



3130 Varney Lane, Suites 103 & 104

Pasco, WA – Franklin County

MLS #283516, #283517, 287738 & #287739

Contact

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SUMMARY

This first-generation office/retail strip center/flex space located in Pasco, WA in the new Tri-Cities Airport Business Center. This is a prime location, just off the lighted intersection of Varney Lane and Argent Road.

Suites 103 & 104 offer 1,890 SF of office/retail/flex space. Additionally, there is a ±900 SF second floor option available.

The Tri-Cities Airport Business Center is an 86-acres business park strategically located near the entrances of both the Tri-Cities Airport and Columbia Basin Community College. Easy access to both freeways (I-182 and US-395).

The Business Center is designed for commercial office buildings, retail and hospitality. The Business Center is supported by 7,000 Columbia Basin College students, a growing residential population and existing businesses including Washington's 3rd largest airport (Tri-Cities Airport) serving over 800,000 passengers annually.

RATE **\$17.00-20.00/RSF + NNN**

Suite 103 – 1,890 RSF	\$20.00/RSF
with 2 nd floor (2,790 RSF)	\$17.00/RSF

Suite 104 – 1,890 RSF	\$20.00/RSF
with 2 nd floor (2,790 RSF)	\$17.00/RSF

2026 Estimated NNN	\$3.00/RSF
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ADDRESS

3130 Varney Lane, Suite 103 & 104
Pasco, WA 99301

TAX PARCELS

555-221-001

CONTACT

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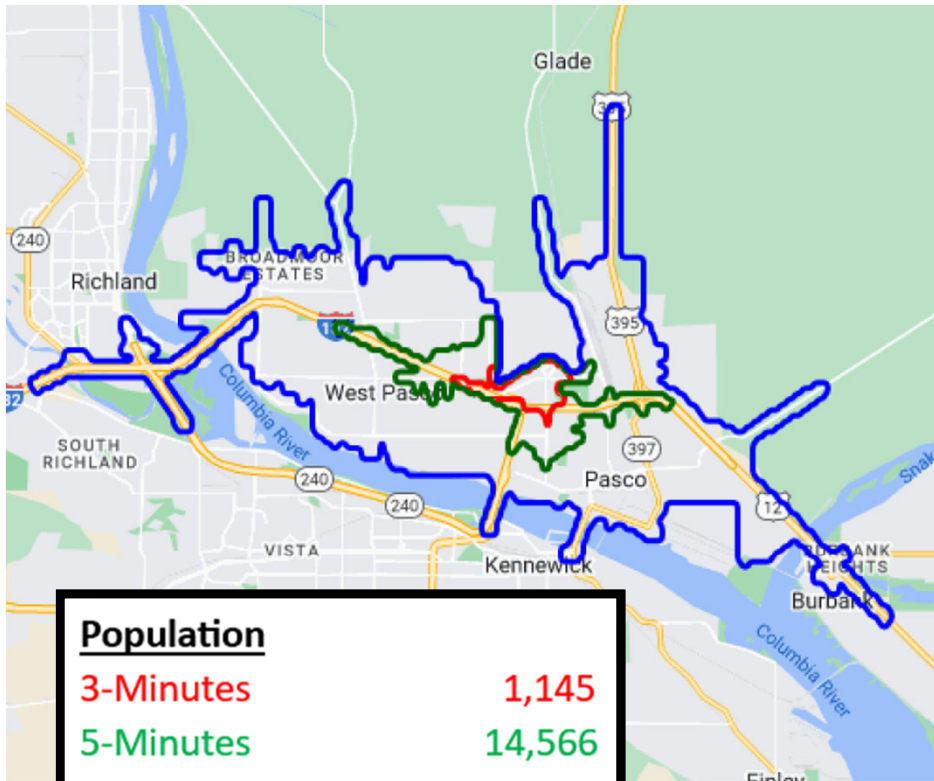
TRI-CITIES AIRPORT BUSINESS CENTER



https://www.portofpasco.org/uploads/properties/PoP_AirportMarketing_Brochure_Digital.pdf

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AREA DEMOGRAPHICS



<u>Population</u>	
3-Minutes	1,145
5-Minutes	14,566
10-Minutes	78,401
<u>Avg. Household Income</u>	
3-Minutes	\$53,507.81
5-Minutes	\$57,858.93
10-Minutes	\$58,677.50

TRAFFIC COUNTS

±10,000 Trips per day on Argent

(Est. by PBS Engineering based on recent traffic study)

UTILITIES

Power – Franklin PUD

Water & Sewer – City of Pasco

LINKS

Municipal

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

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

Economic Development

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

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

CITY DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 0 Varney Lane, Pasco, WA 99301

