

LEASE

Court Street Plaza

1406 N. 20TH AVENUE

Pasco, WA 99301

PRESENTED BY:

KEN DAVIS

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ken.davis@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| LEASE RATE: | \$30.00 SF/yr (NNN) |
| AVAILABLE SF: | 3,291 SF |
| LOT SIZE: | 9.7 Acres |
| BUILDING SIZE: | 3,291 SF |

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1406 N. 20th Avenue, Pasco, WA. This exceptional 3,291 SF free-standing pad building is strategically positioned just off the fully controlled intersection of Court and 20th Ave. Boasting a dedicated pole sign and over 35,000+ VPD, this property presents an ideal setting for a range of businesses. With its prime location and spacious layout, it's the perfect retrofit candidate for a Quick Service Restaurant (QSR) or any business looking to make a bold statement. Seize the opportunity to elevate your business in this high-traffic, high-visibility location.

PROPERTY HIGHLIGHTS

- 3,291 SF free-standing pad building
- Prime location off the fully controlled intersection of Court and 20th Ave.
- Dedicated pole sign for maximum visibility
- Over 35,000+ VPD for high traffic exposure
- Ideal retrofit candidate for Quick Service Restaurant (QSR)

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ADDITIONAL PHOTOS



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1406 N. 20TH AVENUE | 1406 N. 20th Avenue Pasco, WA 99301

