

FOR LEASE



AFFORDABLE OFFICE OR RETAIL SPACE

510 N 20th Avenue | Pasco, WA 99301



LEASE RATE		\$13.00 PSF/YR
EST. NNN RATE		\$2.50 PSF
BUILDING SIZE		±6,000 SF
YEAR BUILT		1979
LOT SIZE		±0.40 AC
PARCEL NO.		119451317
ZONING		GC - General Commercial

**KIEMLE
HAGOOD**

LANCE BACON
509.430.6547
lance.bacon@kiemlehagood.com

Affordable Office or Retail space available at a convenient location near the intersection of 20th Ave and Sylvester St. There are several units available at either 3,000, 4,500, or 6,000 square feet, each with their own private entrance and unisex restrooms available. T.I.s available based upon terms and duration of desired lease. \$13.00 PSF (NNN) Contact LA for access.



DEMOGRAPHICS

ESTIMATED POPULATION 2025
 PROJECTED POPULATION 2030
 ESTIMATED HOUSEHOLDS 2025
 ESTIMATED AVERAGE HHI
 ESTIMATED MEDIAN HHI

1 MI

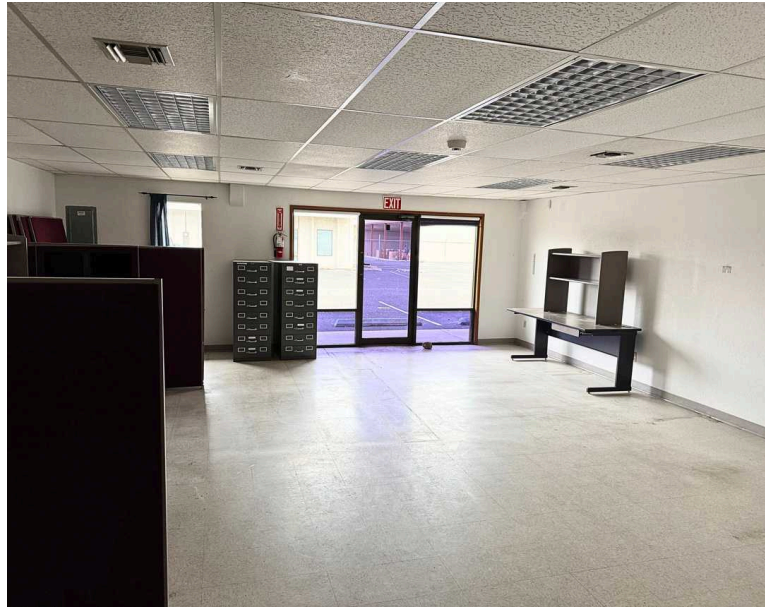
16,529
 17,105
 5,145
 \$81,242
 \$57,280

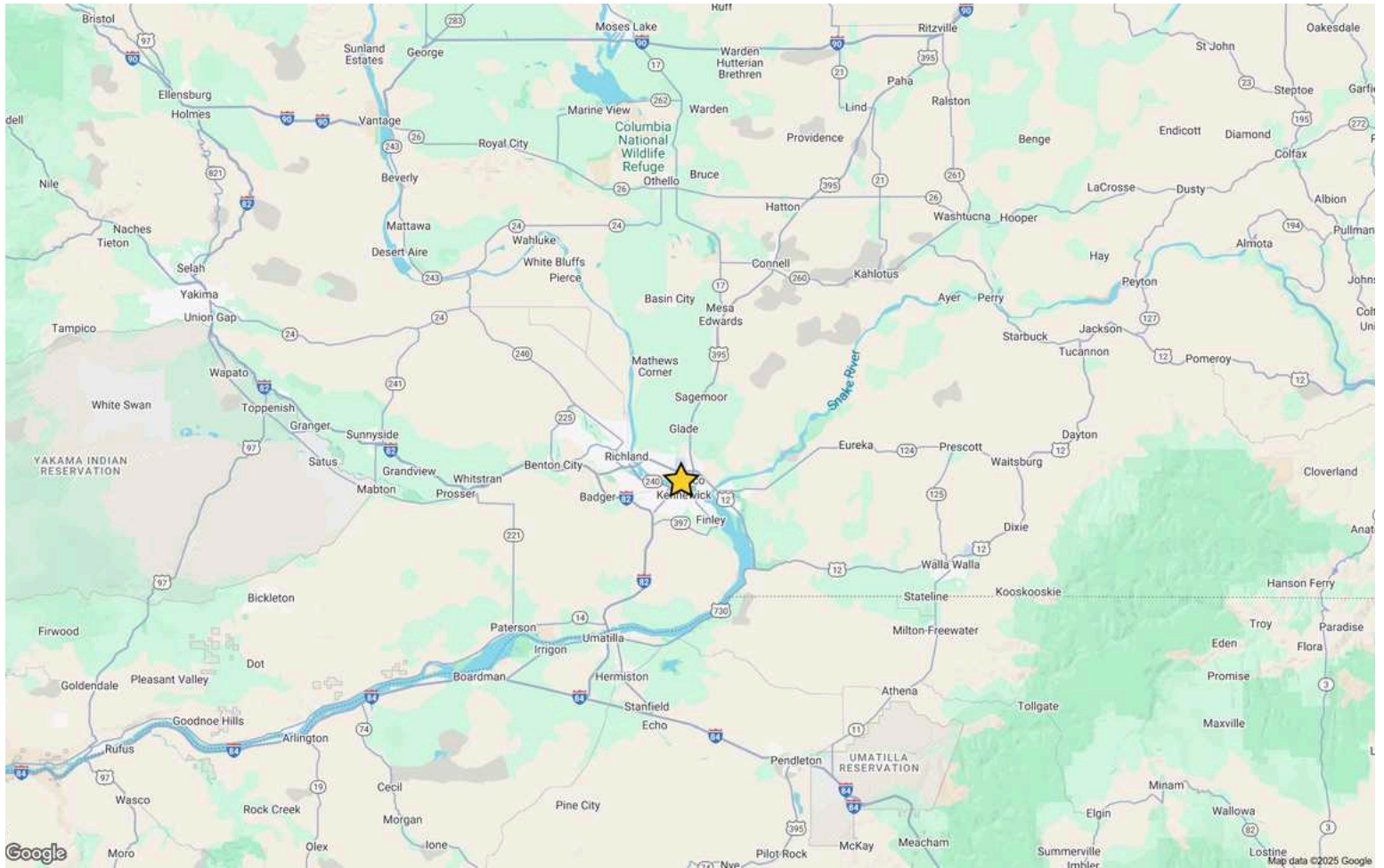
3 MI

71,811
 72,535
 23,501
 \$87,912
 \$68,325

5 MI

148,385
 150,242
 50,097
 \$104,701
 \$83,247





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[VIEW LOCATION](#)



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201