



Offering Memorandum

A Street Commerical Lots

EAST A STREET, PASCO, WA 99301

PRESENTED BY:

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An aerial photograph of a suburban neighborhood. In the foreground, a large, flat, brownish-yellow vacant lot sits next to a paved road. Beyond the lot, a dense residential area is visible, featuring numerous single-story houses with dark roofs and some greenery. The background shows a hazy horizon under a clear sky.

Property Information



An aerial view of a street intersection. A silver car is driving through the intersection. The road has white crosswalk markings and yellow lane markings. A traffic light pole is visible on the left side of the intersection.

PROPERTY SUMMARY

A STREET COMMERCIAL LOTS

EAST A STREET
PASCO, WA 99301

OFFERING SUMMARY

SALE PRICE:	See Land Lots Page
TOTAL LOT SIZE:	4.7 Acres
SIZE RANGE:	0.88 - 1.02 Acres
ZONING:	C-1 Retail



PROPERTY SUMMARY

These commercial lots are fully served by city utilities and each offers frontage along A Street, with three of the parcels occupying prominent corner locations. Positioned along a high-visibility, high-traffic corridor, the sites benefit from consistent exposure to local residents, commuters, commercial trucking, and consumer traffic. Their strategic location and excellent accessibility make them ideal for a wide variety of retail, service, office, and commercial development opportunities.



PROPERTY HIGHLIGHTS

- 5 Lots Total
- 4.70 Acres Total
- Sizes From .88 - 1.02 Acres
- All City Services Available
- Corner Lots Available
- A Street Frontage



