

LAND FOR SALE



12 Acres off HWY 395

5810 N Capitol Avenue
Pasco, WA 99301

OFFERING PRICE \$2,900,000

PROPERTY TYPE Land
LOT SIZE ±12.02 Acres
PARCEL NO 113130453
ZONING Light Industrial

KIEMLE
HAGOOD

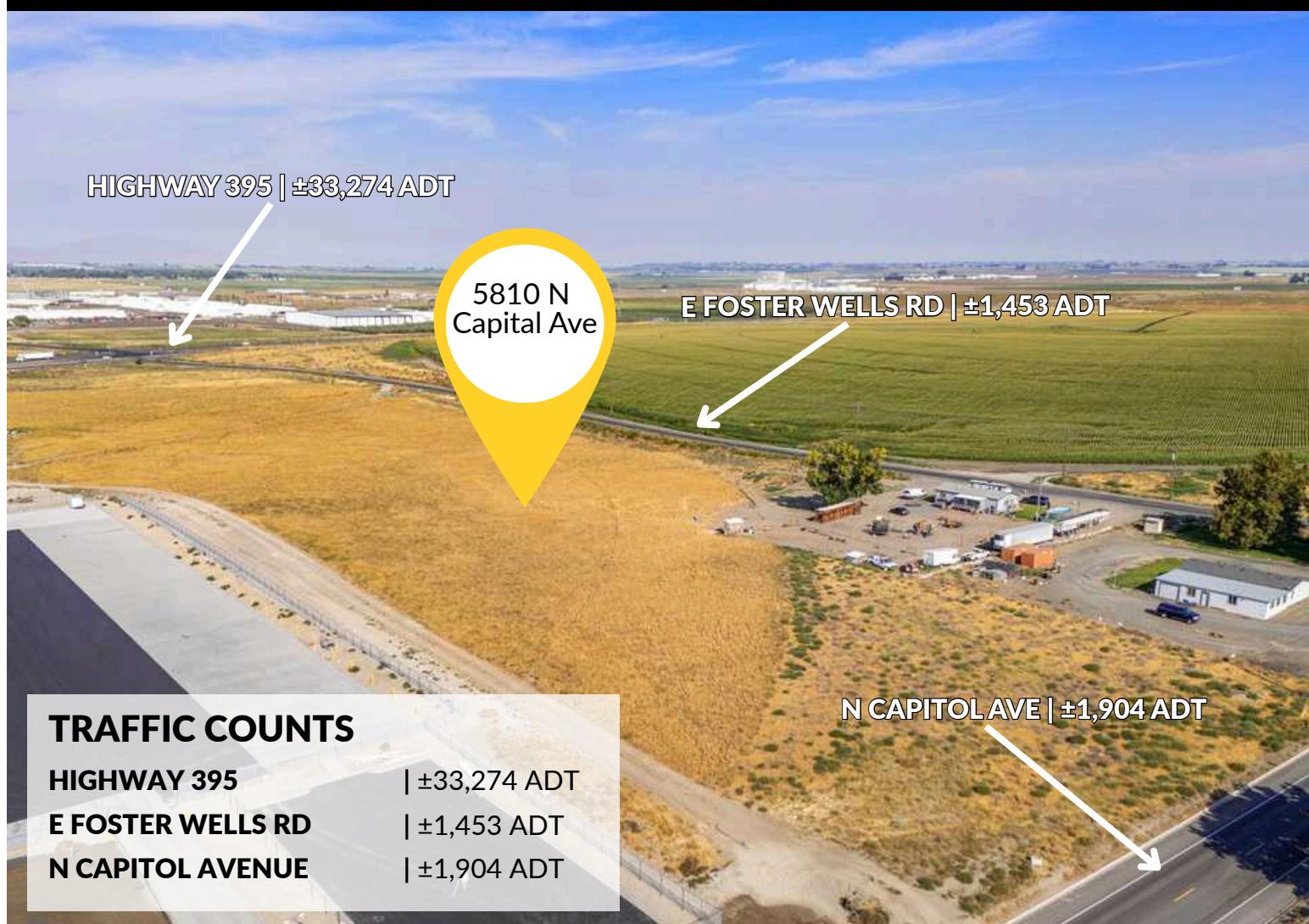
LANCE BACON
509.430.6547
lance.bacon@kiemlehagood.com

