

LEASE

Court Street Plaza

1322 N. 20TH AVENUE

Pasco, WA 99302

PRESENTED BY:

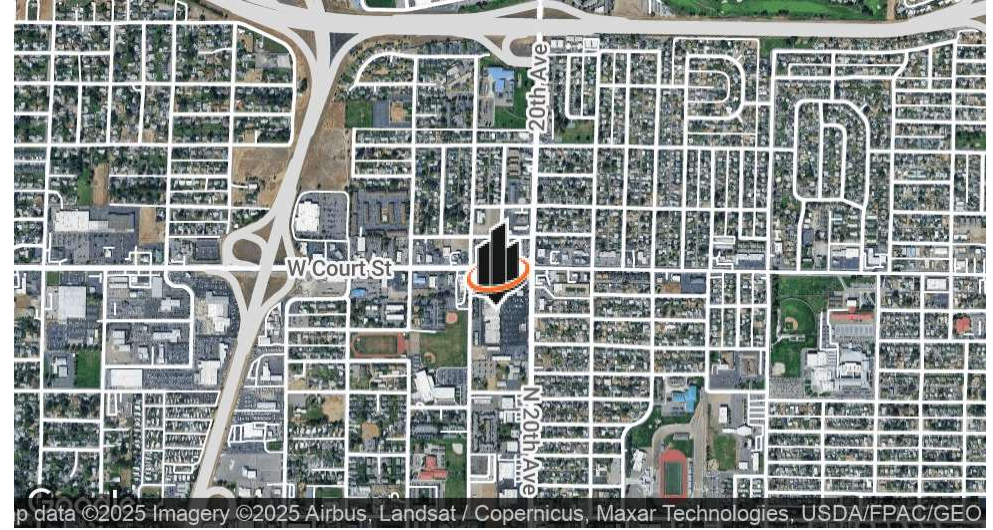
KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 psf NNN
AVAILABLE SF:	3,543
LOT SIZE:	9.57 Acres
BUILDING SIZE:	116,549 SF

PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at Court Street Plaza in Pasco, WA. This prime retail space spans 3,543 square feet, offering a versatile layout to suit various business needs. Boasting a prominent position on Court Street, the property commands high visibility, capturing the attention of 35,000+ vehicles per day. With the flexibility of space, tenants have the freedom to customize the layout to align with their vision. This property presents an unmatched opportunity for businesses seeking a strategic location with substantial exposure to drive their success. Available July 1, 2025!

PROPERTY HIGHLIGHTS

- 3,543 square feet of adaptable retail space
- Highly visible location fronting Court Street
- Impressive 35,000+ vehicles per day exposure

