

FOR SALE

**PRICE
REDUCTION!**



MULTI-TENANT STRIP MALL

SAGE COURT PLAZA
VALUE-ADD OPPORTUNITY

3330 W Court Street
Pasco, WA 99301

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**KIEMLE
HAGOOD**

SAGE COURT PLAZA

Located in the heart of Pasco, WA, this well-maintained multi-tenant strip mall offers high visibility and prime frontage along a major commercial corridor. Featuring a diverse mix of tenants with steady foot traffic, this property provides a reliable income stream with the potential for future growth.

Great value-add. Below-market month-to-month leases, with tenants seeking long-term agreements. Includes a \$1,700,000 assumable note at 5%.

**NEW
PRICE**

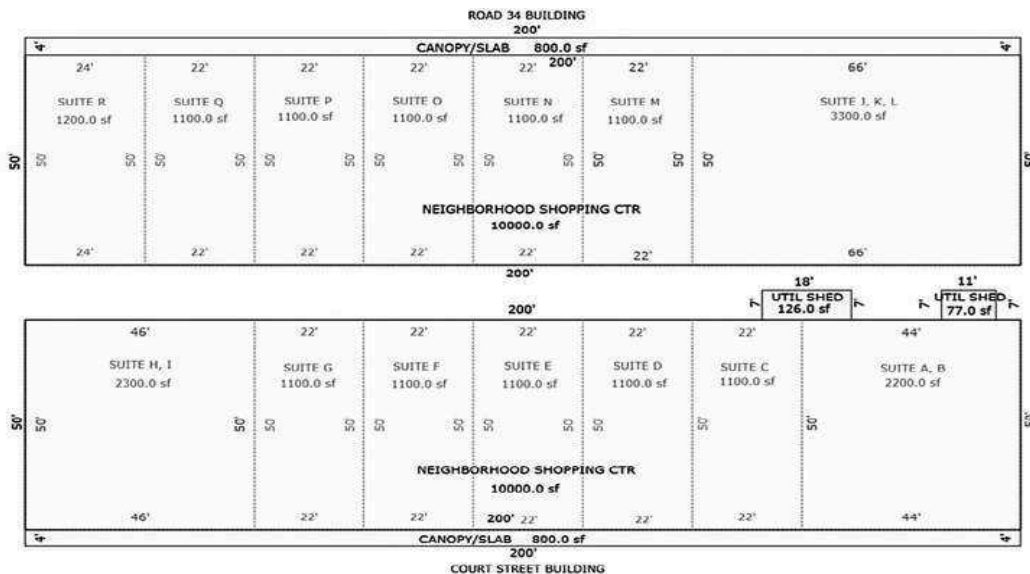
SALE DETAILS

Sale Price | ~~\$3,500,000~~ \$2,990,000
\$1,700,000 assumable financing at 5%

PROPERTY DETAILS

Property Name	Sage Court Plaza
Address	3330 W Court Street
City, State, Zip	Pasco, WA 99301
Parcel #	119380055
Zoning	Commercial
Year Built	1980
Building Size	±20,000 SF
Total # of Units	18 Units
Lot Size	±1.77 Acres
Parking	50+ Ample Parking Stalls

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UNIT PHOTOS

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DEMOGRAPHICS & TRAFFIC COUNTS

