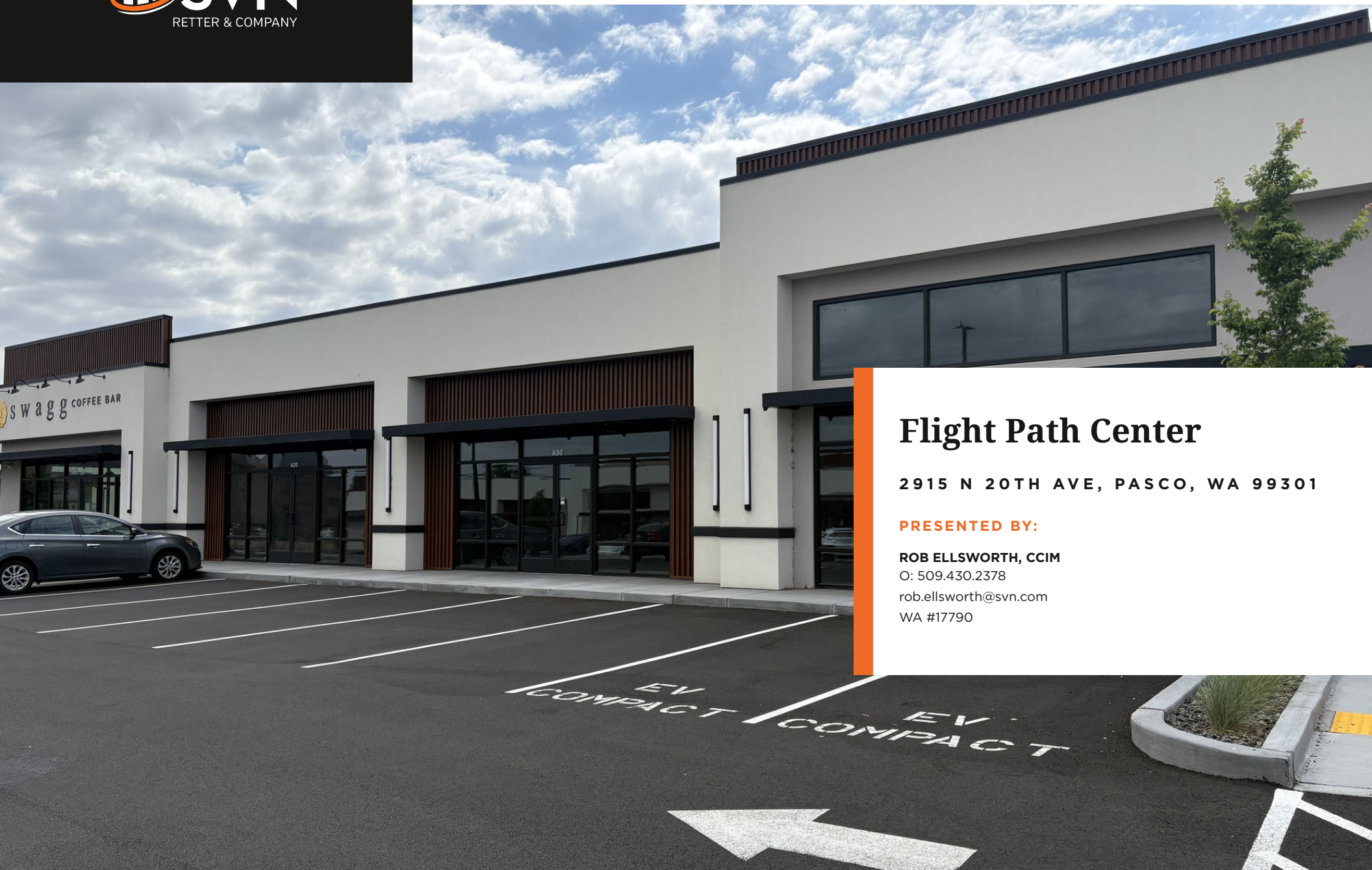




Offering Memorandum



Flight Path Center

2915 N 20TH AVE, PASCO, WA 99301

PRESENTED BY:

ROB ELLSWORTH, CCIM

O: 509.430.2378

rob.ellsworth@svn.com

WA #17790

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Property Information

PROPERTY SUMMARY

FLIGHT PATH CENTER

2915 N 20TH AVE
PASCO, WA 99301

OFFERING SUMMARY

LEASE RATE:	\$3,302 - 3,728.67 per month (NNN)
BUILDING SIZE:	24,722 SF
AVAILABLE SF:	1,524 - 1,598 SF
LOT SIZE:	2.45 Acres



PROPERTY SUMMARY

This premier new commercial development is ideally suited for retail, service-oriented businesses, and professional office users. The thoughtfully designed project includes four modern buildings, each offering four suites that can accommodate a wide range of tenant requirements. Tenants benefit from abundant parking, outstanding accessibility, and a strategic location with convenient connections to major highways, key arterial routes, and the Tri-Cities Airport. Opportunities are available for both individual suite users and tenants seeking full-building occupancy, providing maximum flexibility for growth and long-term success.

PROPERTY HIGHLIGHTS

- Individual Suite or Full Building Availability
- Suites Sizes Range From 1,524 sf - 1,598 sf
- 20th Ave Frontage
- Across From Columbia Basin College
- Adjacent to Tri.Cities Regional Airport