RETAILER MAP

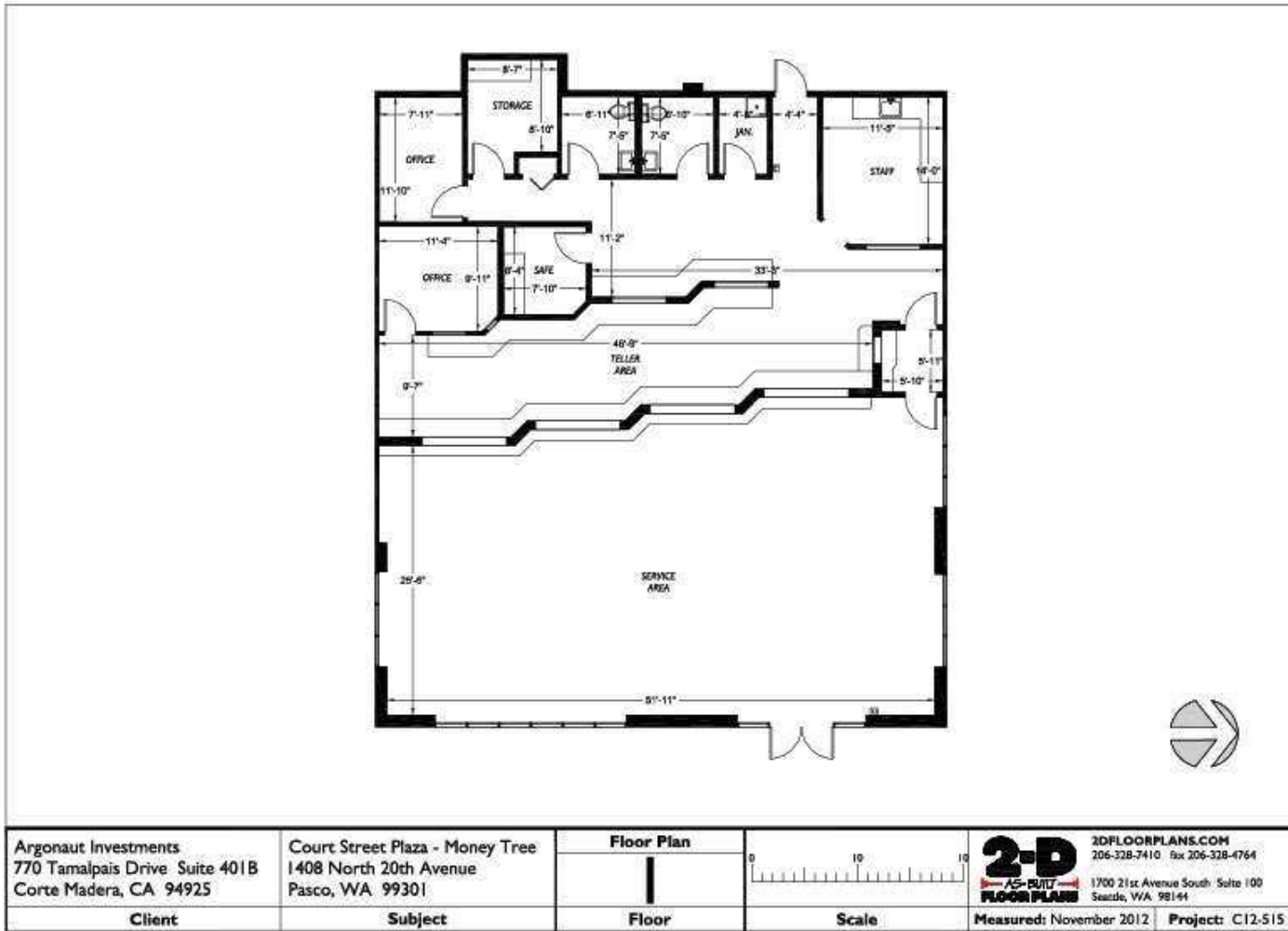


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FLOOR PLANS



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

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DRIVE THRU CONCEPTUAL



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Well-crafted simplicity

