



507 & 515 W. Clark St.

Pasco, WA 99301
MLS #294568

Contact

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SUMMARY

Exceptional opportunity to acquire a fully leased retail investment property in the heart of the downtown Pasco retail business district.

This well-maintained asset consists of two connected buildings totaling 8,731 square feet, joined by an interior stairwell while maintaining separate building identities.

This 100% occupied two-tenant property includes national credit tenant, PYE-Barker Fire and Safety, which occupies 92% of the total building square footage.

The property enjoys excellent visibility, convenient access, and proximity to local businesses, government offices, and community amenities, positioning it for continued long-term value.

PRICING

Price: \$1,495,000.00

NOI: \$192,000.00

Cap Rate: 12.84%

ADDRESS

507 & 515 W. Clark St.
Pasco, WA 99301

TAX PARCEL

112-053-359

112-053-368

112-053-386

CONTACT

Kirt Shaffer

Office 509.545.3355

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kirt@tippettcompany.com

2815 St. Andrews Loop, Suite F
Pasco, WA 99301

ZONING

C-1 Retail Business District

UTILITIES

Power: Franklin PUD

Water: City of Pasco

Sewer: City of Pasco

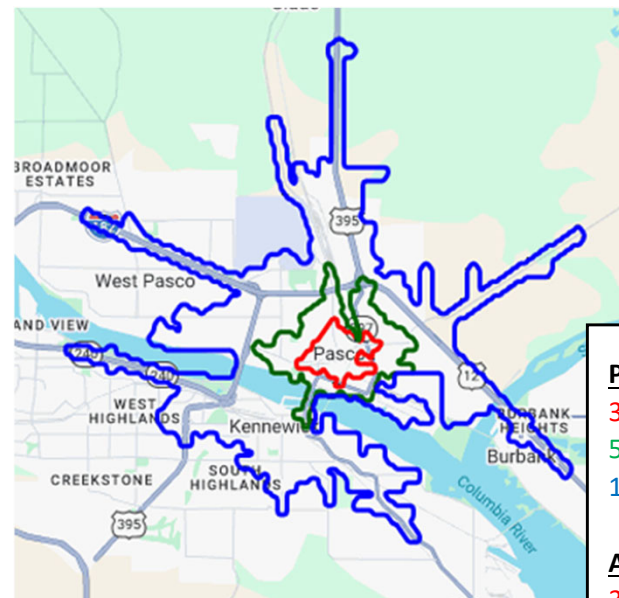
Gas: Cascade Natural Gas

Internet: Various Providers

TRAFFIC COUNTS (CBA)

W. Lewis & Clark Street – 9,678

DEMOGRAPHICS (CBA)