20th Ave Frontage



Adjacent to Airport



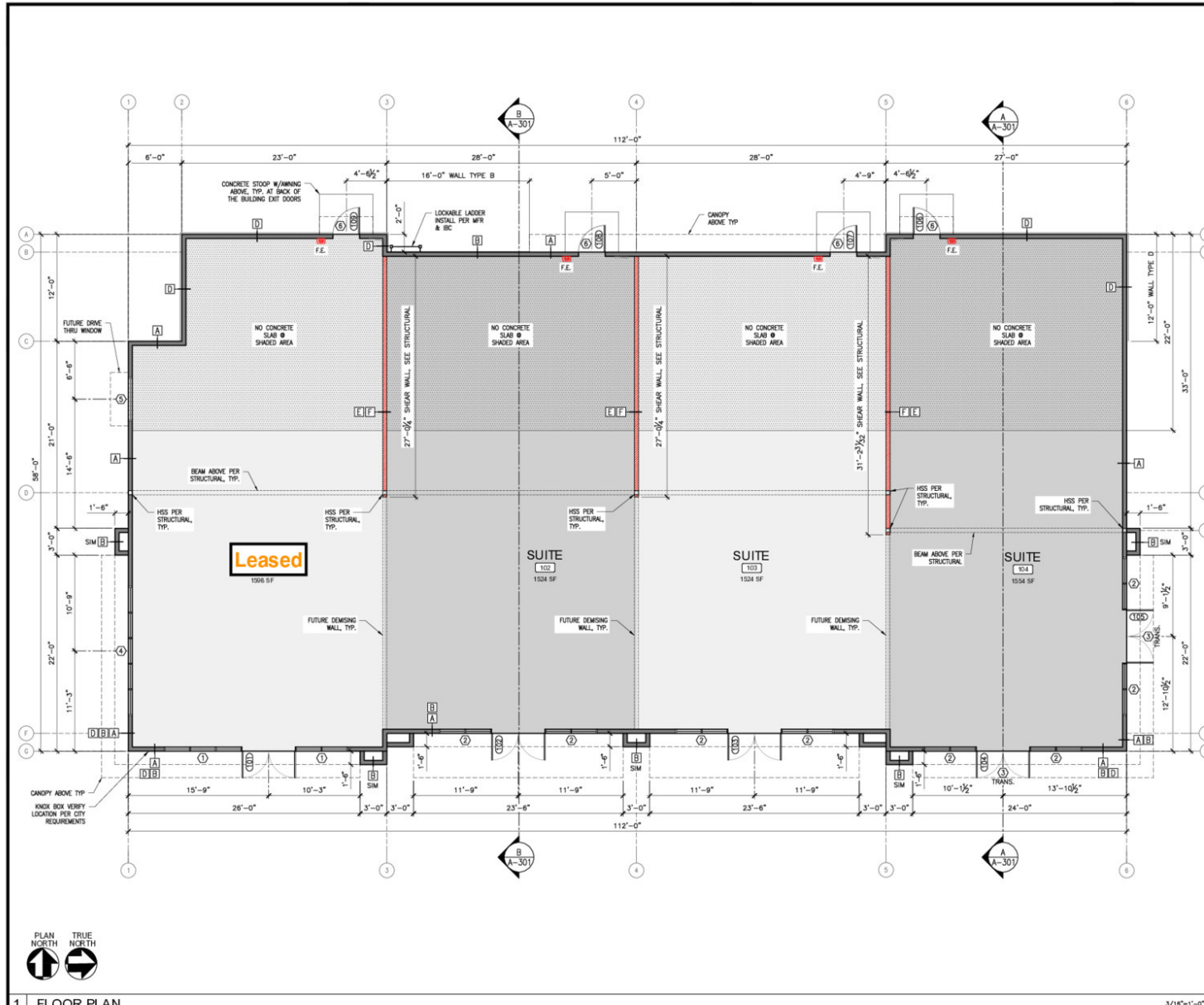
All New Construction

LEASE SPACES

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
A 20	1,524 SF	\$3,556 per month	NNN's estimated at \$698.50/month
A 30	1,524 SF	\$3,556 per month	NNN's estimated at \$698.50/month
A 40	1,554 SF	\$3,626 per month	NNN's estimated at \$712.25/month
B 10	1,598 SF	\$3,729 per month	NNN's estimated at \$732.42/month
B 20	1,524 SF	\$3,556 per month	NNN's estimated at \$698.50/month
B 30	1,524 SF	\$3,556 per month	NNN's estimated at \$698.50/month
B 40	1,554 SF	\$3,626 per month	NNN's estimated at \$712.25/month
C 10	1,598 SF	\$3,462 per month	NNN's estimated at \$732.42/month
C 20	1,524 SF	\$3,302 per month	NNN's estimated at \$698.50/month
C 30	1,524 SF	\$3,302 per month	NNN's estimated at \$698.50/month
C 40	1,554 SF	\$3,367 per month	NNN's estimated at \$712.25/month
D 10	1,598 SF	\$3,462 per month	NNN's estimated at \$732.42/month
D 20	1,524 SF	\$3,302 per month	NNN's estimated at \$698.50/month
D 30	1,524 SF	\$3,302 per month	NNN's estimated at \$698.50/month

BUILDING A



GENERAL NOTES:

- REFER TO G-SHEET FOR GENERAL PROJECT NOTES, CODE ANALYSIS & LIFE SAFETY NOTES
- DIMENSION GUIDE: ALL DIMENSIONS ARE TAKEN TO/FROM GRID LINE, FACE OF CONCRETE AND WOOD STUD PARTITION, UNLESS OTHERWISE NOTED
- CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION
- ALL INTERIOR PARTITIONS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING SHELL SHALL BE SEALED GASKETED OR WEATHER STRIPPED AS REQUIRED TO MEET PARTITION RATINGS
- REFER TO DOOR & WINDOW SCHEDULES FOR ACCURATE INFORMATION
- FUTURE RESTROOMS SHALL REQUIRE ADA COMPLIANT FIXTURES AND ACCESSORIES; SEE ADA SHEET FOR MORE INFORMATION
- BUILDING SHALL PLACE MAXIMUM OCCUPANCY LOAD SIGN NEAR FRONT ENTRY PER LOCAL CODES
- BUILDING SHALL HAVE SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- A KNOX BOX SHALL BE INSTALLED NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE WITH APPLICABLE CODES. MOUNTING HEIGHT SHALL BE 5' MIN, 6' MAX HIGH OR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
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- 24" WIDE X 4" THICK CONCRETE SLAB AT THRESHOLDS AND STOREFRONTS TO BE POURED WITH FOOTINGS. TYPICAL SEE STRUCTURAL DRAWINGS FOR SLAB AND FOOTING CONDITIONS. REMAINDER OF INTERIOR CONCRETE SLAB SHALL BE COMPLETED WITH TENANT IMPROVEMENTS
- ARCHITECT OR OWNER SUPPLIED SPECIFICATIONS, IF APPROVED, SUPERSEDES ARCHITECTURAL DRAWINGS. IF REQUIRED, OWNER'S CHANGES THAT AFFECT THE INTENDED SCOPE, CODES, OR ACCESSIBILITY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND RESOLUTION
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- WATER SPOOT LOCATIONS PER OWNER AND CONTRACTOR, SEE PLUMBING FOR MORE INFORMATION

FLOOR PLAN LEGEND:

ITEM	DESCRIPTION
(Solid Grey)	NEW CONSTRUCTION - REFER TO WALL ASSEMBLY SHEET FOR ADDITIONAL INFORMATION
(Red Line)	2x STUD FIRE SEPARATION WALL PER CURRENT CODE
(Dashed Line)	FUTURE TENANT CONSTRUCTION
(X)	INDICATES WALL CALL OUT
(O)	INDICATES WINDOW CALL OUT
(XXX)	INDICATES DOOR CALL OUT
(Fire Extinguisher)	FIRE EXTINGUISHER - SHALL BE INSTALLED WITH FUTURE TENANTS, SEE GENERAL NOTES FOR MORE INFO

