

MODERN MEDICAL, DENTAL,
OFFICE SUITE – 9311 SF IN PRIME
PASCO LOCATION



FOR LEASE

6825 Burden Blvd, Suite A&E
Pasco, WA 99301

THE SPACE

Location	6825 Burden Blvd, Suite A&E Pasco, WA 99301
County	Franklin
Cross Street	Road 68
Traffic Count	+/- 3.5K VPD
Square Feet	7899
Annual Rent PSF	\$27.00
Lease Type	NNN

HIGHLIGHTS

- Waiting Room
- Reception Area
- Conference Room
- Staff break room/kitchenette
- 4 Bathrooms
- Centralized 4,000 SF+ open clinical/workspace
- 6 private offices
- 7 private treatment rooms
- Multiple Storage Rooms
- 100+ shared parking spaces
- NNN Lease - \$7.60/sf

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,853	50,972	131,040

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$102,472	\$125,751	\$100,750

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,725	16,487	46,307

PROPERTY FEATURES

BUILDING SF	9,311
GLA (SF)	9,311
LAND SF	100,188
YEAR BUILT	2006
ZONING TYPE	Commercial General
BUILDING CLASS	B
NUMBER OF PARKING SPACES	100+ shared spaces

MECHANICAL

FIRE SPRINKLERS	Yes
-----------------	-----

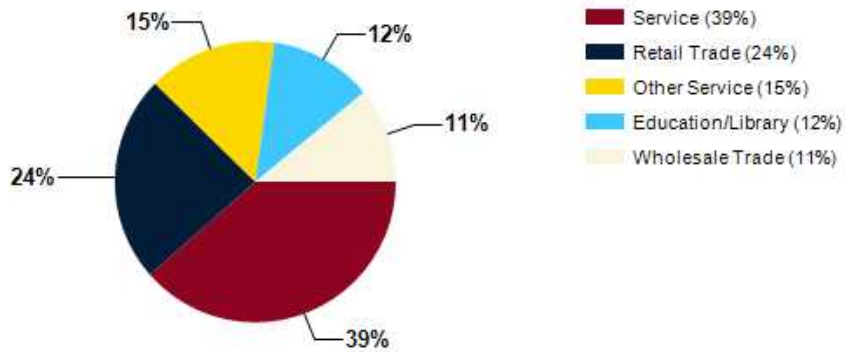
TENANT INFORMATION

LEASE TYPE	NNN
------------	-----

High-Traffic Location Near Road 68 in West Pasco

- Located on busy Burden Blvd near Road 68, 6825 Burden Blvd offers excellent exposure in a rapidly expanding commercial area. Surrounded by retail, medical, and professional services with easy freeway access, it's a prime spot for businesses seeking visibility and convenience in a high-demand market.