CITY, STATE

Pasco, WA

POPULATION

78,401

AVG. HH SIZE

2.94

MEDIAN HH INCOME

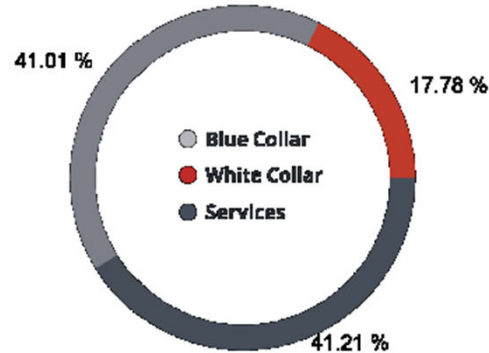
\$52,062

HOME OWNERSHIP

Renters: **7,539**

Owners: **16,241**

EMPLOYMENT



40.95 %
Employed

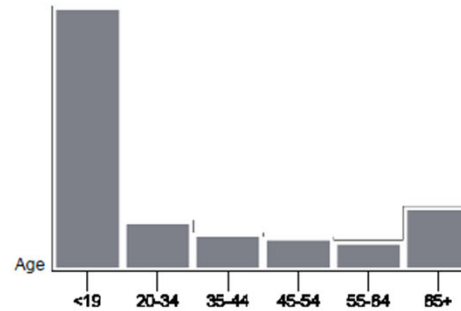
1.69 %
Unemployed

EDUCATION

High School Grad: **23.30 %**
Some College: **19.19 %**
Associates: **7.96 %**
Bachelors: **22.21 %**

GENDER & AGE

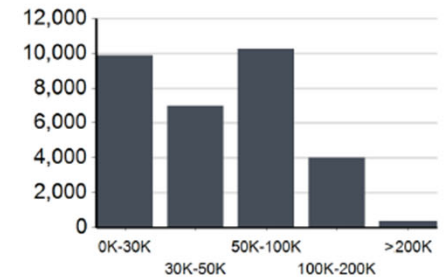
50.46 %   **49.54 %**



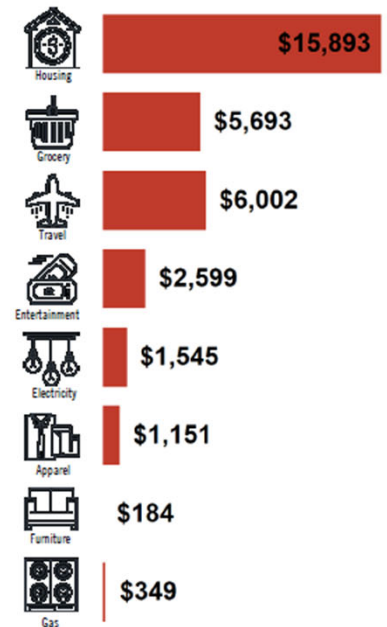
RACE & ETHNICITY

White: **30.14 %**
Asian: **0.36 %**
Native American: **0.14 %**
Pacific Islanders: **0.02 %**
African-American: **0.58 %**
Hispanic: **40.58 %**
Two or More Races: **28.18 %**