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ADDITIONAL PHOTOS



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RETAILER MAP

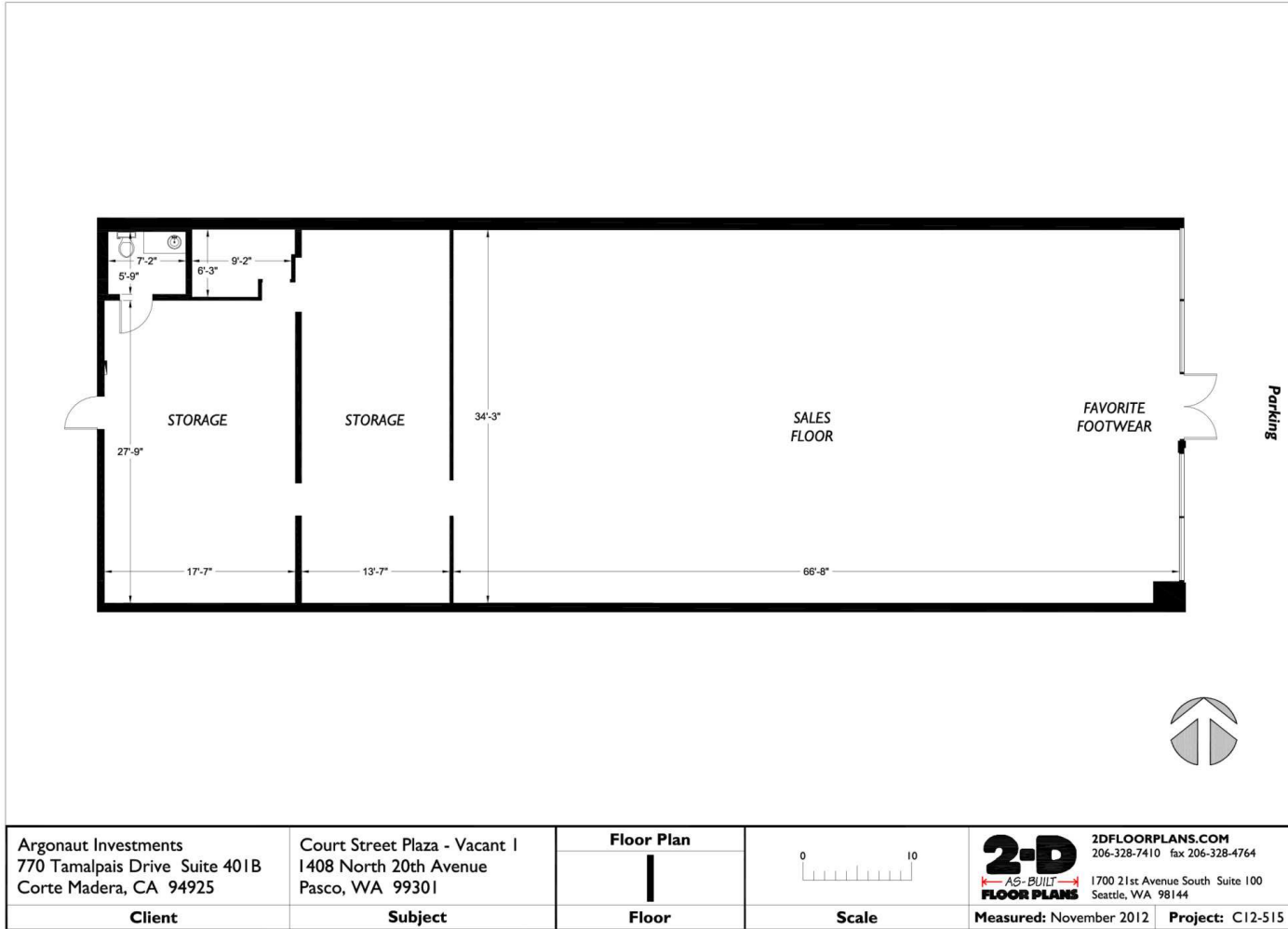


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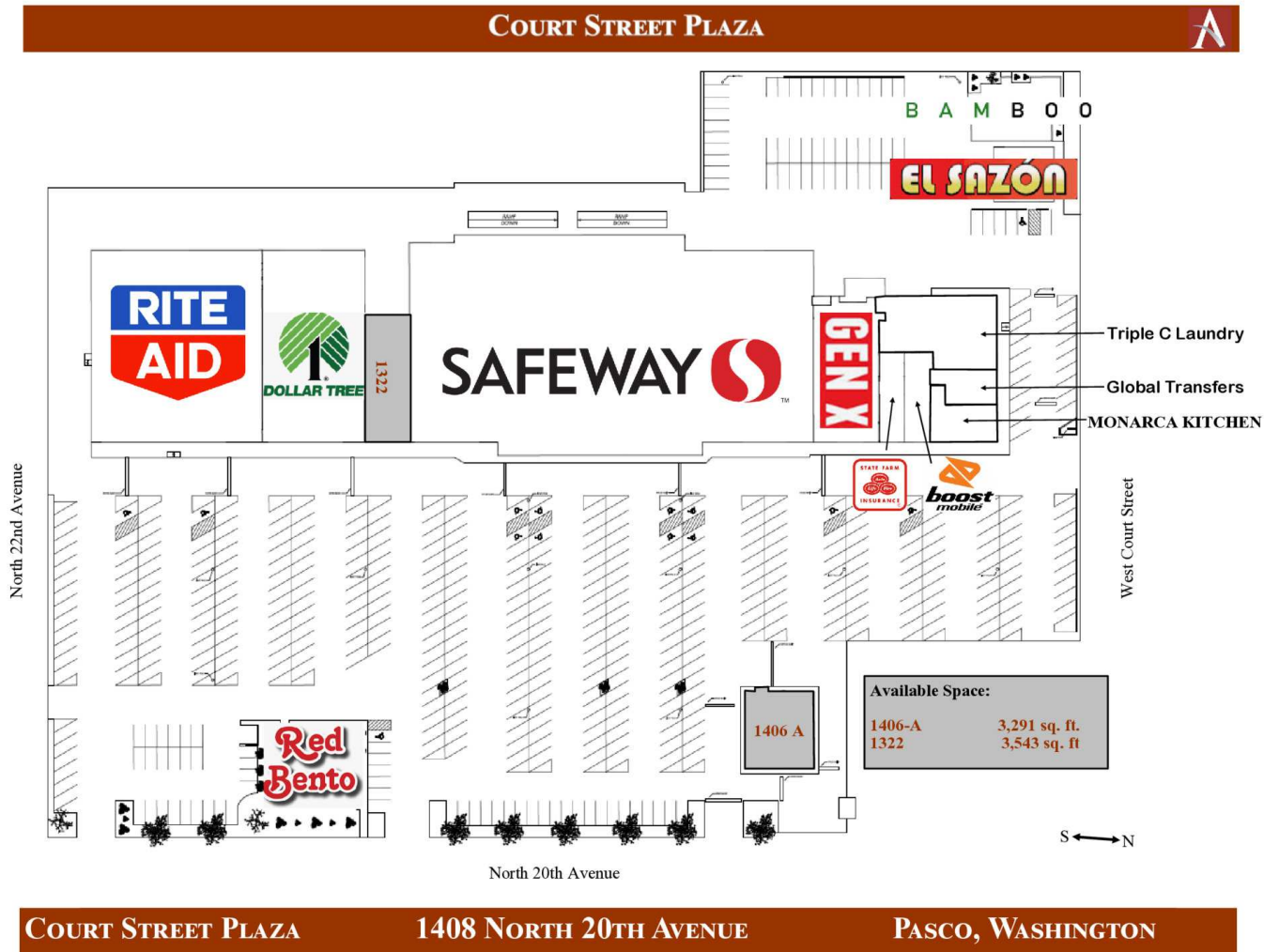
FLOOR PLANS