ARGONAUT
 INVESTMENT

COURT STREET
 PLAZA

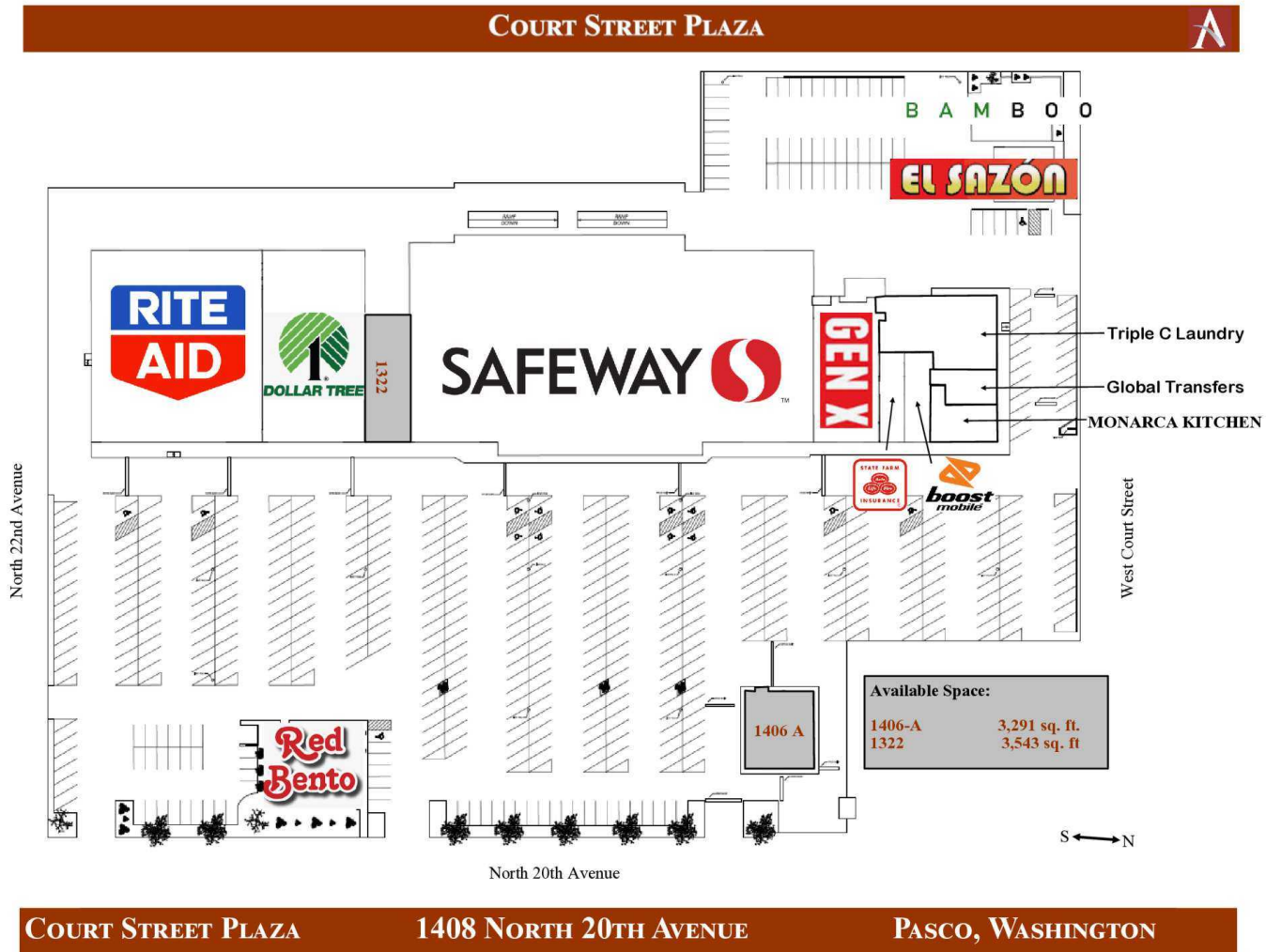
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SITE PLAN
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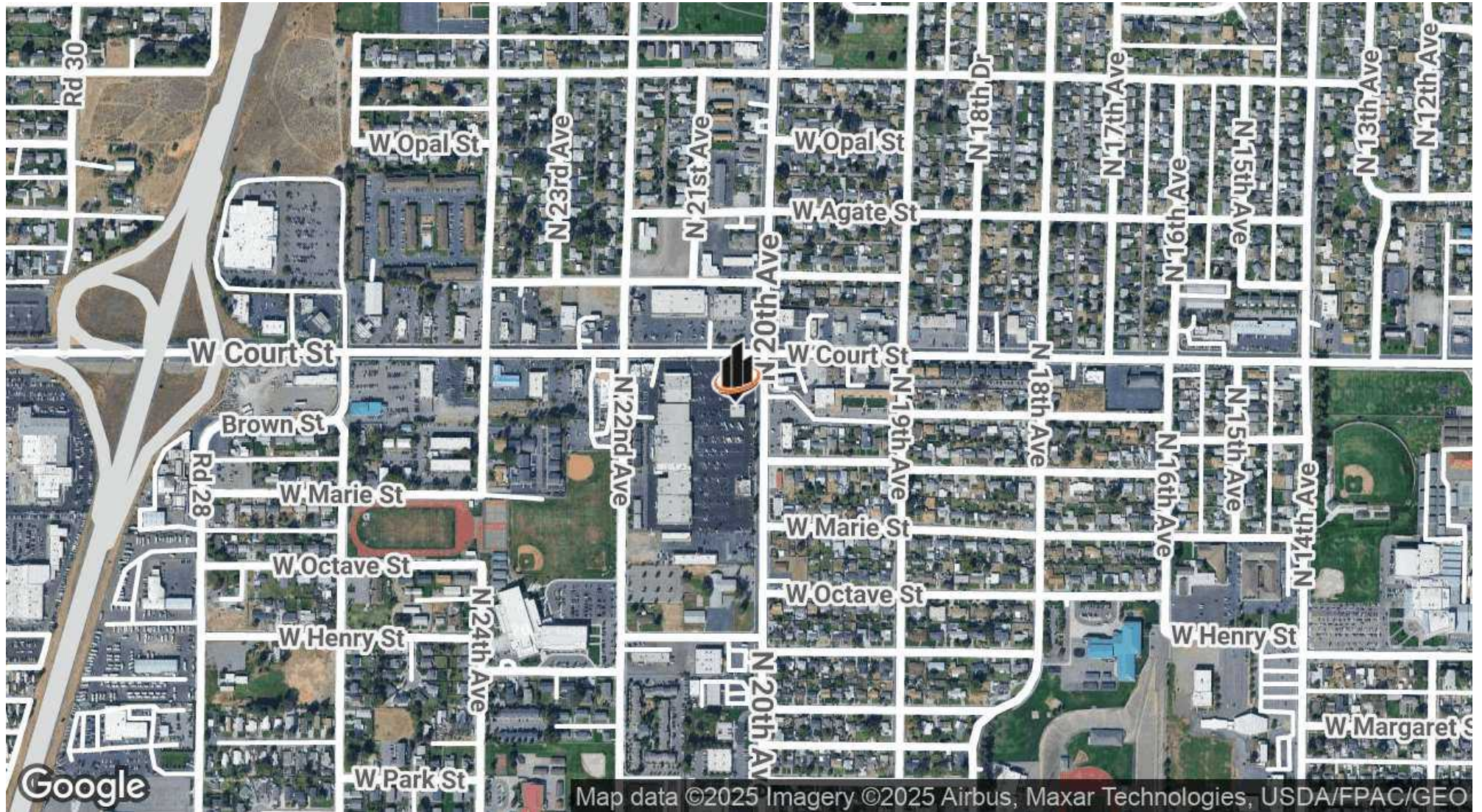
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SITE PLAN