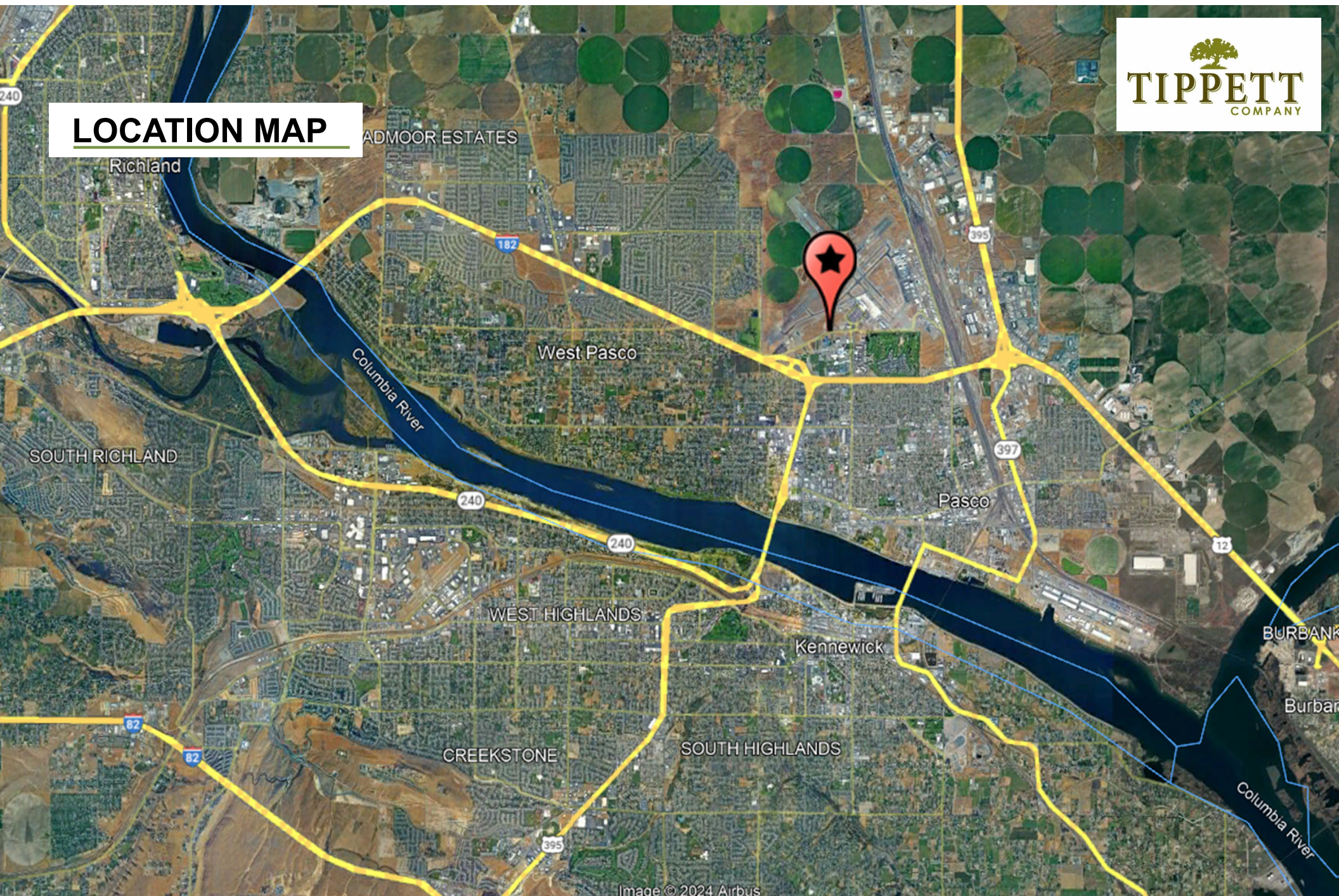
INCOME BY HOUSEHOLD



HH SPENDING



LOCATION MAP



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AREA BUSINESSES

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SITE PLAN



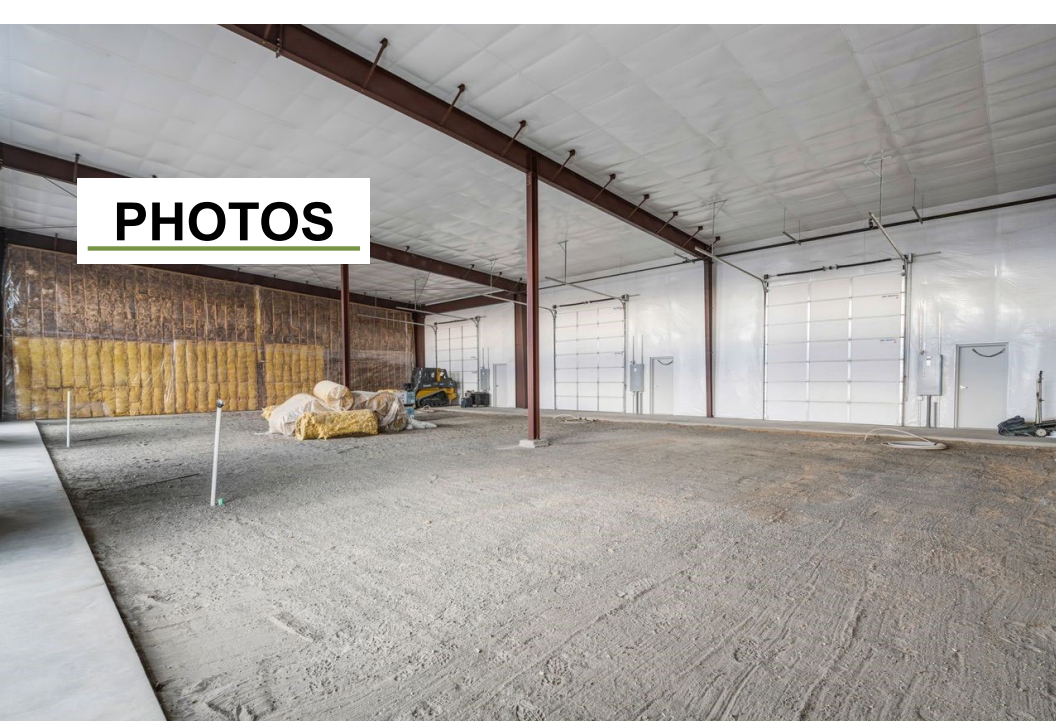
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