Argonaut Investments 770 Tamalpais Drive Suite 401B Corte Madera, CA 94925	Court Street Plaza - Vacant I 1408 North 20th Avenue Pasco, WA 99301	Floor Plan I		2DFLOORPLANS.COM 206-328-7410 fax 206-328-4764 1700 21st Avenue South Suite 100 Seattle, WA 98144
Client	Subject	Floor	Scale	Measured: November 2012 Project: C12-515

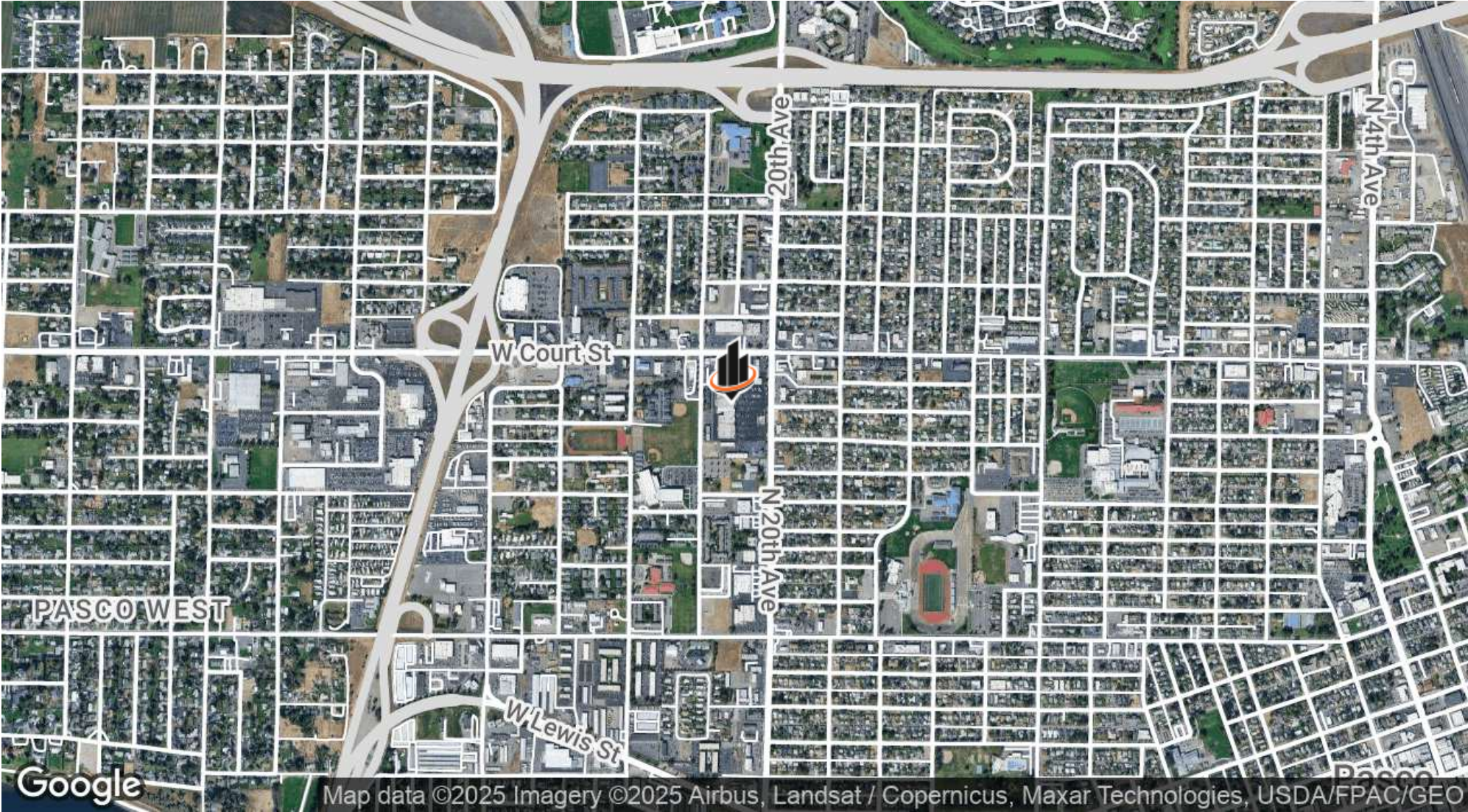
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SITE PLAN