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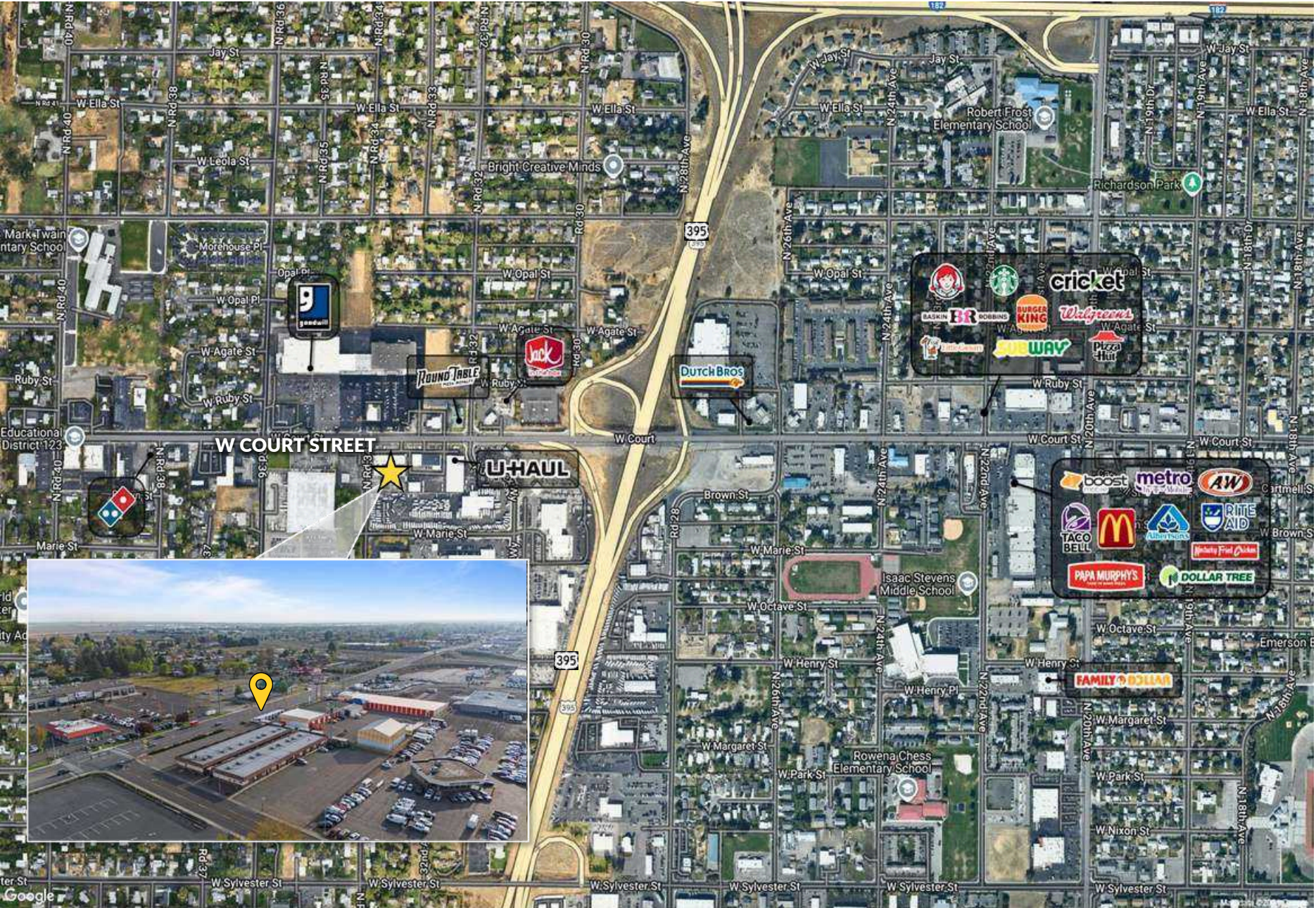
DEMOS 	1 MILE	3 MILES	5 MILES	10 MILES
Estimated Population (2024)	11,536	77,841	158,142	257,489
Projected Population (2029)	11,989	79,873	162,555	268,159
Estimated Households (2024)	3,908	26,243	54,175	92,754
Projected Households (2029)	4,227	27,824	57,358	99,245
Median Household Income (24)	\$73,895	\$73,766	\$80,705	\$93,253
Median Age	30.2	30.7	32.0	34.1
Daytime Demos	7,628	49,492	97,279	162,580



ROAD 	AVERAGE DAILY TRAFFIC
W Court Street	±19,798 ADT
Highway 395	±48,674 ADT

SURROUNDING AREA

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FOR SALE



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