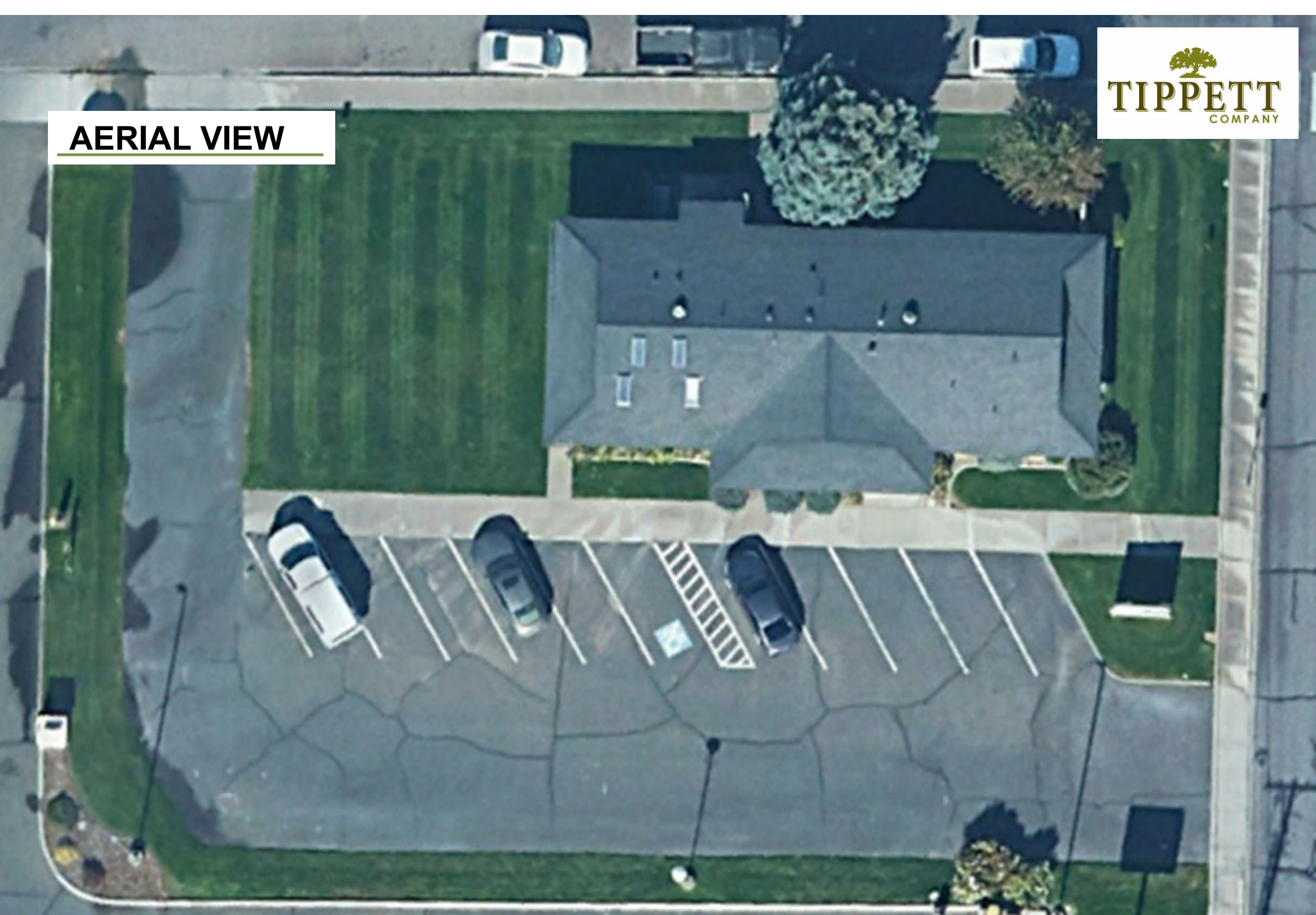
LOCATION MAP



Subject Property

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AERIAL VIEW