BLDG - A INFO:

SUITE - 1	1598
SUITE - 2	1524
SUITE - 4	1524
SUITE - 4	1554
TOTAL SCOPE	6200

REVISION TABLE

NO.	QTY	COMMENTS
1	1	5/14/24

JOB # 22-236

FLOOR PLAN

SHEET NO. **A-111**

4868 REGISTERED ARCHITECT
EDWARD T. LEBBER
STATE OF WASHINGTON

5/28/2024 9:49:07 AM

DRAFTCO DESIGNS LLC
20021 29th St. Pasco, WA 99301
TEL: 509.662.0000 FAX: 509.662.0001

WHL ARCHITECTURE, PLLC
20021 29th St. Pasco, WA 99301
TEL: 509.662.0000 FAX: 509.662.0001

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CHECKED	
APPROVED	

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20th AVENUE
RETAIL BUSINESS PLAZA
PARCEL 11300250 N 20TH AVE
PASCO, WA 99301

BLDG - A INFO:

SUITE - 1	1598
SUITE - 2	1524
SUITE - 4	1524
SUITE - 4	1554
TOTAL SCOPE	6200

REVISION TABLE

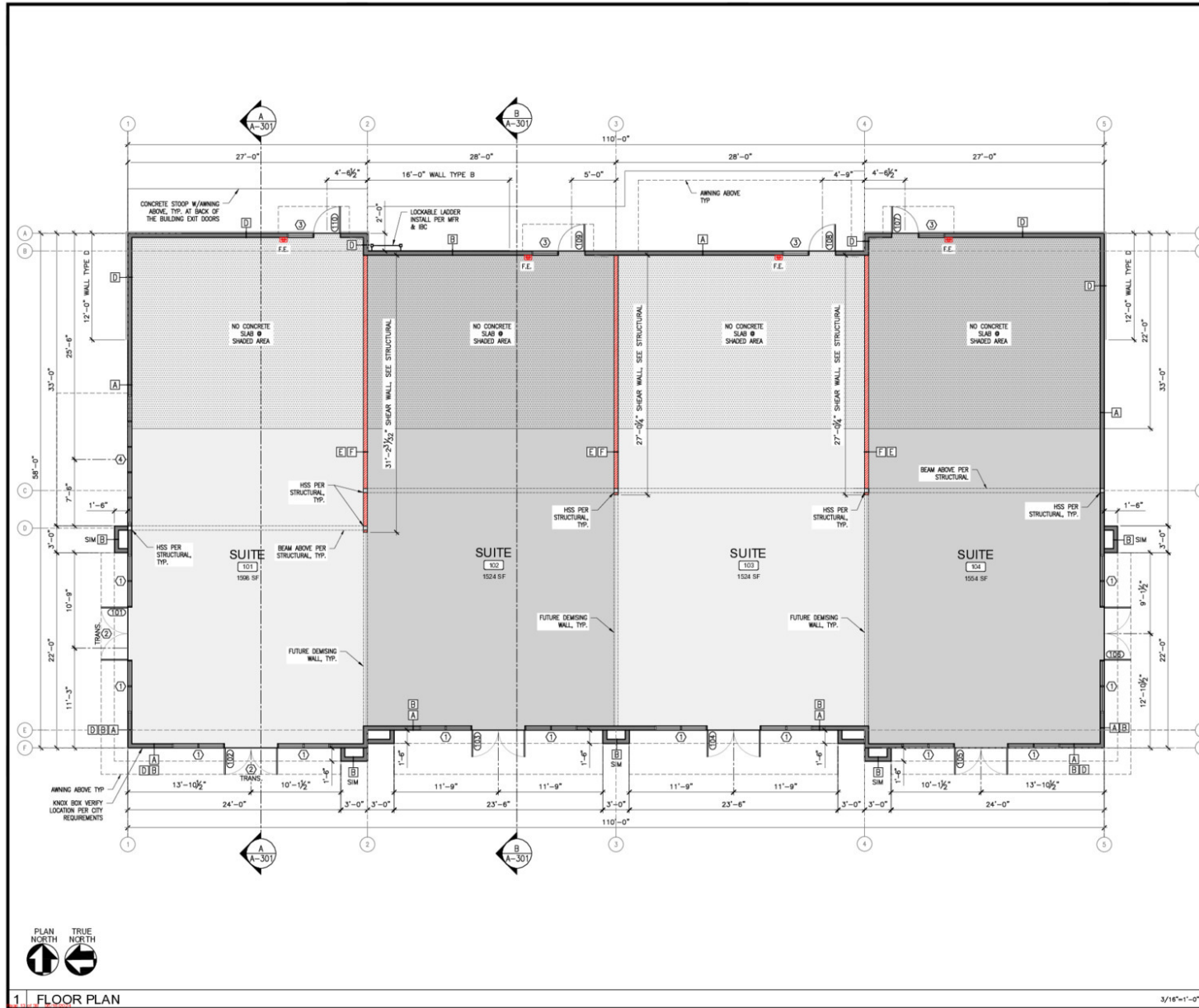
NO.	QTY	COMMENTS
1	1	5/14/24

JOB # 22-236

FLOOR PLAN

SHEET NO. **A-111**

BUILDING B



GENERAL NOTES:

- REFER TO G-SHEET FOR GENERAL PROJECT NOTES, CODE ANALYSIS & LIFE SAFETY NOTES
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(X)	INDICATES WALL CALL OUT
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(X)	INDICATES DOOR CALL OUT
(X)	FIRE EXTINGUISHER - SHALL BE INSTALLED WITH FUTURE TENANTS. SEE GENERAL NOTES FOR MORE INFO

BLDG - B INFO:

SUITE - 1	1554
SUITE - 2	1524
SUITE - 3	1524
SUITE - 4	1554
TOTAL SCOPE	6155

REVISION TABLE:

NO.	QTY/ COMMENTS	DATE
1		5/14/24

JOB # 22-236

FLOOR PLAN

SHEET NO. **A-111**

5/31/2024 6:46:45 AM

4868 REGISTERED ARCHITECT
EDWARD T. LUEBBERS
STATE OF WASHINGTON

DRAFTCO DESIGNS LLC
20021 29th Ave SE, Pasco, WA 99301
TEL: 509.662.0000 FAX: 509.662.0001