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LOCATION MAP



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AREA ANALYTICS

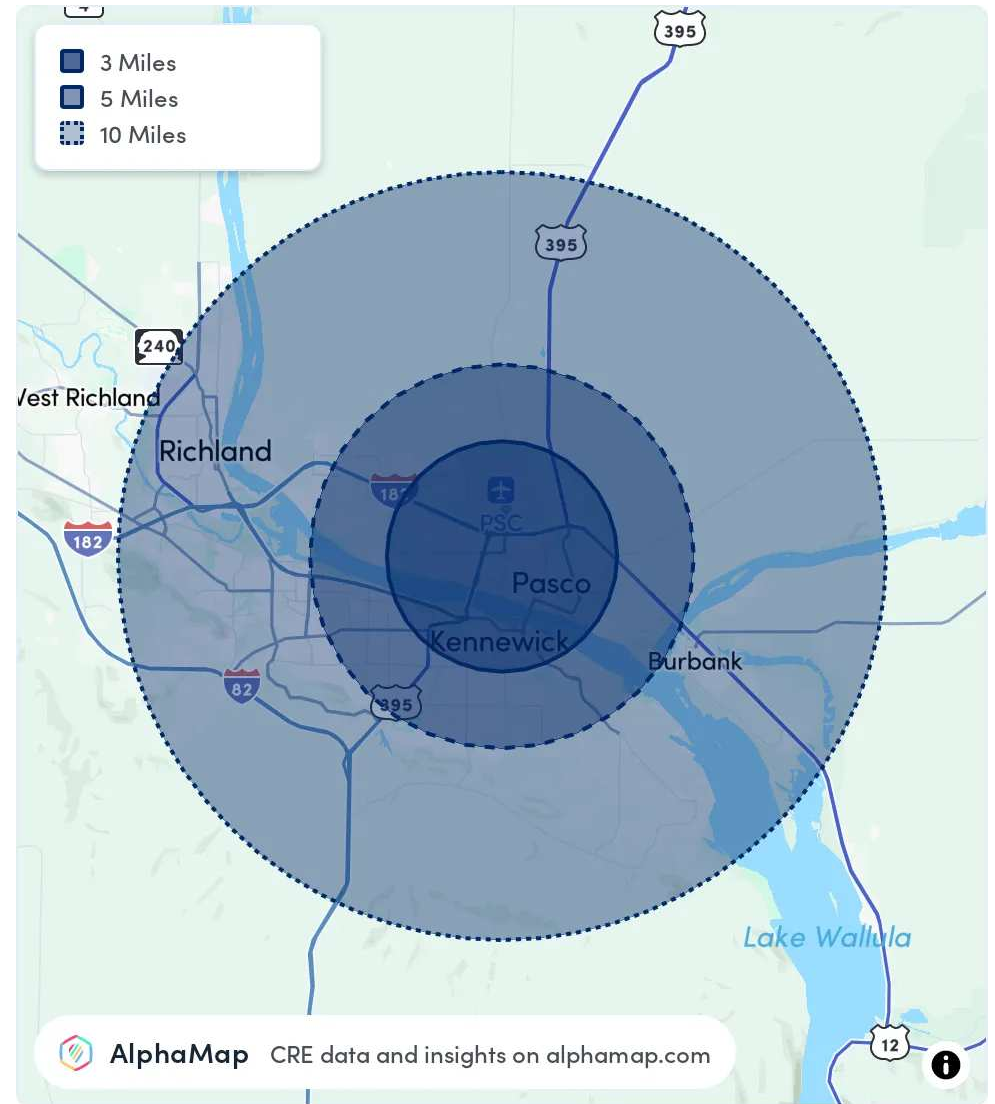
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,286	68,852	145,628
AVERAGE AGE	33	34	35
AVERAGE AGE (MALE)	33	33	34
AVERAGE AGE (FEMALE)	34	35	36

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,960	21,847	48,007
PERSONS PER HH	3.3	3.2	3
AVERAGE HH INCOME	\$79,131	\$91,786	\$99,490
AVERAGE HOUSE VALUE	\$297,936	\$306,990	\$343,671
PER CAPITA INCOME	\$23,979	\$28,683	\$33,163

Map and demographics data derived from AlphaMap



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