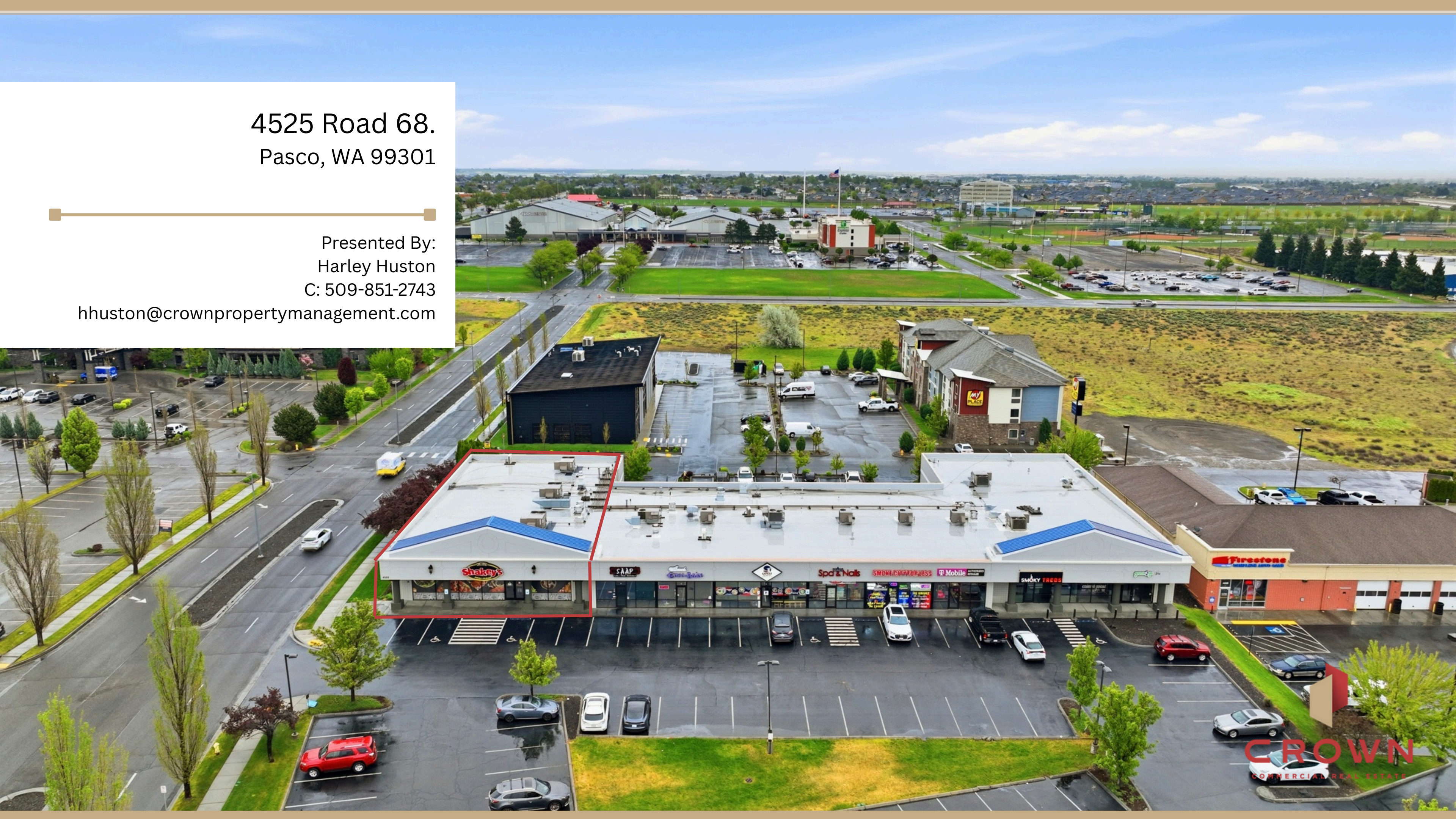


4525 Road 68.
Pasco, WA 99301

Presented By:
Harley Huston
C: 509-851-2743
hhuston@crowncrownpropertymanagement.com



REGIONAL OVERVIEW

Tri-Cities is located in Southeastern Washington and provides over 300 days of sunshine annually. Situated along the confluence of the Columbia, Snake, and Yakima Rivers, the area provides a wide variety of recreational activities including world-class fishing, golf, boating, water-skiing and paddling, hunting, bike trails, hiking trails, and parks. For the 52nd year, Tri-Cities will host the Water Follies Columbia Cup Hydroplane race. Thousands of spectators will line the shores of the Columbia River the last full weekend in July to watch the world's fastest boats and air show.