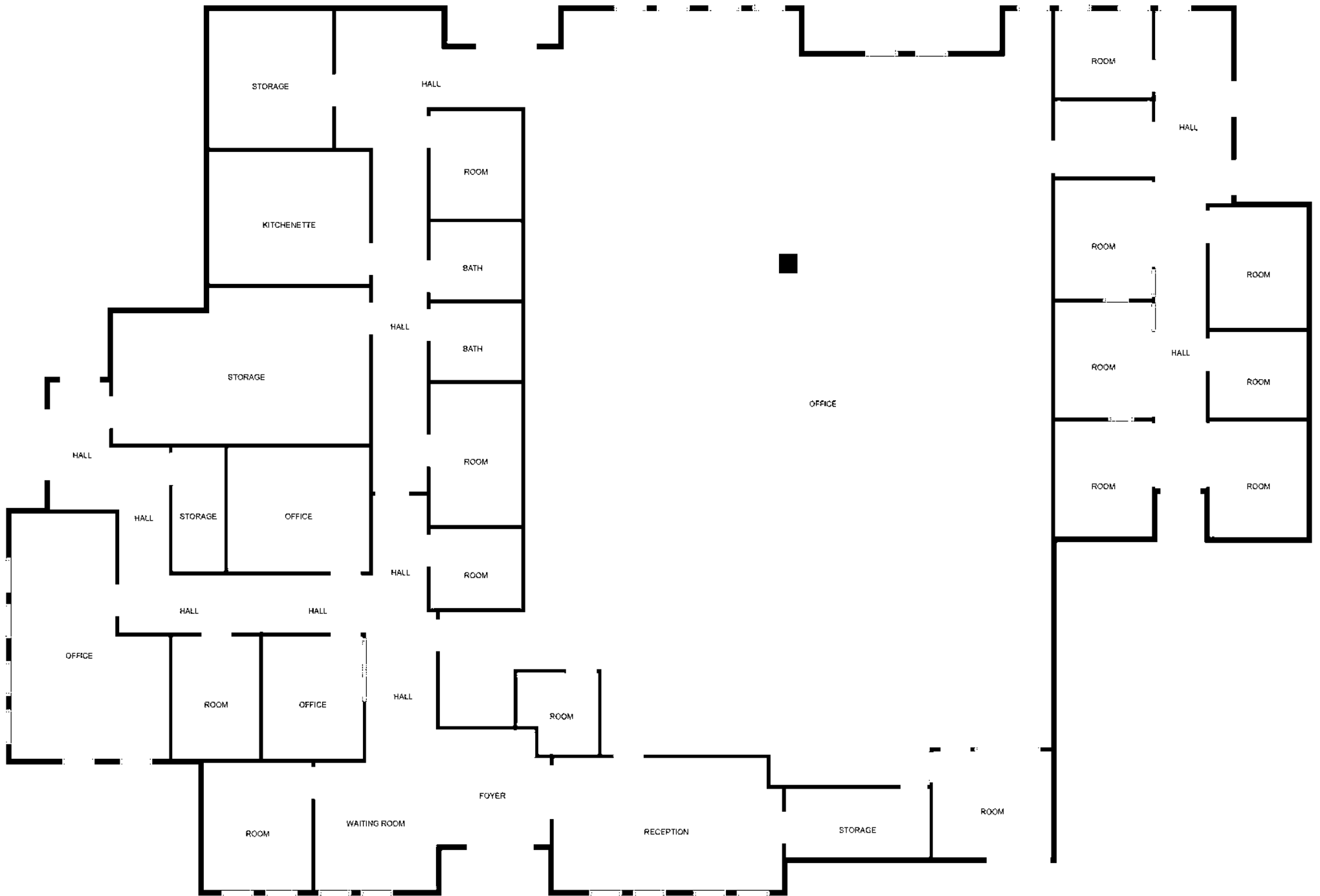
Major Industries by Employee Count



Franklin County GDP Trend







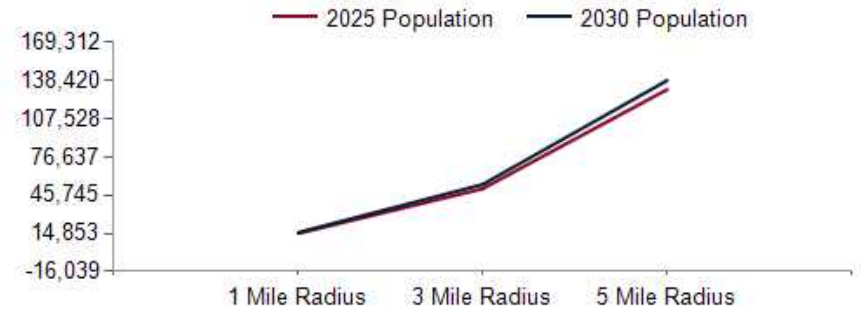




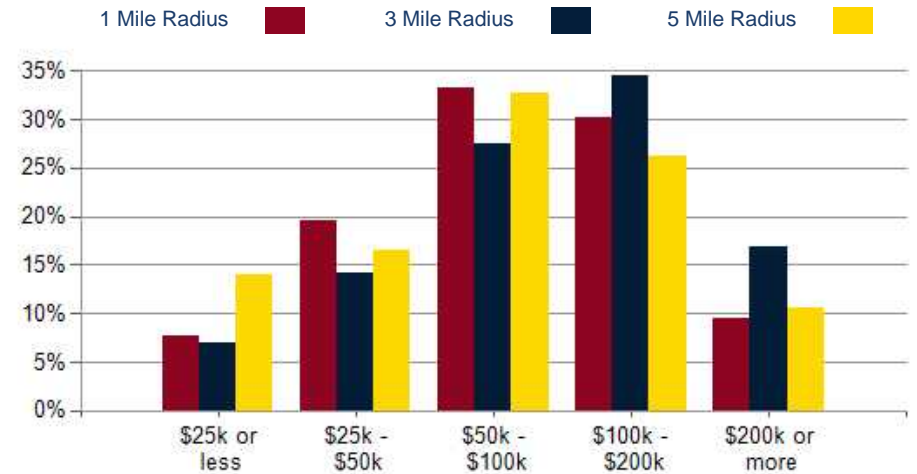
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,774	11,385	72,582
2010 Population	9,175	32,198	103,660
2025 Population	14,853	50,972	131,040
2030 Population	15,550	54,390	138,420
2025-2030: Population: Growth Rate	4.60%	6.55%	5.50%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	193	705	3,930
\$15,000-\$24,999	168	446	2,536
\$25,000-\$34,999	340	869	3,088
\$35,000-\$49,999	588	1,456	4,578
\$50,000-\$74,999	602	1,675	7,187
\$75,000-\$99,999	967	2,860	7,912
\$100,000-\$149,999	1,013	3,704	8,034
\$150,000-\$199,999	411	1,980	4,126
\$200,000 or greater	444	2,791	4,915
Median HH Income	\$85,049	\$102,221	\$79,447
Average HH Income	\$102,472	\$125,751	\$100,750

