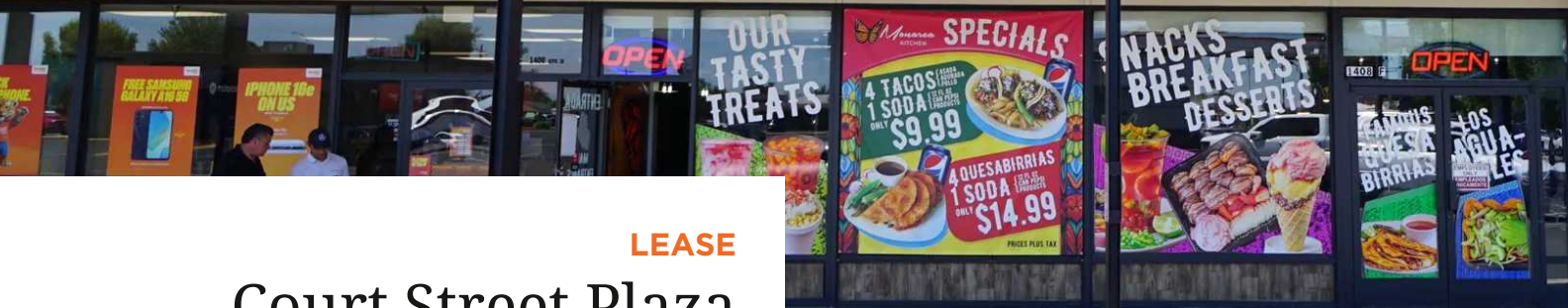


boost
mobile



Monarca
KITCHEN



LEASE

Court Street Plaza

1408 N 20TH AVE

Pasco, WA 99301

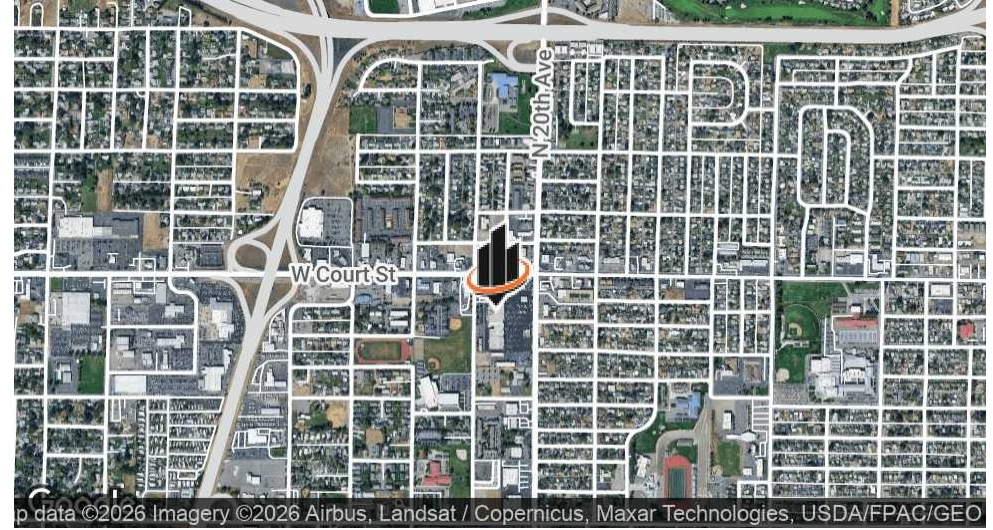
PRESENTED BY:

KEN DAVIS

Phone: 509.949.0860

ken.davis@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

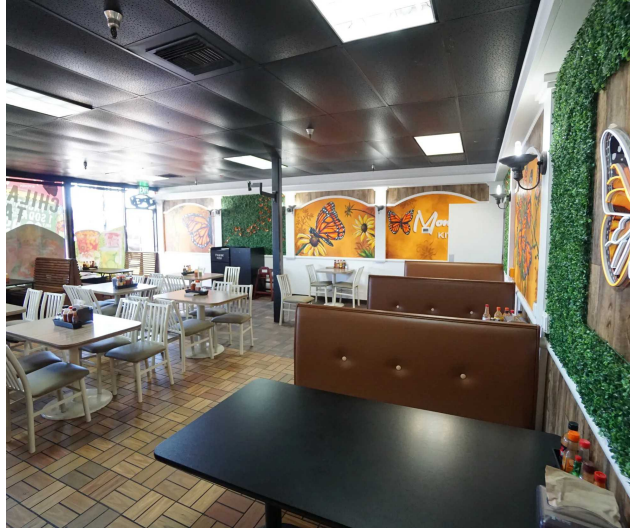
LEASE RATE:	\$30 SF/yr (NNN)
AVAILABLE SF:	1,730 SF
LOT SIZE:	159,961 SF
BUILDING SIZE:	32,164 SF