WHL ARCHITECTURE, PLLC
20021 29th Ave SE, Pasco, WA 99301
TEL: 509.662.0000 FAX: 509.662.0001

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CHECKED	
APPROVED	

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20th AVENUE
RETAIL BUSINESS PLAZA
20TH AVENUE NORTH
PASCO, WA 99301

BLDG - B INFO:

SUITE - 1	1554
SUITE - 2	1524
SUITE - 3	1524
SUITE - 4	1554
TOTAL SCOPE	6155

REVISION TABLE:

NO.	QTY/ COMMENTS	DATE
1		5/14/24

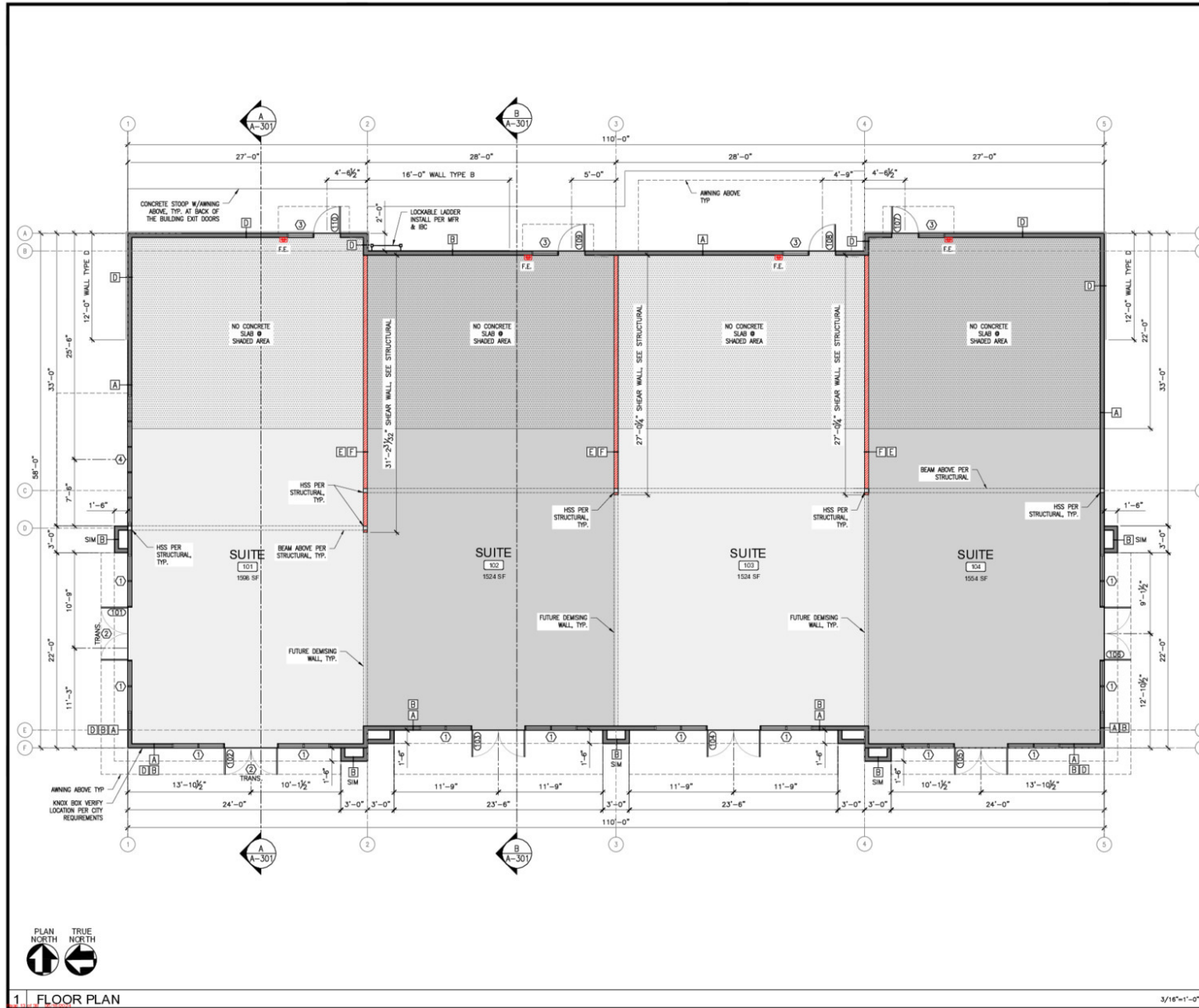
JOB # 22-236

FLOOR PLAN

SHEET NO. **A-111**



BUILDING C



GENERAL NOTES:

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FLOOR PLAN LEGEND:

ITEM	DESCRIPTION
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(Red Line)	2x STUD FIRE SEPARATION WALL PER CURRENT CODE
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(X)	INDICATES WALL CALL OUT
(O)	INDICATES WINDOW CALL OUT
(XXXX)	INDICATES DOOR CALL OUT
(Fire Extinguisher Symbol)	FIRE EXTINGUISHER - SHALL BE INSTALLED WITH FUTURE TENANTS. SEE GENERAL NOTES FOR MORE INFO

BLDG - C INFO:

SUITE - 1	1554
SUITE - 2	1524
SUITE - 3	1524
SUITE - 4	1554
TOTAL SCOPE	6150

REVISION TABLE

NO.	QTY/ COMMENTS	DATE
1		5/14/24

JOB # 22-236

FLOOR PLAN

SHEET NO. **A-111**

4868 REGISTERED ARCHITECT
EDWARD T. LUEBBERS
STATE OF WASHINGTON

5/28/2024 9:57:34 AM

DRAFTCO DESIGNS LLC
3000 29th St SE
PASCO, WA 99301
TEL: 509.662.0000 FAX: 509.662.0001

WHL ARCHITECTURE, PLLC
1000 1st St SE
PASCO, WA 99301
TEL: 509.662.0000 FAX: 509.662.0001

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APPROVED	

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20th AVENUE
RETAIL BUSINESS PLAZA
20TH AVENUE NORTH
PASCO, WA 99301

BLDG - C INFO:

SUITE - 1	1554
SUITE - 2	1524
SUITE - 3	1524
SUITE - 4	1554
TOTAL SCOPE	6150

REVISION TABLE

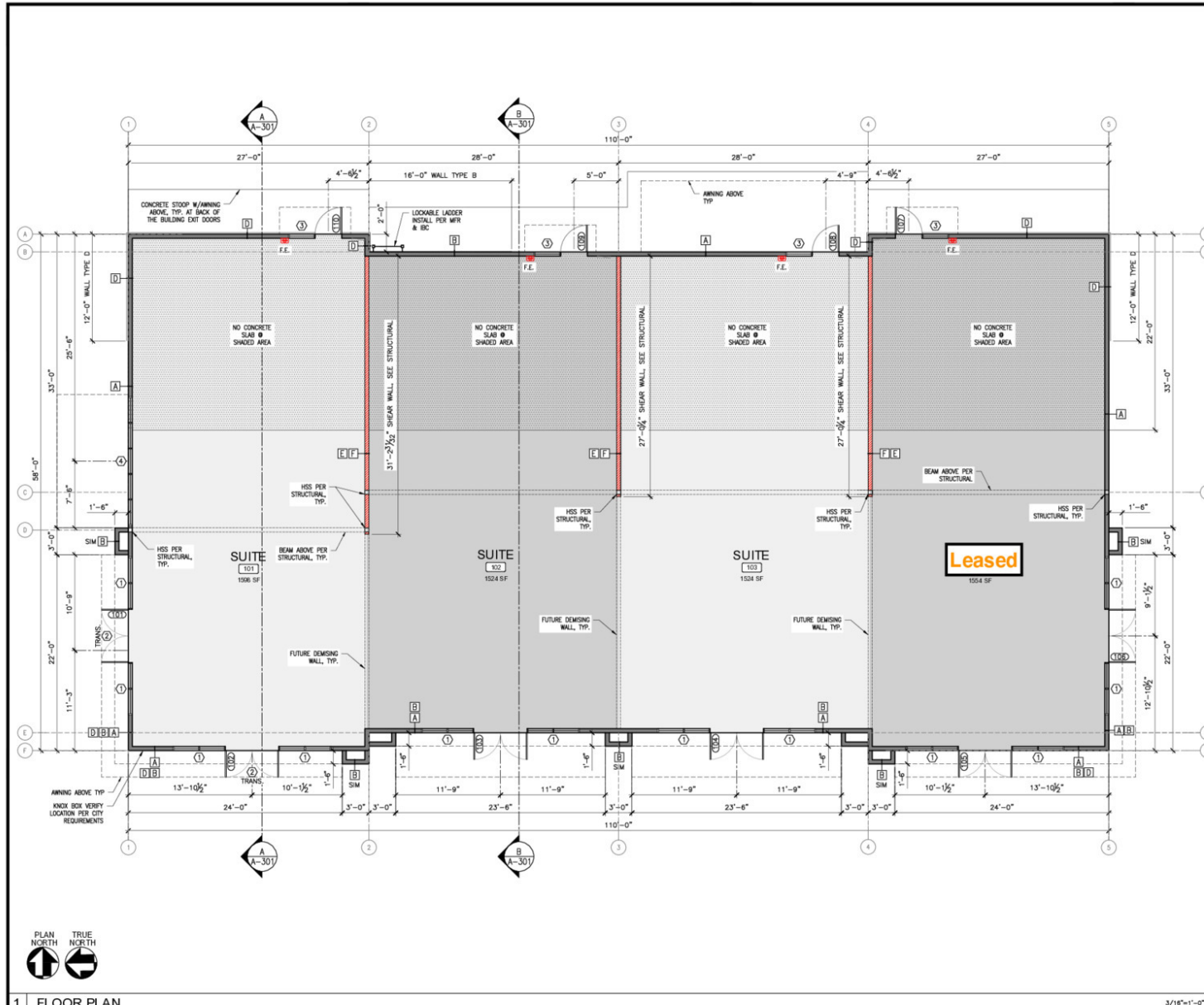
NO.	QTY/ COMMENTS	DATE
1		5/14/24

JOB # 22-236

FLOOR PLAN

SHEET NO. **A-111**

BUILDING D



GENERAL NOTES:

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BLDG - D INFO:

SUITE - 1	1554
SUITE - 2	1524
SUITE - 3	1524
SUITE - 4	1554
TOTAL SCOPE	6155

REVISION TABLE

NO.	QTY/ COMMENTS	DATE
1		5/14/24

JOB # 22-236

FLOOR PLAN

SHEET NO. **A-111**

5/29/2024 1:18:01 PM

4868 REGISTERED ARCHITECT
EDWARD T. LUEBBERS
STATE OF WASHINGTON

DRAFTCO DESIGNS LLC
4800 20th Ave N, Pasco, WA 99301
TEL: 509.662.0000 FAX: 509.662.0001

WHL ARCHITECTURE, PLLC
1000 1st Ave N, Pasco, WA 99301
TEL: 509.662.0000 FAX: 509.662.0001

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20th AVENUE
RETAIL BUSINESS PLAZA
20TH AVENUE NORTH
PASCO, WA 99301

BLDG - D INFO:

SUITE - 1	1554
SUITE - 2	1524
SUITE - 3	1524
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TOTAL SCOPE	6155

REVISION TABLE

NO.	QTY/ COMMENTS	DATE
1		5/14/24

JOB # 22-236

FLOOR PLAN

SHEET NO. **A-111**

LOCATION & CITY INFORMATION



LOCATION DESCRIPTION

The Flight Path Center occupies a prime location on 20th Avenue, directly adjacent to the Tri-Cities Airport and Columbia Basin College. Positioned along one of the region's major arterial corridors, the property benefits from exceptional visibility, accessibility, and daily traffic. The area is a thriving hub of commercial activity, featuring a concentration of hotels, office users, educational institutions, and professional services that serve both local residents and regional visitors.

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.

Agriculture plays a central role in Pasco's identity, with surrounding farms and orchards producing apples, cherries, grapes, and other crops that support both local markets and international exports. The Port of Pasco serves as a major hub for rail, barge, and industrial activity, helping drive regional economic growth.

Pasco is also home to Sacajawea State Park, where the Columbia and Snake Rivers meet, offering scenic views, walking trails, and historical exhibits that highlight the area's Lewis and Clark heritage. The city hosts a variety of community events, including farmers markets, cultural festivals, and sporting events at the HAPO Center.