Tri-Cities is also in the heart of Washington States' wine country. In recent years, Tri-Cities has become a large player in the state's booming wine industry and boasts over 200 wineries within a 50-mile radius, contributing over \$1 billion to the economy. Due to the local climate and geography, local winemakers produce some of the finest wines in the world.

In early 2025, many commercial projects were put on hold due to economic uncertainty, but they are now being reactivated. Developers and clients who delayed plans because of high interest rates and inflation are moving forward aggressively in 2025. Current ongoing projects are highlighted below:

- Versova, one of the country's largest egg producers, is moving into the former Reser's building.
- Washington Energy is in the process of leasing 425 acres in Richland for a clean energy park.
- Atlas Agro is planning to build a \$1.3 billion fertilizer plant in Richland.
- The Department of Energy is considering different sites for data centers that power AI.
- The Kennewick Three Rivers Convention Center expansion is expected to generate substantial economic activity and draw incremental commercial demand beyond the immediate site. The approved project will add 115,000 sq ft —with completion expected in late 2026. This expansion is projected to draw about 200,000 attendees annually, generating 70,000 hotel room nights per year.



OFFERING SUMMARY & PROPERTY HIGHLIGHTS / FEATURES



OFFERING SUMMARY: 4525 ROAD 68 FOR LEASE

LEASE RATE:	\$25 / sf
TI ALLOWANCE:	Negotiable
SUITE SIZE:	6,000 +/- sf
BUILDING SIZE:	20,458 +/- sf
TERM :	Minimum of 3 years
LEASE:	NNN

KEY HIGHLIGHTS

- Strong frontage and visibility along Road 68
- Restaurant layout
- Monument & building signage available