Population

3-Minutes	7,629
5-Minutes	24,780
10-Minutes	73,780

Avg. Household Income

3-Minutes	\$38,404
5-Minutes	\$39,093
10-Minutes	\$50,883

LINKS

Municipal

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

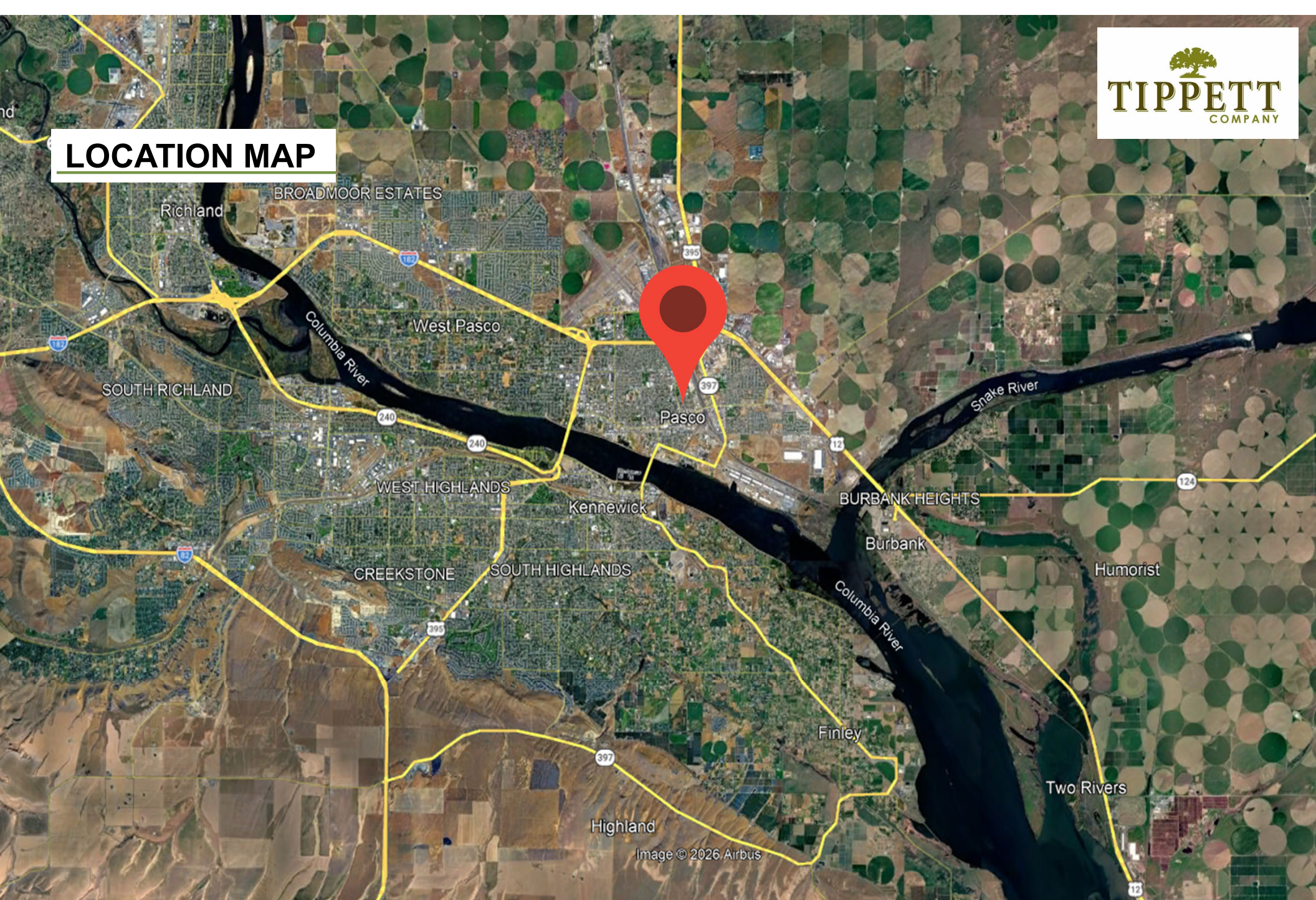
<https://www.franklincountywa.gov/>

Economic Development

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

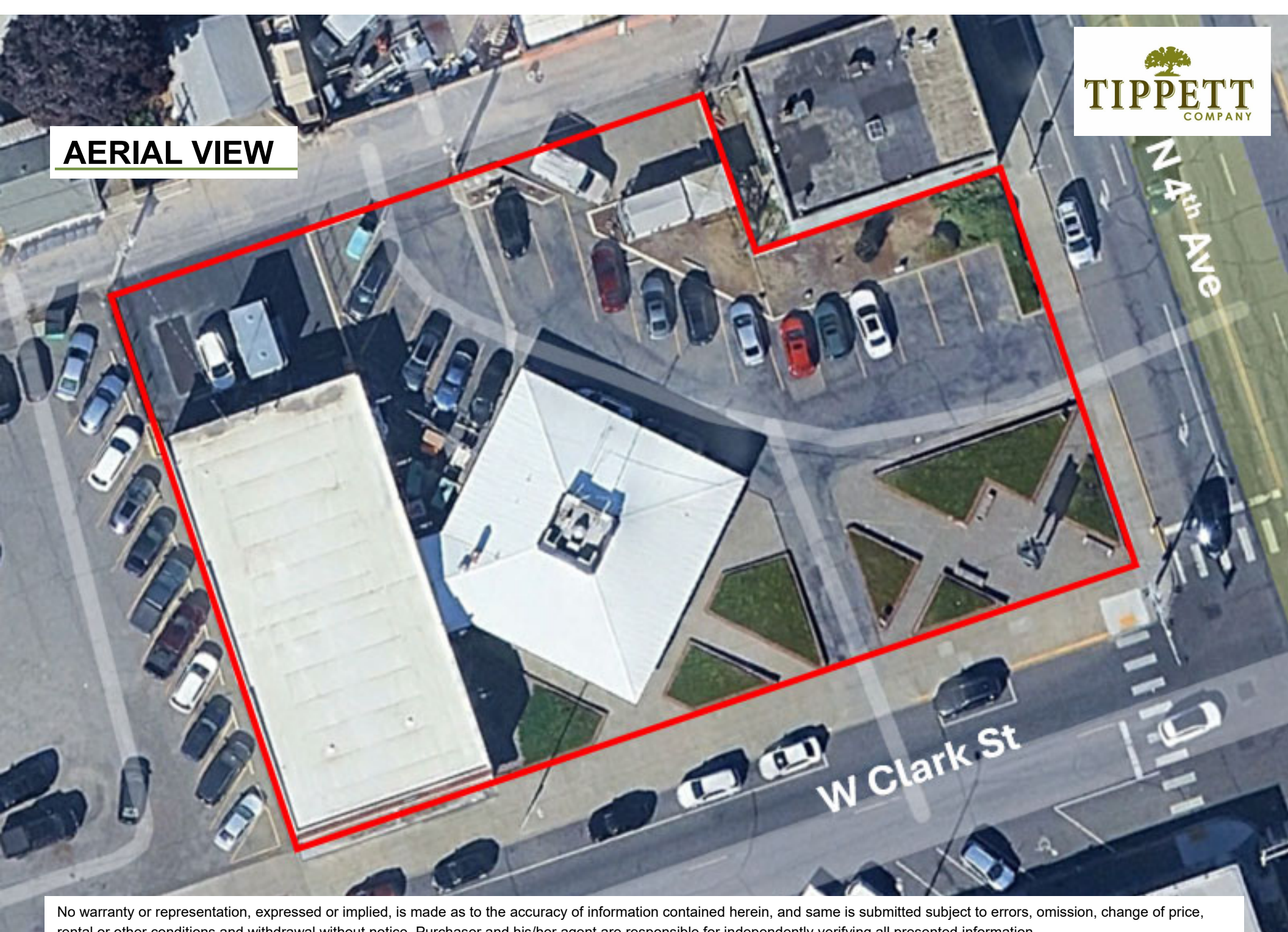
<https://www.tridec.org/>

LOCATION MAP



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.

AERIAL VIEW



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DEMOGRAPHICS (CBA)

CITY, STATE

Pasco, WA

POPULATION