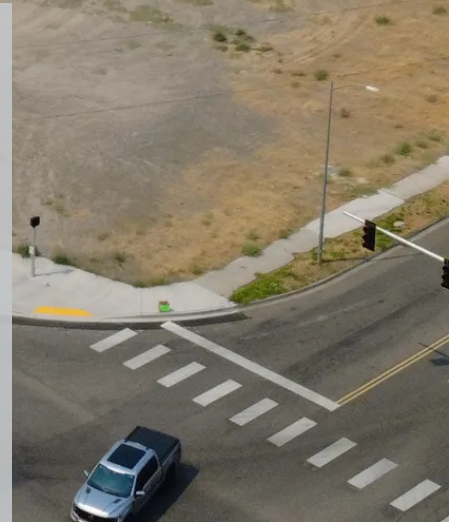
CORNER LOTS



A STREET FRONTAGE



NEAR AMAZON

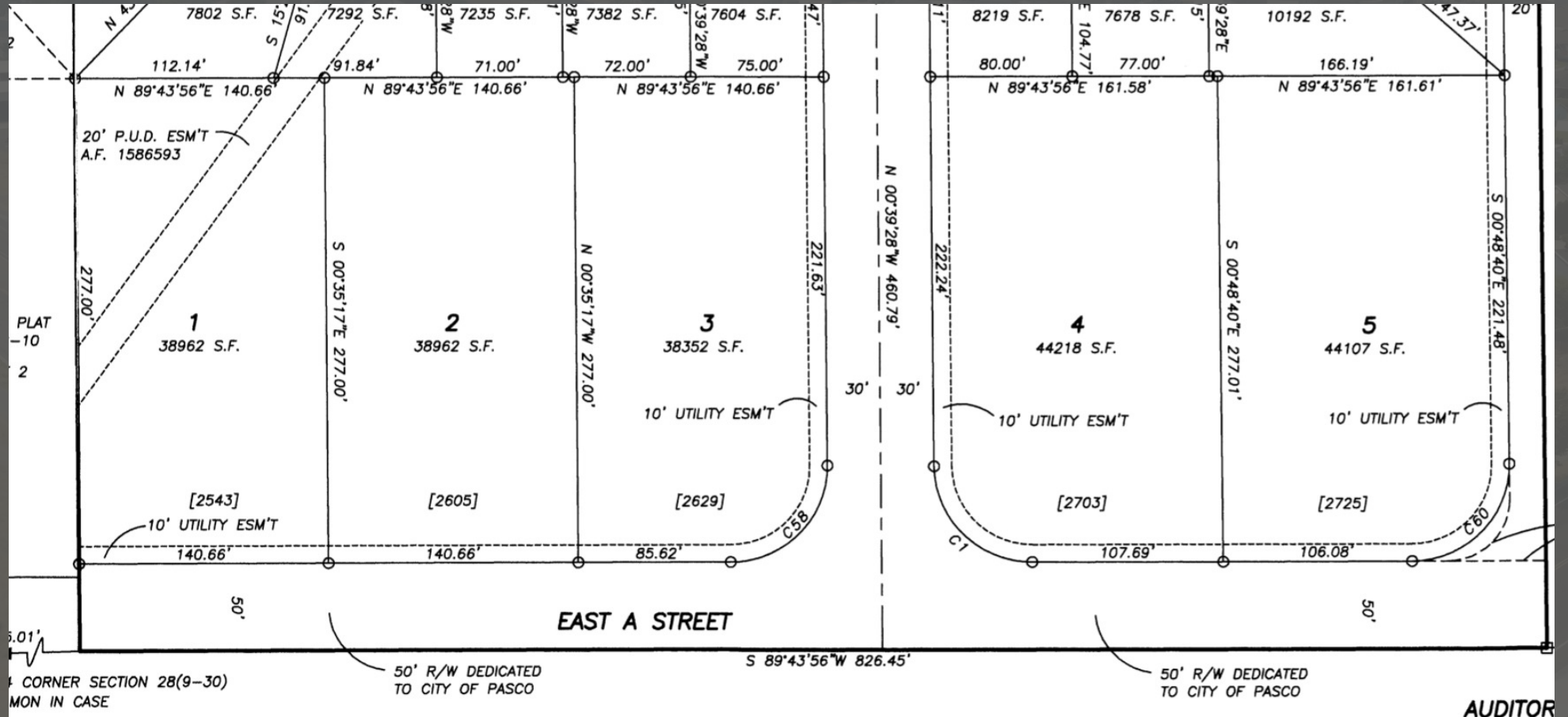


LAND LOTS



STATUS	ADDRESS	APN	SIZE	PRICE
Available	2543 E A Street	113890109	0.89 Acres	\$331,186
Available	2605 E A Street	113890110	0.89 Acres	\$331,186
Available	2629 E A Street	113890111	0.88 Acres	\$325,992
Available	2703 E A Street	113890112	1.02 Acres	\$442,180
Available	2725 E A Street	113890113	1.01 Acres	\$441,070

PARCEL MAP





The property is zoned RETAIL BUSINESS DISTRICT (C-1), which is defined in the city of Pasco Municipal Code, Chapter 25.85 as:

The C-1 retail business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community. Also to include all uses permitted in the OFFICE DISTRICT (O).



An aerial photograph showing a suburban neighborhood. In the foreground, there is a large, flat, brownish-yellow vacant lot. To the right of the lot, a paved road curves. Beyond the road, there is a dense residential area with many houses, mostly with grey roofs, and some green trees. The background shows a hazy horizon under a clear sky.

Location Information



An aerial photograph of a street intersection. A silver car is driving on the road. The intersection has white crosswalk lines and a yellow curb. A traffic light pole is visible on the left side of the intersection. The surrounding area is a mix of grass and pavement.

City of Pasco

These premier commercial lots offer frontage along A Street with outstanding access to major highways, bridges, and key transportation corridors. Located at the intersection of A Street and Heritage Boulevard, the sites are surrounded by established residential neighborhoods, thriving industrial and retail businesses, and are within sight of the Amazon Distribution Centers. This highly visible and well-connected location provides an excellent opportunity for a wide range of commercial and service-oriented developments.

Pasco is a dynamic and fast-growing community located at the confluence of the Columbia and Snake Rivers in southeastern Washington. As one of the three Tri-Cities, Pasco is known for its rich agricultural roots, strong transportation infrastructure, and diverse, vibrant culture.

With expanding residential neighborhoods, growing business development, and a strong sense of community pride, Pasco combines economic opportunity with small-town warmth and accessibility.



REGIONAL MAP



AERIAL MAP



An aerial photograph of a suburban neighborhood. In the foreground, there is a large, flat, undeveloped lot with dry, yellowish-brown grass. A paved road runs along the edge of this lot. Beyond the road, there is a dense residential area with many houses, mostly with dark roofs and light-colored siding. The houses are surrounded by green trees and lawns. In the background, the city skyline is visible under a hazy sky.

