

SALE

DRT PROPERTIES

3807 West Court Street Pasco, WA 99301



SALE PRICE

\$1,799,000

Travis Davis
(509) 783-1394

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**COLDWELL BANKER
COMMERCIAL
TOMLINSON**

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/24.

Presence in

**158 OFFICES,
45 COUNTRIES**

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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THE PROPERTY

DRT Properties
3807 West Court Street
Pasco, WA 99301

SCOPE OF SERVICE

Coldwell Banker Commercial Tomlinson to represent _____ in the sale of DRT Properties

MARKET INFO

An exceptional location both for business and life after-hours, DRT Properties is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial Tomlinson has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Tri-Cities Washington Market, we recommend the property be sold for \$1,799,000.00.

ABOUT COLDWELL BANKER COMMERCIAL TOMLINSON

Coldwell Banker Commercial Tomlinson is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Pasco area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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PROPERTY DESCRIPTION

Presenting a prime investment opportunity, this 7,174 SF office building in the Tri-Cities Washington area offers a prestigious and functional space for office tenants. Boasting abundant natural light, updated HVAC systems, and meticulously maintained common areas, the property provides a welcoming and comfortable environment for occupants. With generous surface parking, a proven location for long-term office tenancy, and a second included lot, this commercial property is strategically positioned for immediate occupancy or lease-up. Built in 1994 and zoned for commercial use, this property represents a durable and low-maintenance investment with 100% occupancy, making it an attractive choice for office building investors.

PROPERTY HIGHLIGHTS

- Abundant natural light throughout key workspaces
- Welcoming lobby reinforcing building prestige
- Updated HVAC systems supporting tenant comfort
- Generous surface parking field for staff and visitors

OFFERING SUMMARY

Sale Price:	\$1,799,000
Lot Size:	1.58 Acres
Building Size:	7,174 SF
NOI:	\$102,502.20
Cap Rate:	5.7%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	199	793	2,758
Total Population	528	2,085	8,172
Average HH Income	\$103,900	\$105,904	\$100,035

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LOCATION DESCRIPTION

Located in the thriving Tri-Cities Washington area, the property benefits from its proximity to a variety of local amenities and points of interest. The nearby Columbia Park offers stunning riverfront views and recreational activities, while the vibrant downtown area is home to an array of dining, shopping, and entertainment options. With easy access to major transportation routes and a strong local economy driven by industries such as healthcare, education, and agriculture, the area presents an attractive opportunity for office building investors seeking a dynamic and growing market with a strong potential tenant base.

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PROPERTY HIGHLIGHTS

- Abundant natural light throughout key workspaces
- Welcoming lobby reinforcing building prestige
- Updated HVAC systems supporting tenant comfort
- Generous surface parking field for staff and visitors
- Strategically positioned on West Court Street
- Durable construction facilitating low-maintenance ownership
- Meticulously maintained common areas
- Proven location for long-term office tenancy
- Ready for immediate occupancy or lease-up
- Second lot included, .76 Acres



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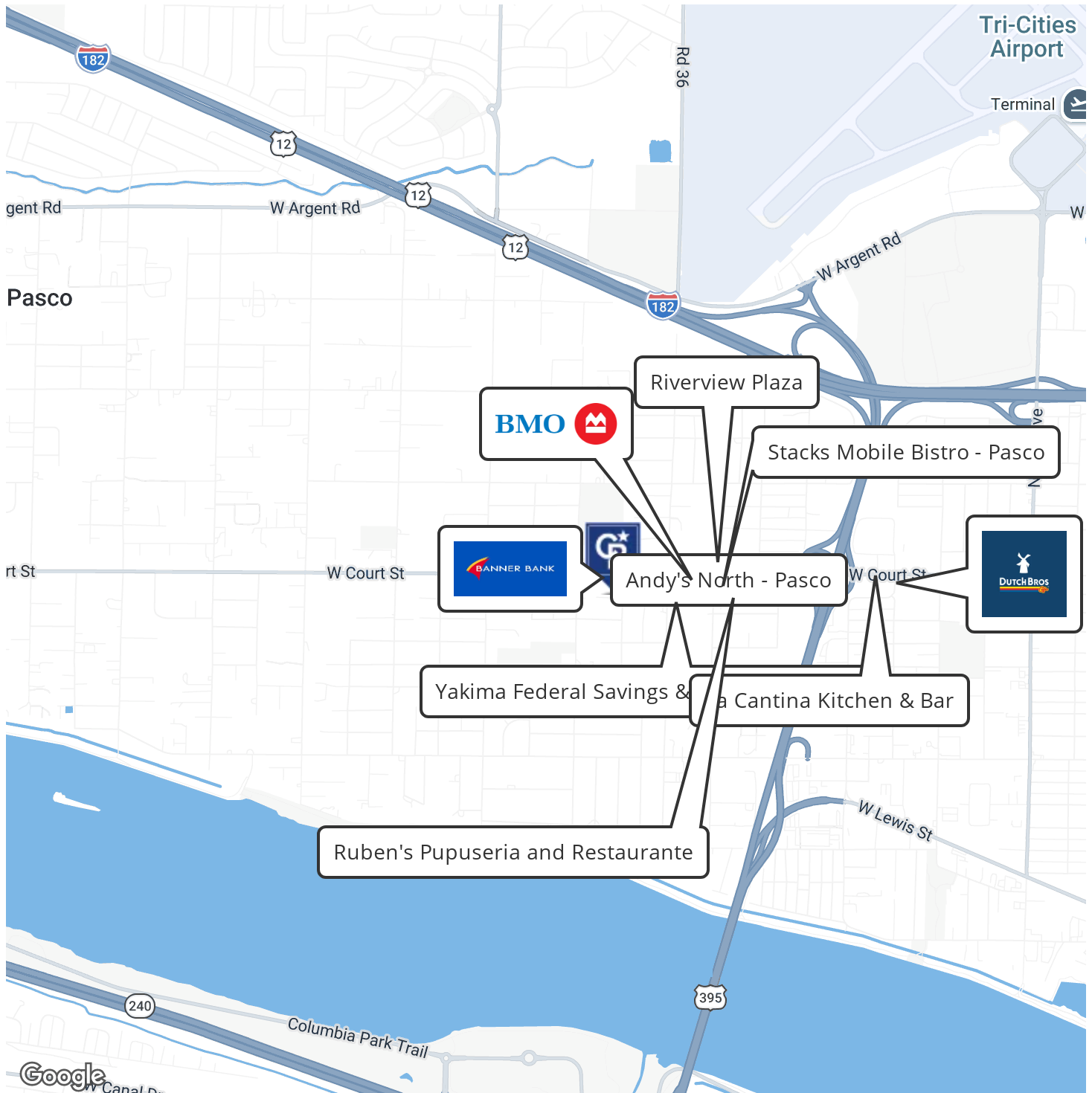