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



LOCATION DETAILS

MARKET	Kennewick - Pasco - Richland
COUNTY	Franklin
CROSS STREETS	Argent Street

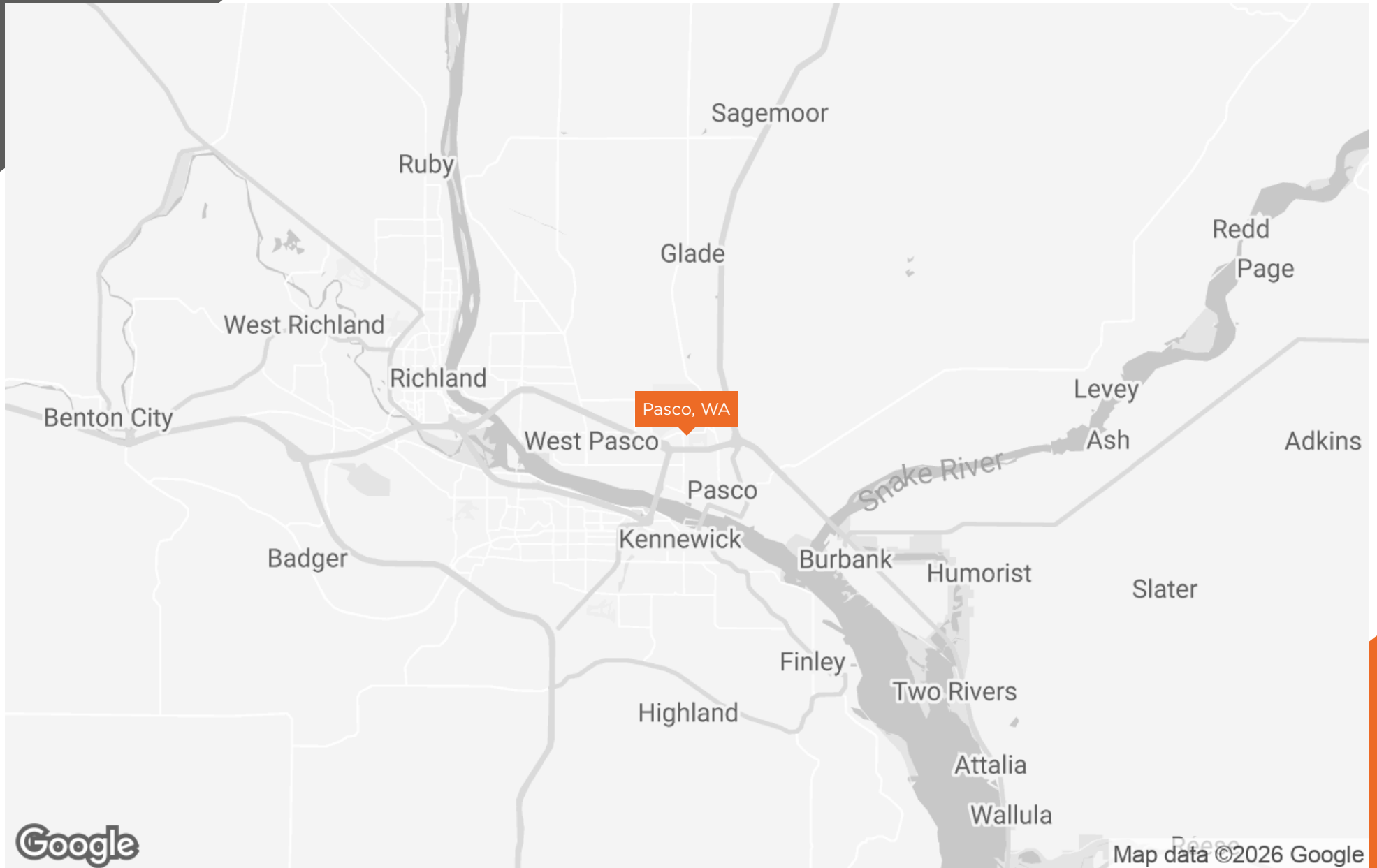
ZONING DESCRIPTION

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).