PROPERTY DESCRIPTION

Boasting a prime location at 1408 N 20th Ave in Pasco, WA, this property for lease offers an exceptional opportunity for businesses. With 1,730 square feet of space, it is perfectly suited to accommodate a full-service restaurant, providing a versatile layout for both the dining area and kitchen facilities. The property features modern amenities, ample parking, and convenient access, making it an attractive choice for businesses seeking high visibility and a strong customer base. From the inviting storefront to the customizable interior, this property promises an inviting and functional space for a full-service restaurant to captivate patrons and thrive in the vibrant Pasco market.

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INTERIOR PHOTOS



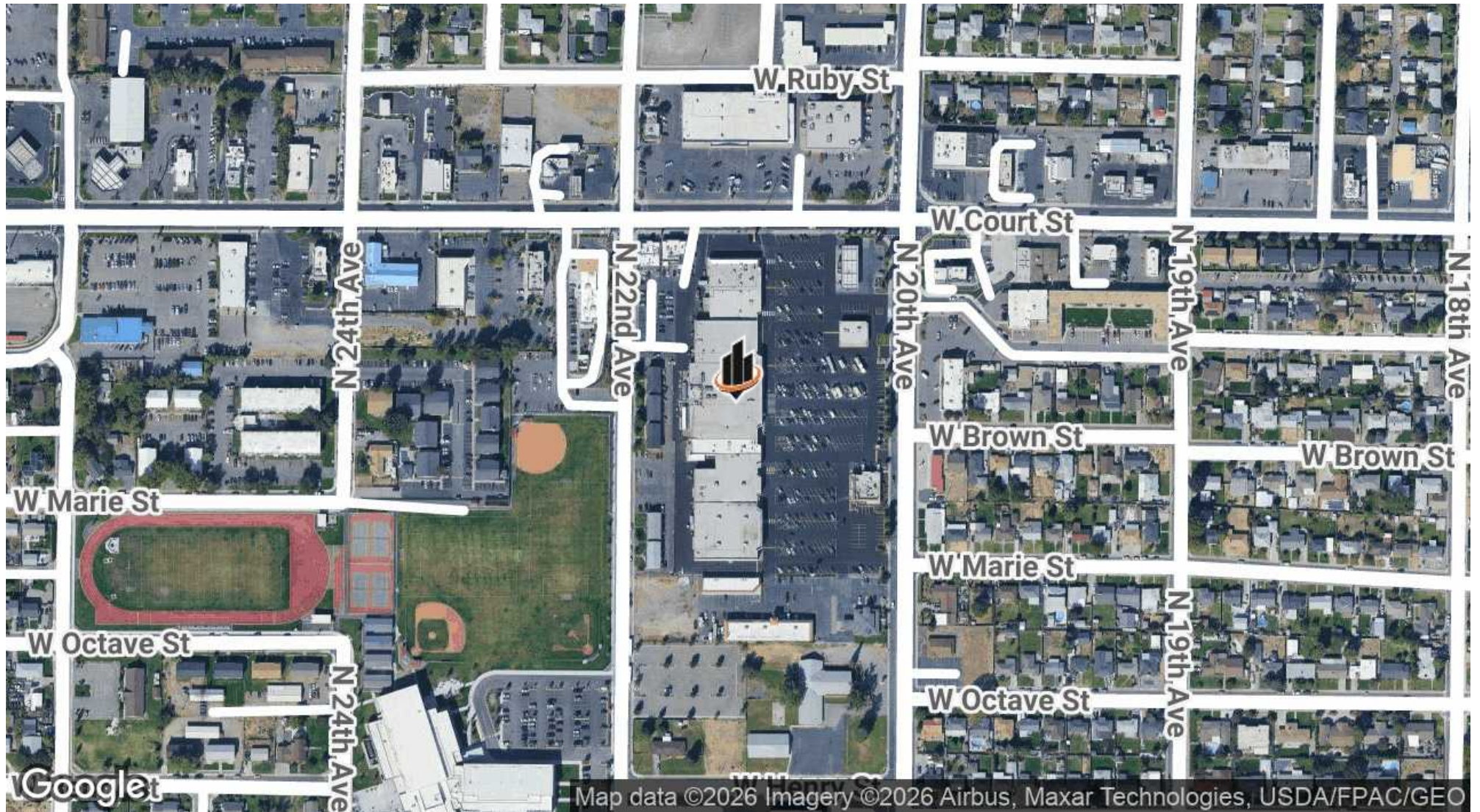
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COURT STREET PLAZA