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INVESTMENT OVERVIEW

DRT PROPERTIES BUILDING

Price	\$1,799,000
Price per SF	\$251
CAP Rate	5.70%

OPERATING DATA

DRT PROPERTIES BUILDING

Net Operating Income	\$102,502
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FINANCING DATA

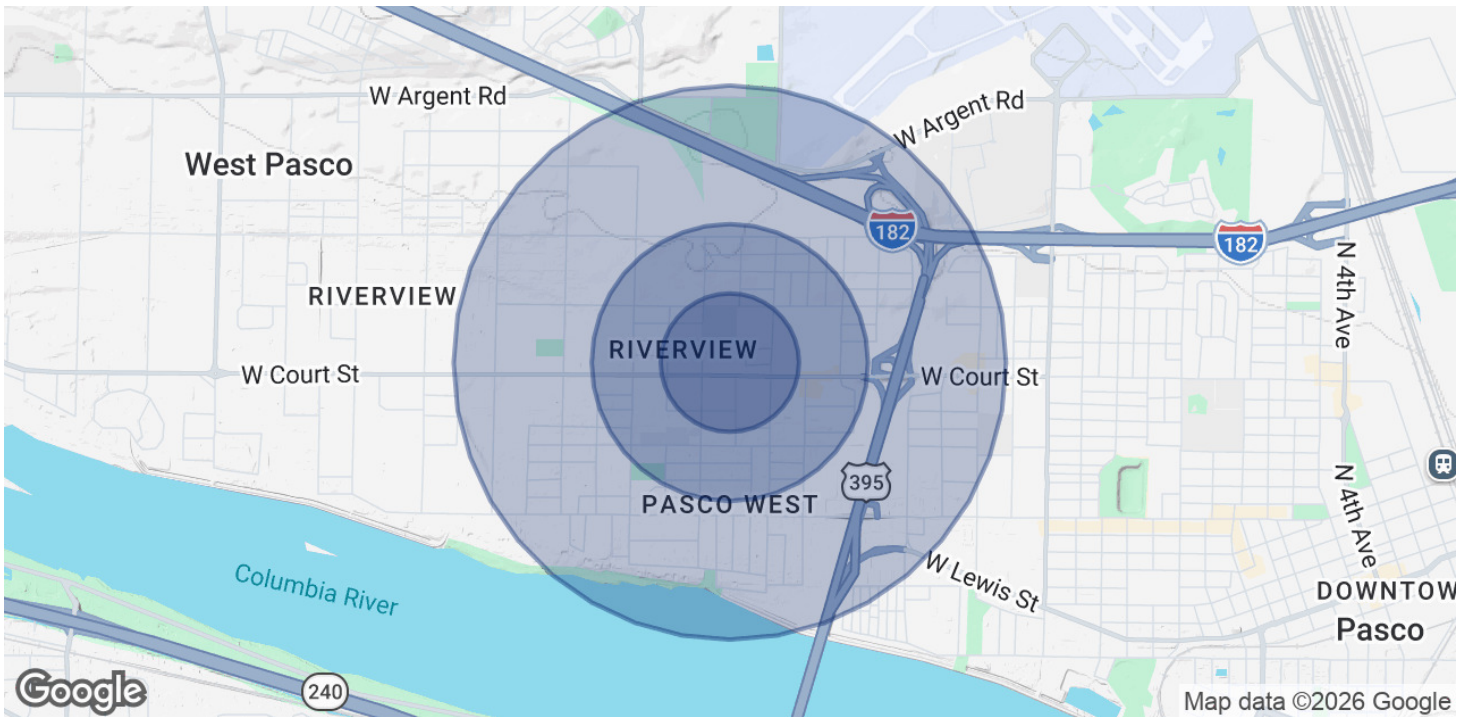
DRT PROPERTIES BUILDING



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**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total Population	528	2,085	8,172
Average Age	34	34.5	35.3
Average Age (Male)	34.7	35.3	35.7
Average Age (Female)	30.8	31.7	33.9

HOUSEHOLDS & INCOME**0.25 MILES****0.5 MILES****1 MILE**

Total Households	199	793	2,758
# of Persons per HH	2.7	2.6	3
Average HH Income	\$103,900	\$105,904	\$100,035
Average House Value	\$299,911	\$301,404	\$308,634

2023 American Community Survey (ACS)

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TRAVIS DAVIS

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