Location Information

REGIONAL MAP



AERIAL MAP



MARKET MAP



Google

Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO



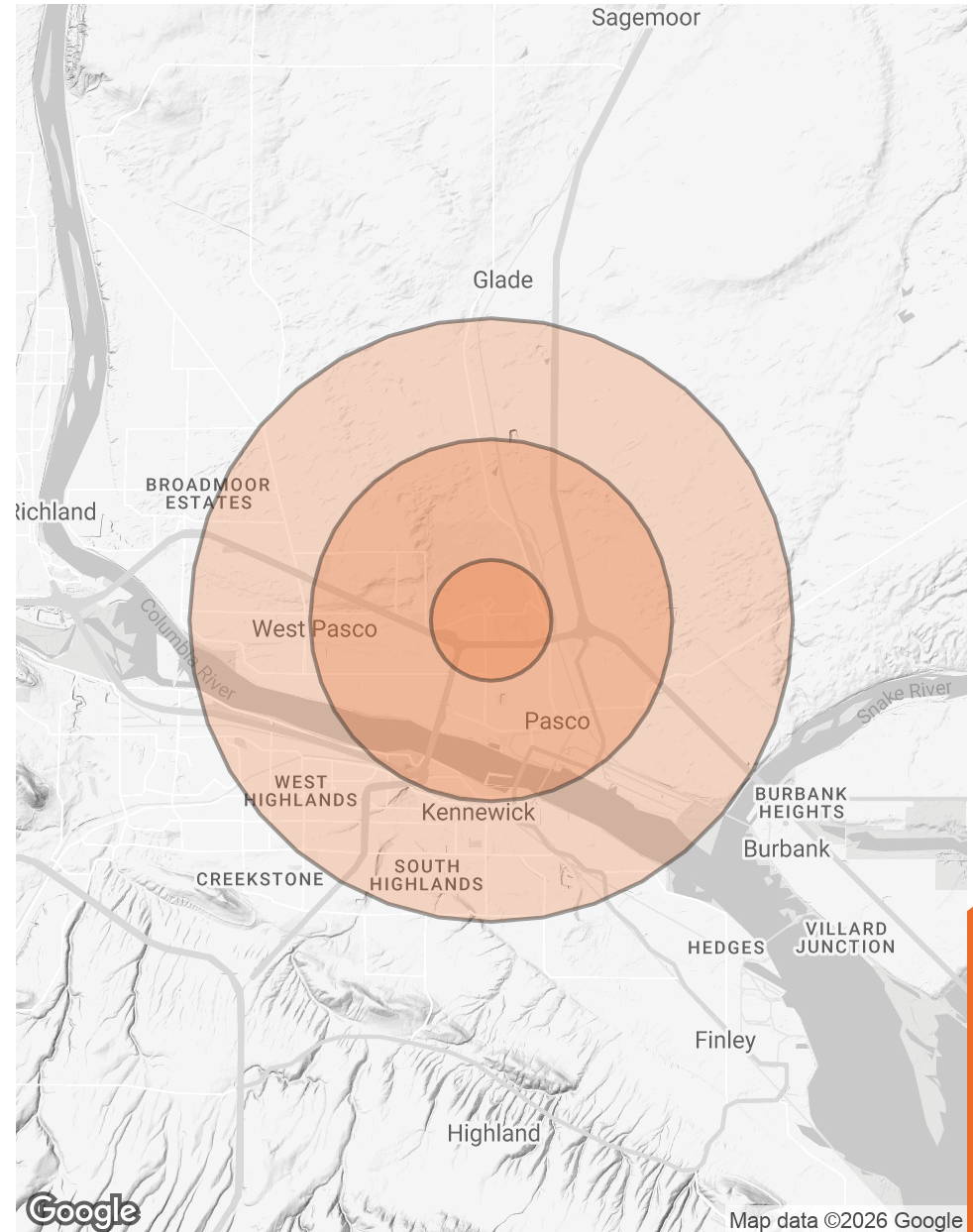
Demographics

DEMOGRAPHICS MAP & REPORT

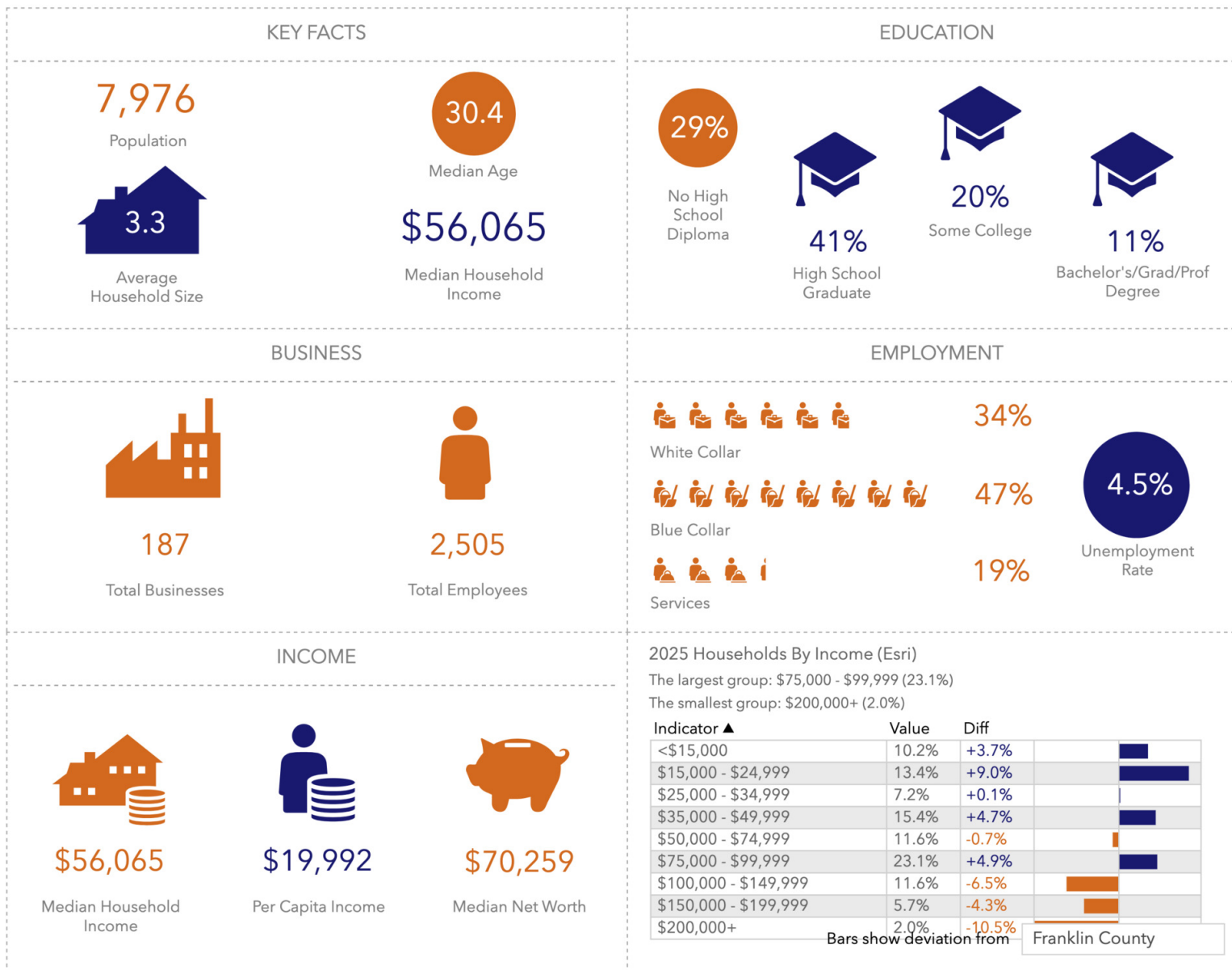
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,331	53,307	123,651
AVERAGE AGE	28.8	30.6	31.6
AVERAGE AGE (MALE)	27.9	31.9	32.0
AVERAGE AGE (FEMALE)	30.2	29.7	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,010	16,101	40,138
# OF PERSONS PER HH	3.1	3.3	3.1
AVERAGE HH INCOME	\$65,193	\$94,699	\$89,281
AVERAGE HOUSE VALUE	\$292,362	\$329,230	\$330,301