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

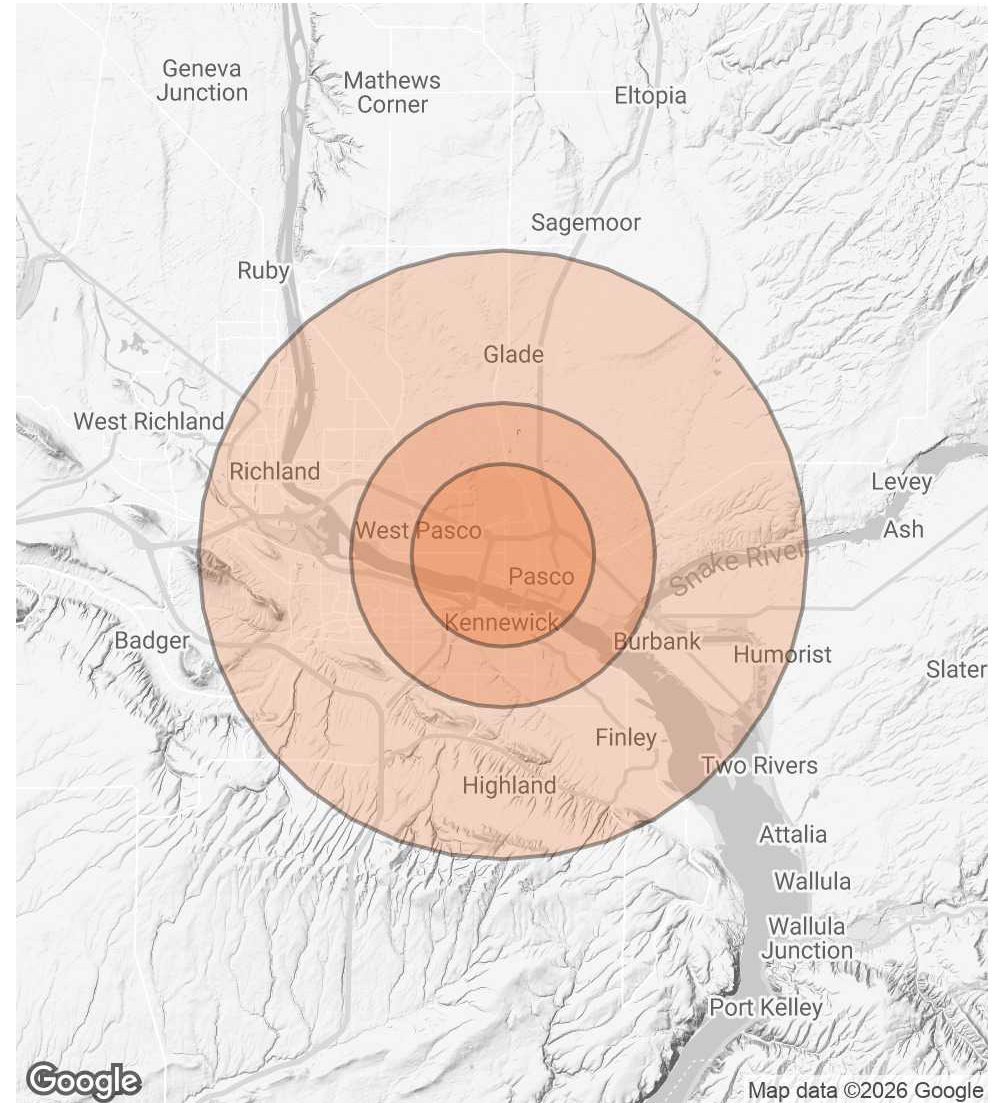
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	65,066	140,335	237,985
AVERAGE AGE	31.3	32.8	35.0
AVERAGE AGE (MALE)	32.2	33.0	34.7
AVERAGE AGE (FEMALE)	31.1	33.1	35.8

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	20,838	46,176	83,753
# OF PERSONS PER HH	3.1	3.0	2.8
AVERAGE HH INCOME	\$83,147	\$91,299	\$106,736
AVERAGE HOUSE VALUE	\$310,487	\$333,543	\$378,952

2023 American Community Survey (ACS)



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