

# FOR LEASE

RETAIL PAD WITH DRIVE-THRU  
EXCELLENT ACCESS TO I-182 & US 395

2604 W COURT STREET  
PASCO, WA 99301



HIGH TRAFFIC COUNT WITH  
OVER 20,000 VEHICLES PER DAY 



AVAILABLE  
± 1.50 AC

LEASED




 SIGNALIZED  
CORNER

Image has been adjusted to show demolished property

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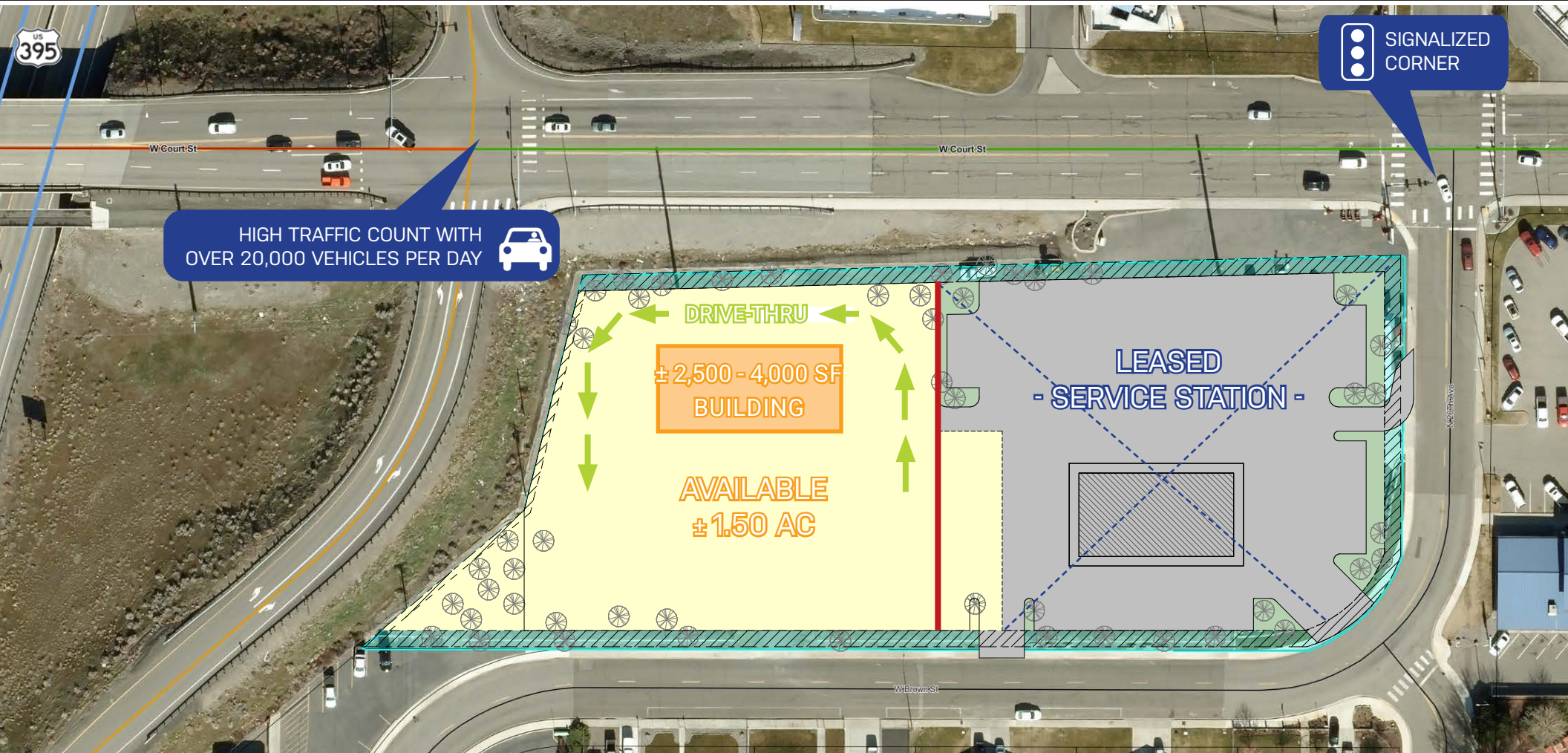
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# OPPORTUNITY

-  Prime retail pad, ideal for a QSR or financial services
-  Building size  $\pm$  2,500 - 4,000 SF
-  Available site size  $\pm$  1.50 AC, delivered pad ready
-  Drive-thru
-   $\pm$  118 surface stalls
-  Zoning C-3
-  High visibility & traffic counts
-  Excellent signage & brand exposure
-  Located on a signalized corner



# GREAT LOCATION

Pasco is a prime retail location thanks to its status as the fastest-growing city in Washington's Tri-Cities region—with an estimated 80,000 residents and rising per-capita retail sales ranks. It offers unbeatable accessibility, situated along I-182/US-395 with direct exits, adjacent to Tri-Cities Airport, Amtrak, and BNSF rail, making it ideal for QSRs or banks seeking drive-thru or storefront visibility. Plus, with a diverse, family-oriented population, the area sees plenty of daily traffic and strong local support.



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.



# STRONG DEMOGRAPHICS - 10 MILE RADIUS

## POPULATION

2020 Census.....	244,494
Est 2026.....	264,823
Projected 2030.....	294,262
Annual Growth 2025-2030.....	2.2%

## HOUSEHOLDS

2020 Census.....	85,976
Est 2026.....	93,194
Projected 2030.....	103,783
Average Houehold Size.....	2.8

## ECONOMICS

Total Consumer Spending.....	\$3.3B
Median Household Income.....	\$83K
Average Household Income.....	\$105K
Households \$75K +.....	49%