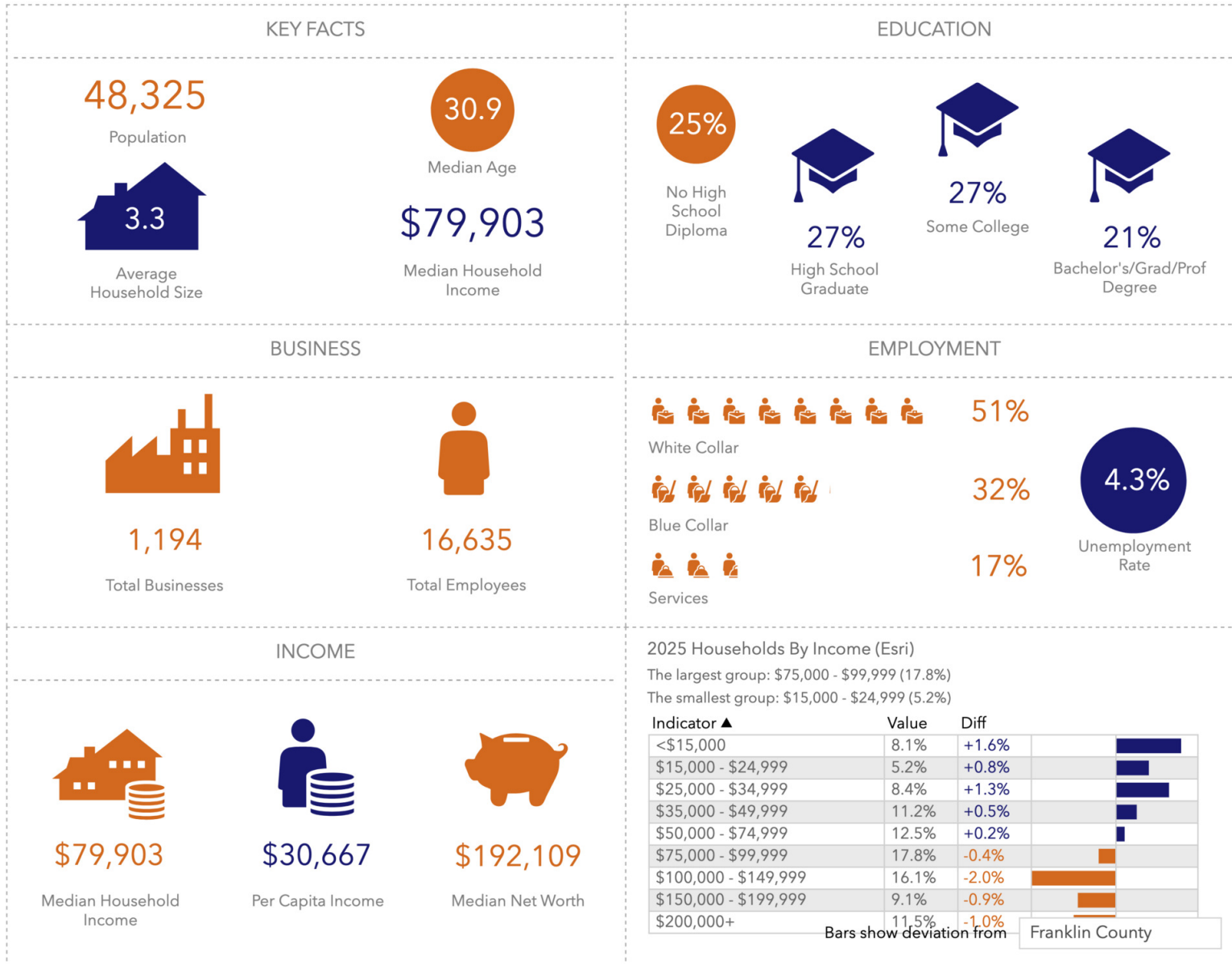
2023 American Community Survey (ACS)



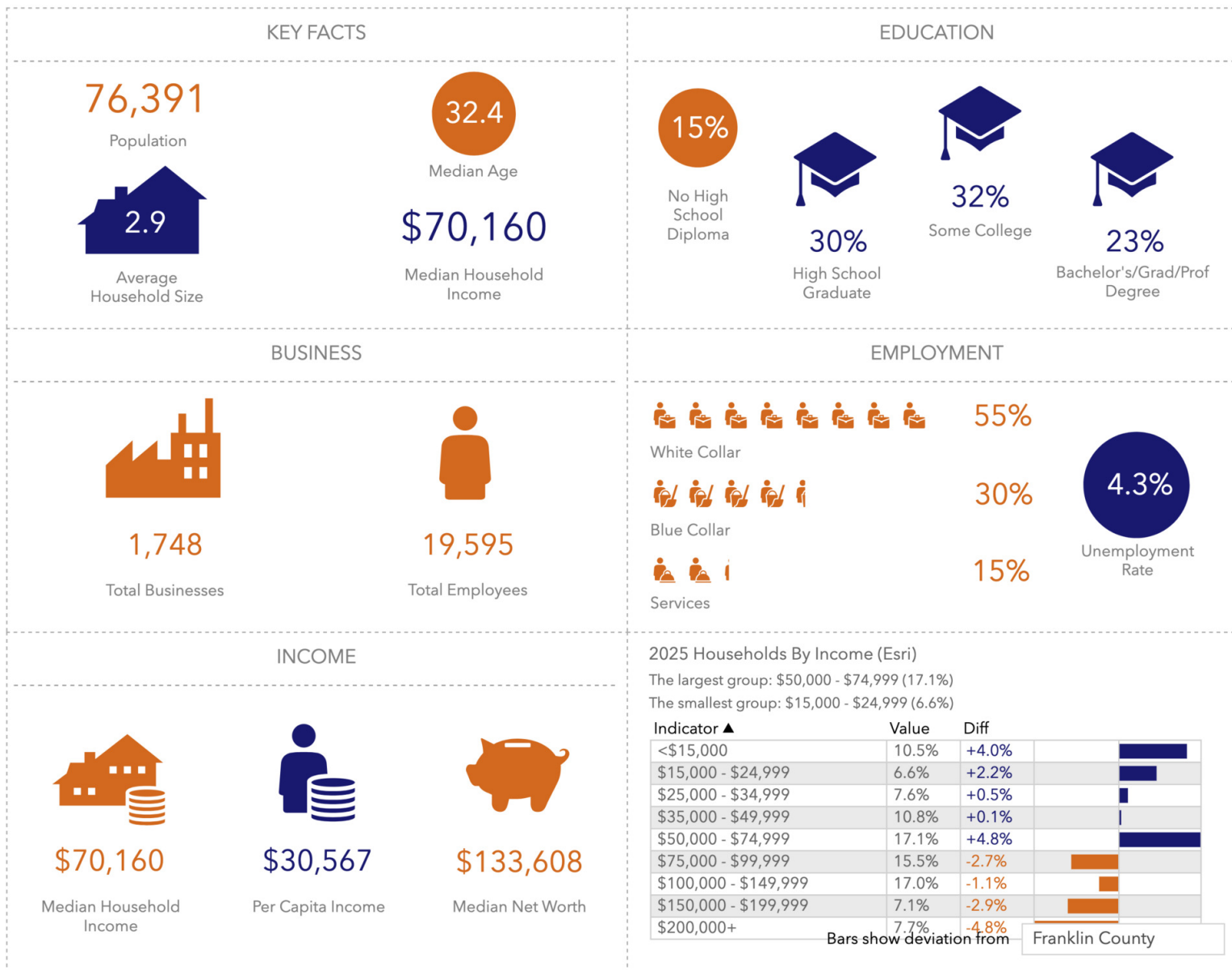
1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPICS





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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