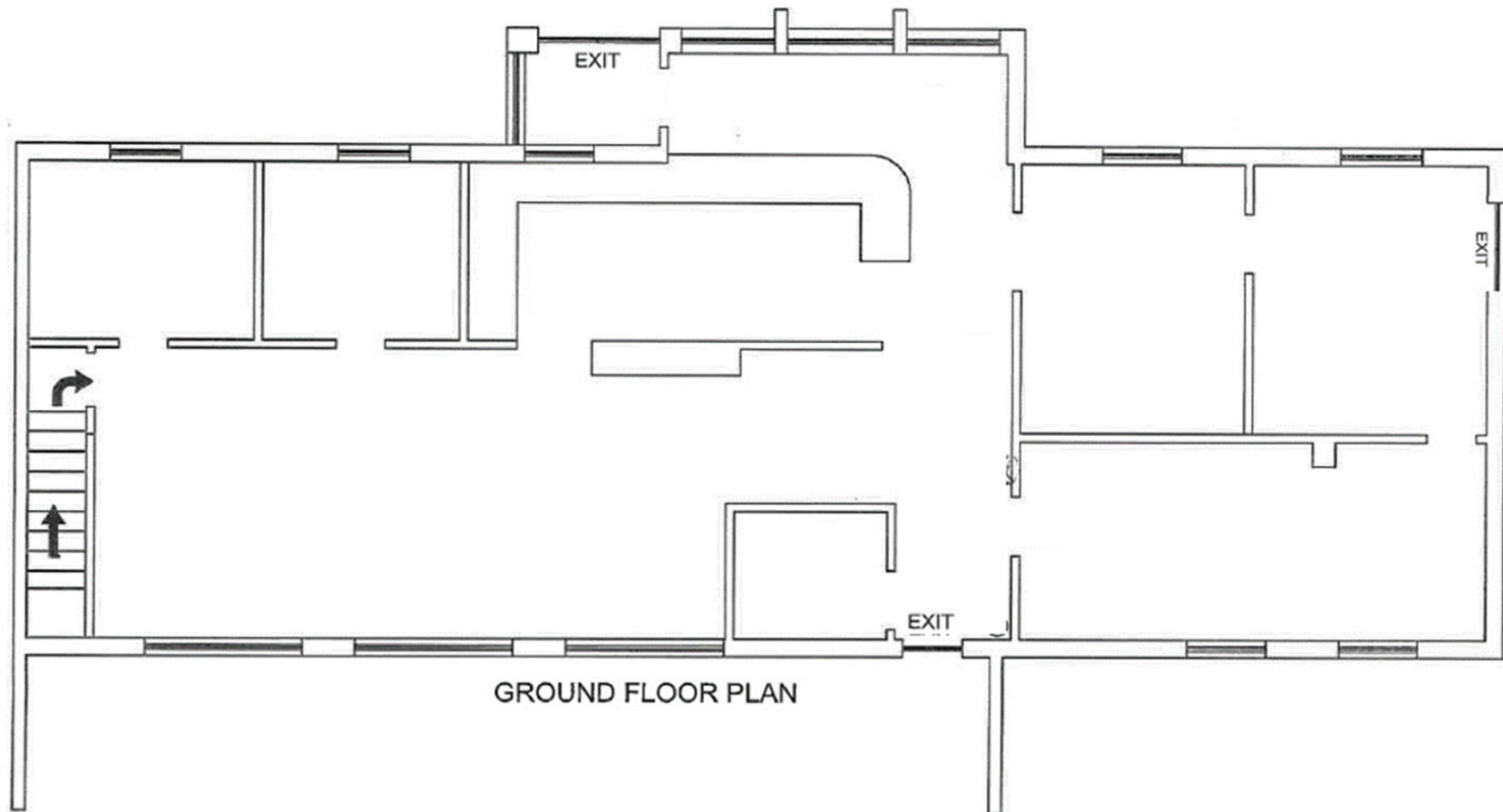
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AREA BUSINESSES