73,780

AVG. HH SIZE

2.88

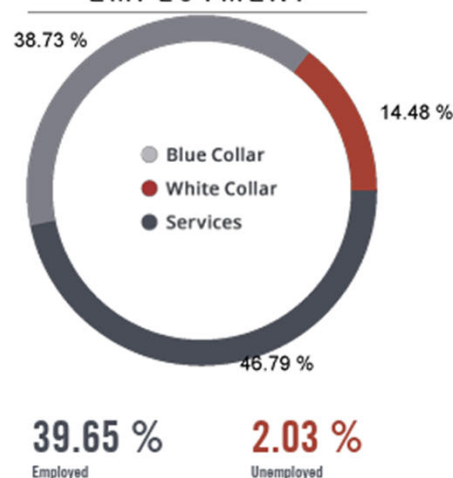
MEDIAN HH INCOME

\$44,160

HOME OWNERSHIP

Renters: **10,453**
Owners: **12,393**

EMPLOYMENT

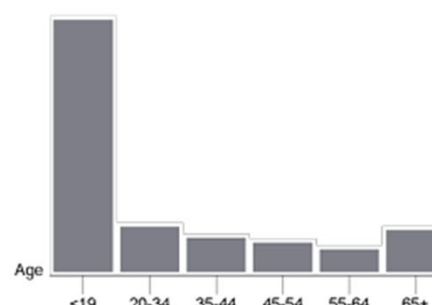


EDUCATION

High School Grad: **22.91 %**
Some College: **20.51 %**
Associates: **7.99 %**
Bachelors: **14.94 %**

GENDER & AGE

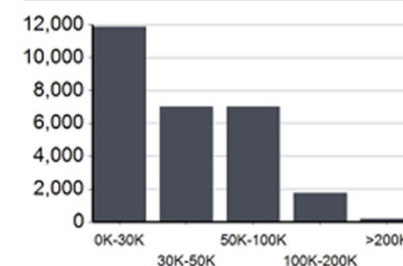
51.30 %   48.70 %



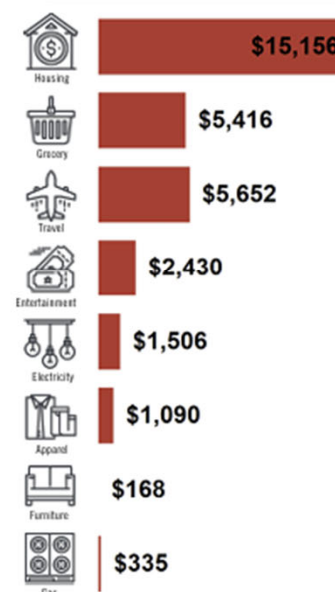
RACE & ETHNICITY

White: **16.77 %**
Asian: **0.09 %**
Native American: **0.13 %**
Pacific Islanders: **0.03 %**
African-American: **0.34 %**
Hispanic: **47.18 %**
Two or More Races: **35.45 %**