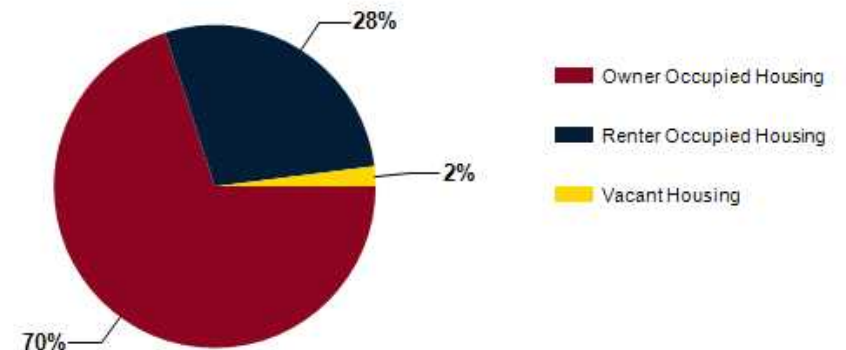
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	617	4,044	28,276
2010 Total Households	2,997	10,746	37,032
2025 Total Households	4,725	16,487	46,307
2030 Total Households	4,971	17,638	49,003
2025 Average Household Size	3.14	3.08	2.80
2025-2030: Households: Growth Rate	5.10%	6.80%	5.70%



2025 Household Income



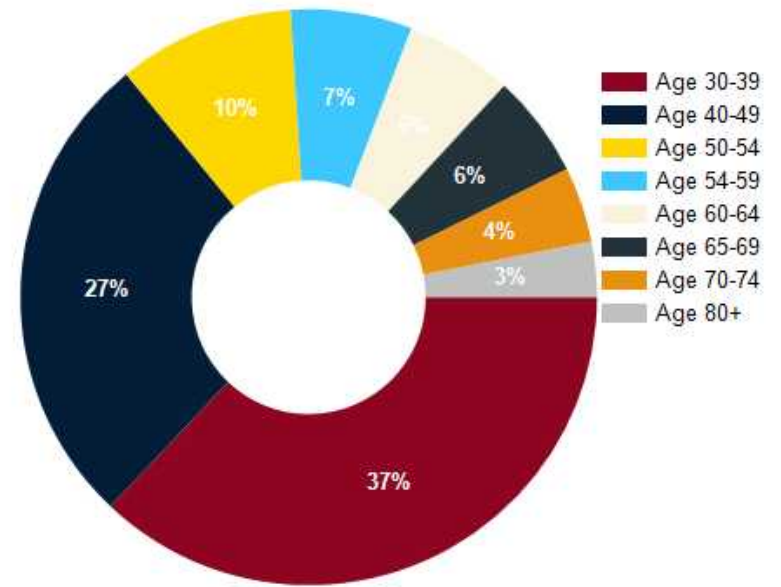
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,383	3,933	10,068
2025 Population Age 35-39	1,302	3,943	9,585
2025 Population Age 40-44	1,138	3,817	8,976
2025 Population Age 45-49	819	3,124	7,693
2025 Population Age 50-54	718	2,668	6,539
2025 Population Age 55-59	493	2,099	5,860
2025 Population Age 60-64	439	2,041	5,958
2025 Population Age 65-69	420	2,038	5,728
2025 Population Age 70-74	307	1,725	4,917
2025 Population Age 75-79	224	1,195	3,444
2025 Population Age 80-84	113	687	2,187
2025 Population Age 85+	86	459	1,956
2025 Population Age 18+	10,044	35,890	95,575
2025 Median Age	30	33	34
2030 Median Age	31	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,871	\$101,266	\$81,444
Average Household Income 25-34	\$103,496	\$124,681	\$100,425
Median Household Income 35-44	\$97,230	\$117,256	\$92,313
Average Household Income 35-44	\$115,214	\$142,826	\$117,460
Median Household Income 45-54	\$98,548	\$118,287	\$94,130
Average Household Income 45-54	\$117,082	\$146,856	\$119,556
Median Household Income 55-64	\$87,133	\$108,710	\$83,847
Average Household Income 55-64	\$101,620	\$131,817	\$106,458
Median Household Income 65-74	\$68,111	\$88,400	\$69,732
Average Household Income 65-74	\$85,418	\$110,945	\$89,618
Average Household Income 75+	\$51,598	\$68,645	\$64,173





Angie Matheson
Broker

Top 5% Agent in the U.S. | \$150M+ in Residential & Commercial Sales Since 2018

Born and raised in Othello, Washington, I developed deep roots in Eastern Washington before heading to Los Angeles after high school. In 2006, I returned to the Tri-Cities, where I've since dedicated myself to raising my five children, growing a successful real estate business, and staying active in the community.

Since 2018, I've closed over \$150 million in residential and commercial real estate, consistently ranking in the top 5% of agents nationwide. I bring a high level of professionalism, local expertise, and a client-first approach to every transaction—whether helping families find their forever home or supporting business owners in securing the perfect commercial space.

When I'm not working, you'll usually find me outside—hiking local trails with my husband and our two dogs, Remy (an overweight Vizsla with a big personality) and Bear (our loyal rescue German Shepherd), or skiing in the mountains with my family.