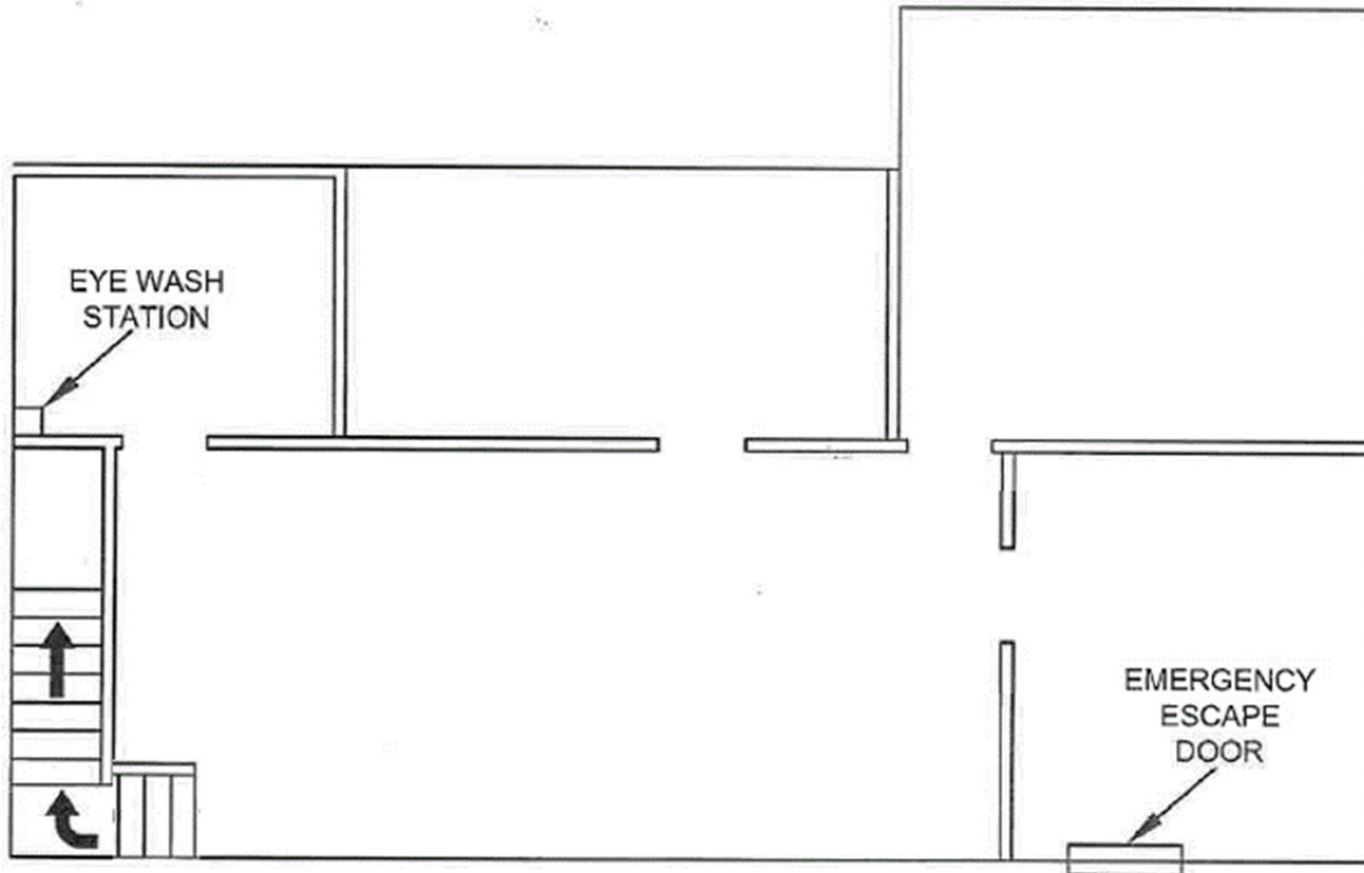


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FLOOR PLANS

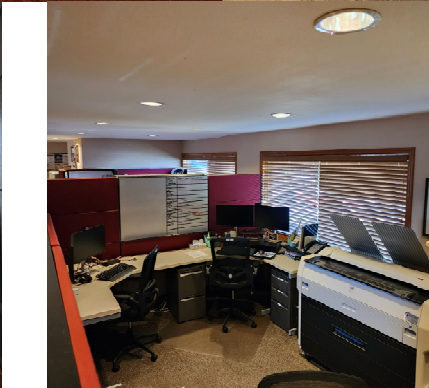
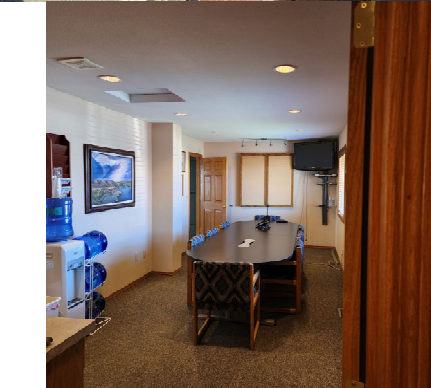


FLOOR PLANS



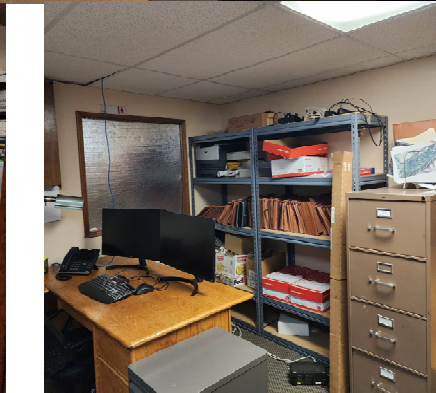
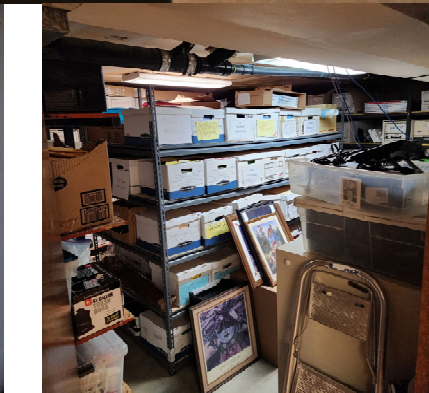
BASEMENT FLOOR PLAN

PHOTOS



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