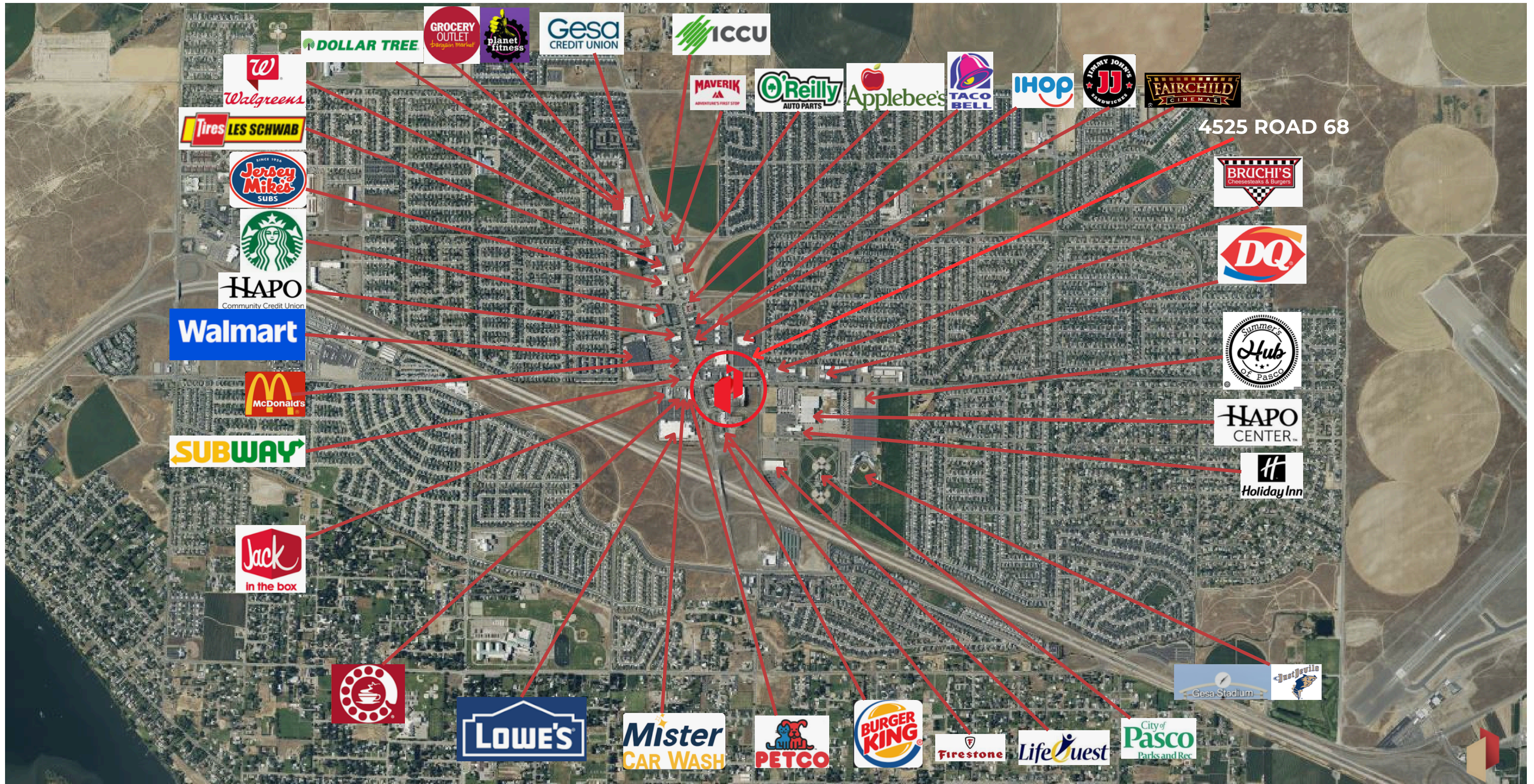
PROPERTY & SUITE C DESCRIPTION

4525 Road 68 is a well-positioned restaurant & retail building located in the heart of Pasco's retail corridor. The property offers excellent visibility along Road 68, with traffic counts exceeding 50,000 vehicles per day, providing consistent exposure. It is surrounded by the new location for Summer's Hub, Pasco Sporting Complex, HAPO center, Gesa Stadium, Walmart, and over 100 businesses within 0.3 miles! 4525 Road 68 is also located just off I-5, with over 58,000 vehicles per day. Property has ample parking, monument signage, building signage, and a great tenant mix consisting of restaurants & retail users. The surrounding community continues to see significant residential and commercial growth, enhancing the site's long-term demand and customer draw.

Suite A is a 6,000 +/- square foot restaurant space and is currently occupied by a pizza parlor. Space is NOT divisible.

Currently occupied, please do not disturb tenant.

MARKET MAP



AREA ANALYTICS

1 MILE

Summary	Census 2020	2025	2030
Total Population	11,822	12,809	13,466
Total Households	3,774	4,130	4,364
Family Households	2,850	3,052	3,207
Average Household Size	3.13	3.10	3.08
Owner Occupied Housing Units	2,715	3,047	3,300
Renter Occupied Housing Units	1,059	1,083	1,064
Median Age	29.0	30.2	31.2

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

© 2025 Esri

3 MILE

Summary	Census 2020	2025	2030
Total Population	47,883	52,402	55,891
Total Households	15,656	17,122	18,300
Family Households	12,105	13,024	13,876
Average Household Size	3.04	3.05	3.04
Owner Occupied Housing Units	12,212	13,609	14,757
Renter Occupied Housing Units	3,444	3,513	3,542
Median Age	32.1	33.0	33.9

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

© 2025 Esri

5 MILE

Summary	Census 2020	2025	2030
Total Population	128,806	137,429	145,127
Total Households	45,505	48,733	51,556
Family Households	31,111	32,568	34,327
Average Household Size	2.80	2.79	2.79
Owner Occupied Housing Units	27,538	30,276	32,886
Renter Occupied Housing Units	17,967	18,457	18,670
Median Age	32.8	33.7	34.7

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

© 2025 Esri



CROWN PROPERTY MANAGEMENT

GROWING INVESTMENTS BEYOND THE DOORS.

HARLEY HUSTON
COMMERCIAL BROKER
1.509.851.2743
HHUSTON@CROWNPROPERTYMANAGEMENT.COM

OLIVIA KELLY
COMMERCIAL BROKERAGE ASSISTANT
1.509.957.2900
OKELLY@CROWNPROPERTYMANAGEMENT.COM