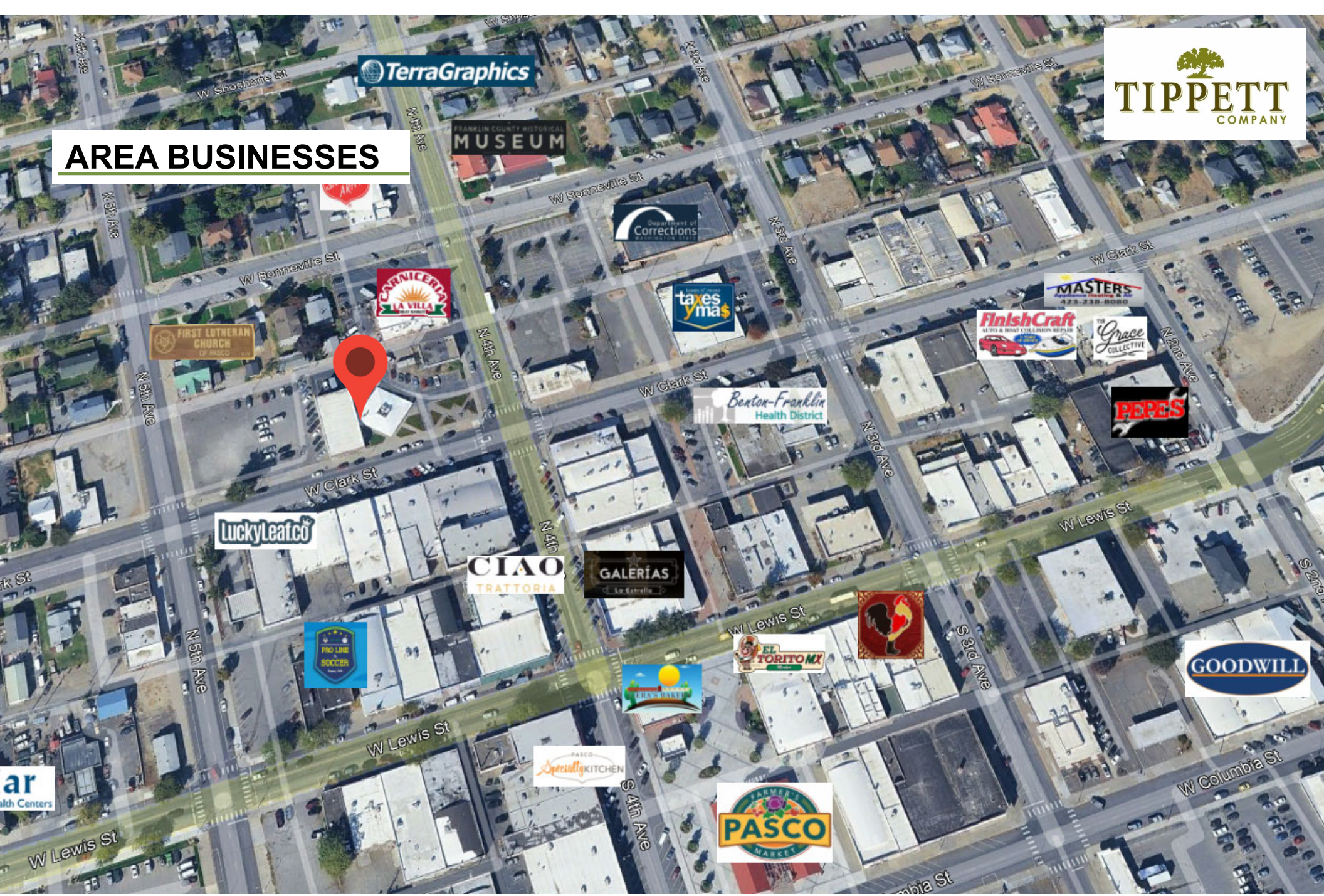
INCOME BY HOUSEHOLD



HH SPENDING



AREA BUSINESSES



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PHOTOS (Exterior)