Demographics

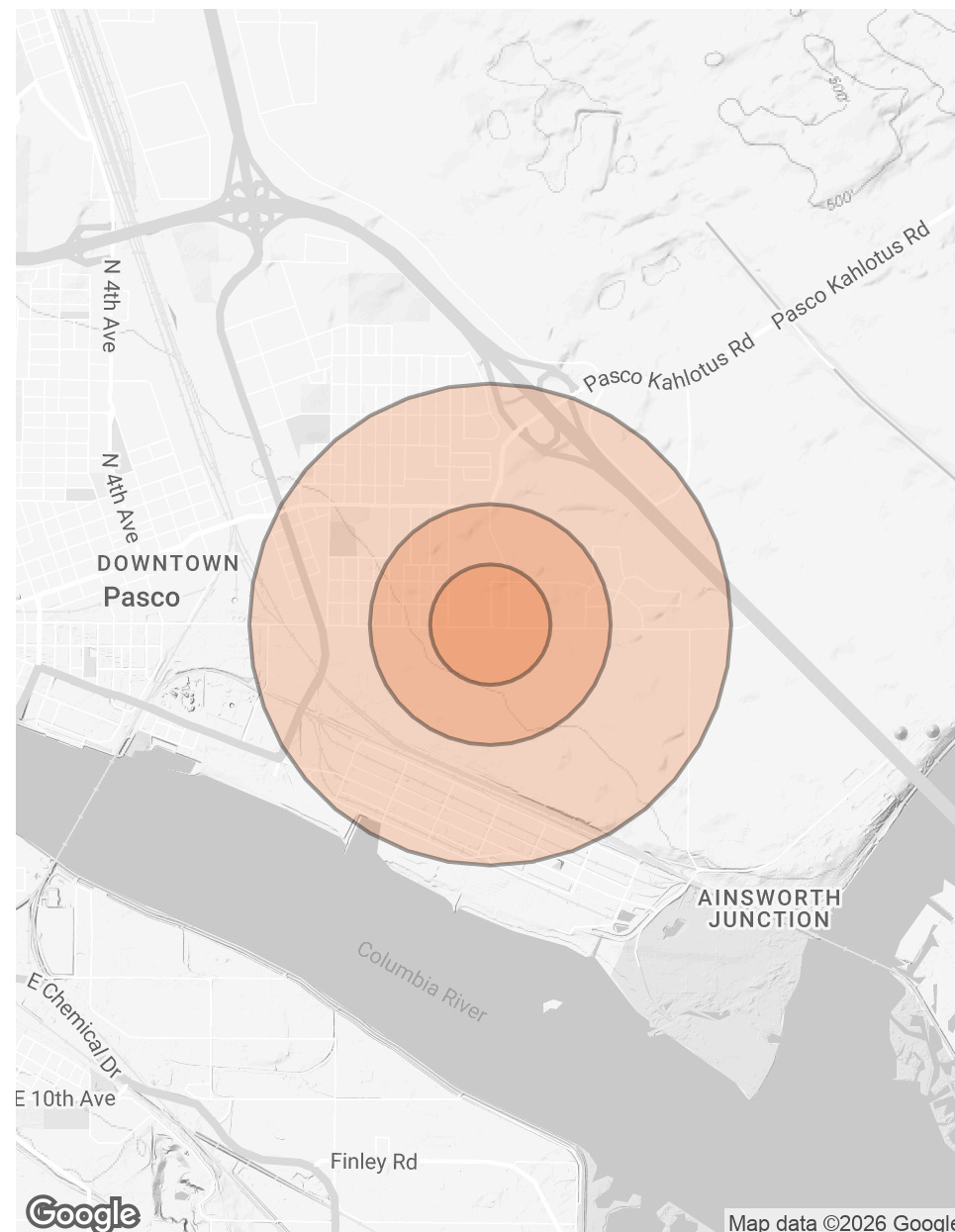
An aerial photograph of a street intersection. A paved road with white crosswalk lines and yellow lane markings is visible. A silver car is driving through the intersection. A traffic light pole stands at the corner of the intersection. The surrounding area includes some dry grass and a sidewalk.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	418	1,696	7,720
AVERAGE AGE	19.3	20.2	22.8
AVERAGE AGE (MALE)	16.4	17.1	21.9
AVERAGE AGE (FEMALE)	23.3	24	24.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	79	337	1,645
# OF PERSONS PER HH	5.3	5	4.7
AVERAGE HH INCOME	\$102,007	\$97,386	\$88,075
AVERAGE HOUSE VALUE	\$260,250	\$252,471	\$238,818

2023 American Community Survey (ACS)





DISCLAIMER

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