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LOCATION MAP



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AREA ANALYTICS

POPULATION

3 MILES 5 MILES 10 MILES

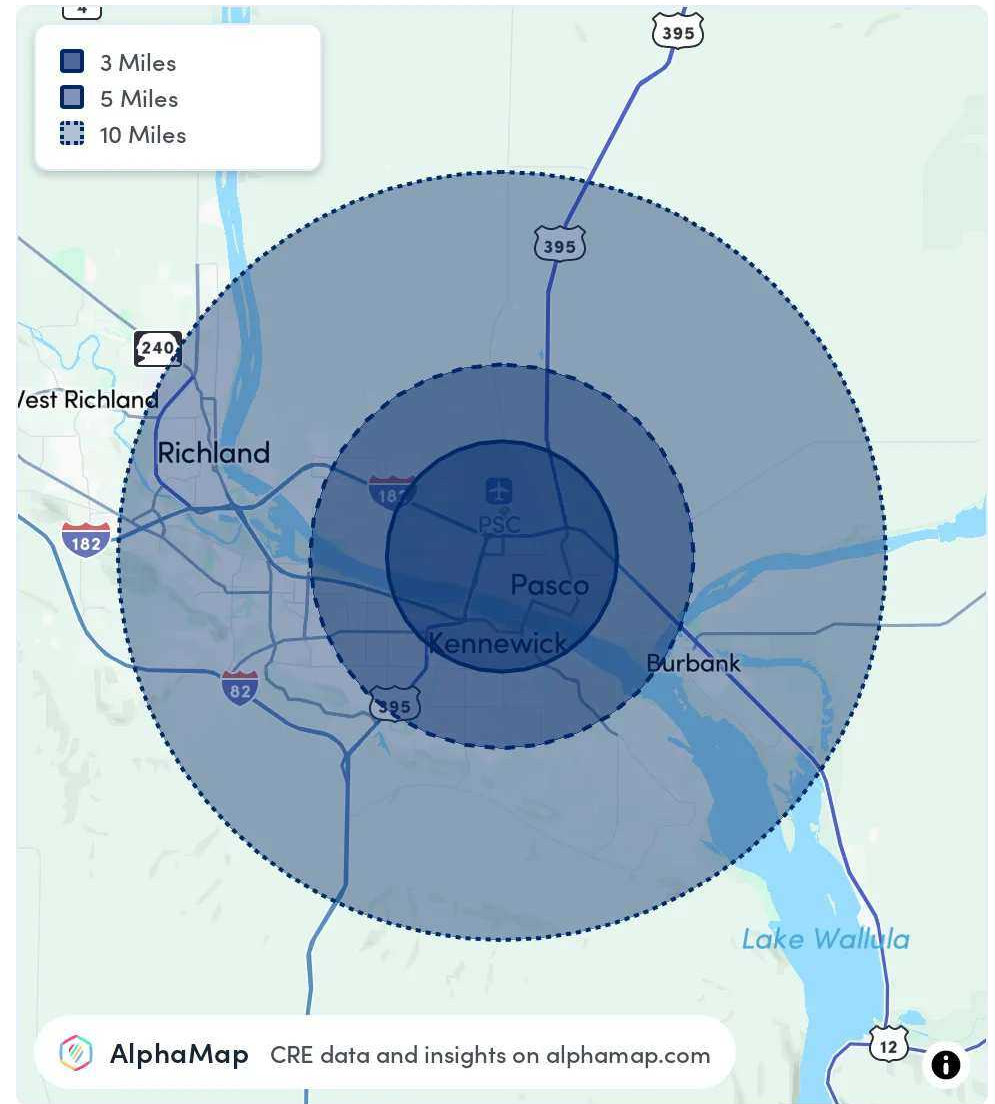
| | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| TOTAL POPULATION | 64,344 | 145,628 | 253,011 |
| AVERAGE AGE | 34 | 35 | 37 |
| AVERAGE AGE (MALE) | 34 | 34 | 36 |
| AVERAGE AGE (FEMALE) | 35 | 36 | 38 |

HOUSEHOLD & INCOME

3 MILES 5 MILES 10 MILES

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 20,332 | 48,007 | 89,134 |
| PERSONS PER HH | 3.2 | 3 | 2.8 |
| AVERAGE HH INCOME | \$90,997 | \$99,490 | \$112,164 |
| AVERAGE HOUSE VALUE | \$301,690 | \$343,671 | \$393,101 |
| PER CAPITA INCOME | \$28,436 | \$33,163 | \$40,058 |

Map and demographics data derived from AlphaMap



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