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PHOTOS (507-Interior)



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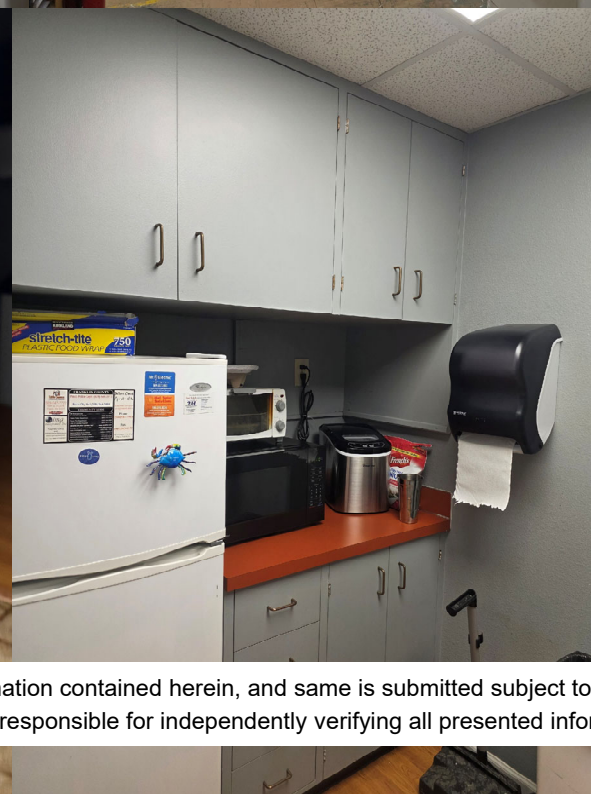
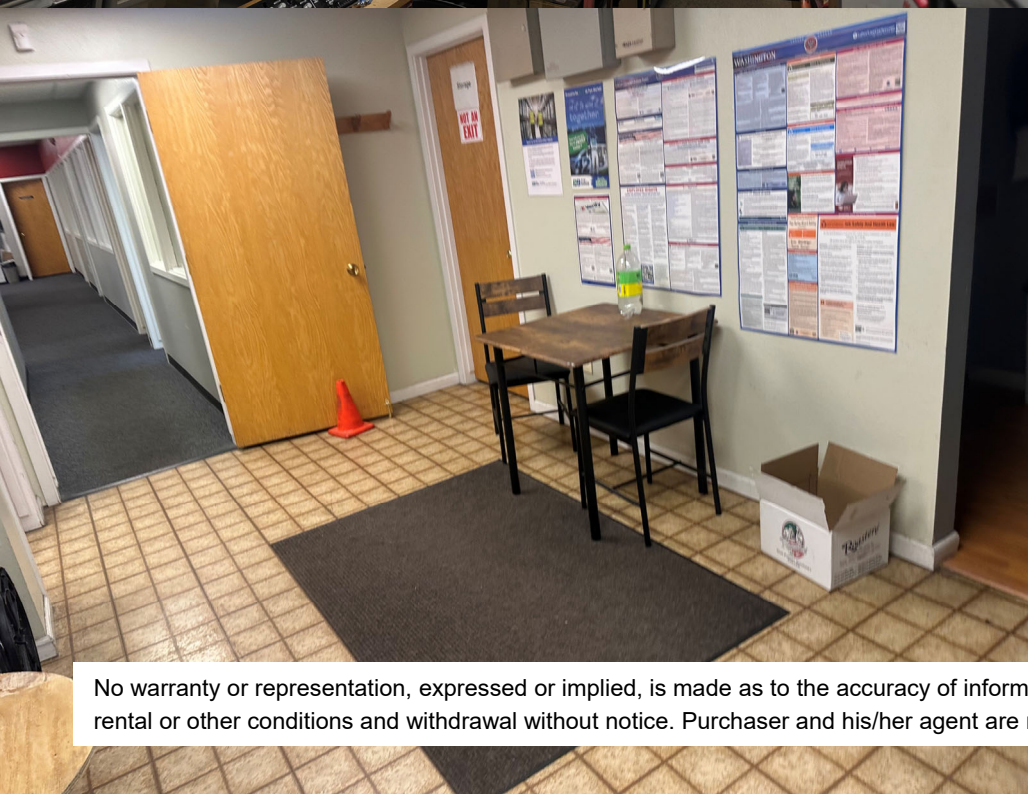


PHOTOS (515-Interior)



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PHOTOS (515-Interior)



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