CBRE

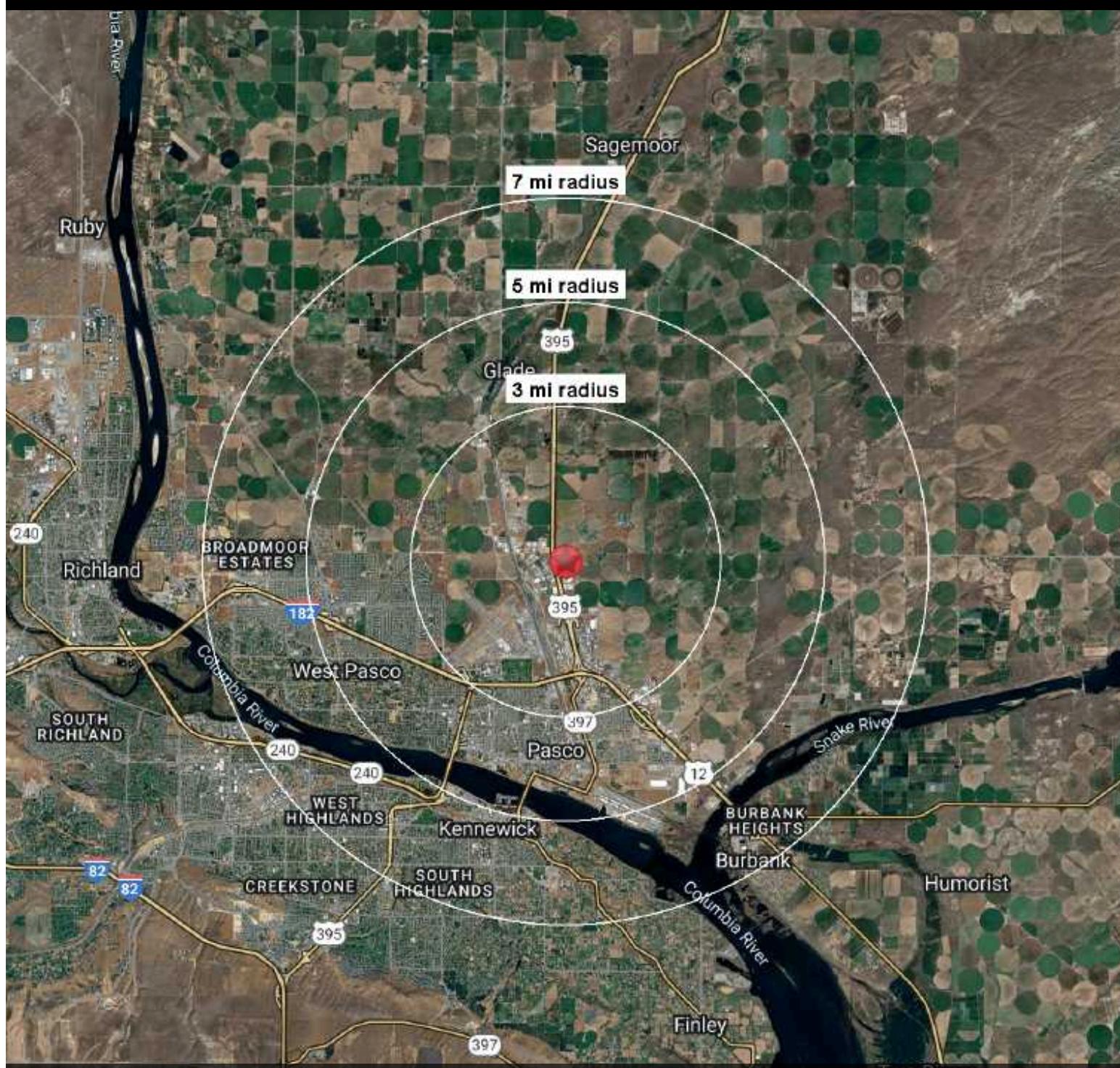
JON SMITH
713.577.1599
jon.smith@cbre.com

DESCRIPTION | PHOTOS

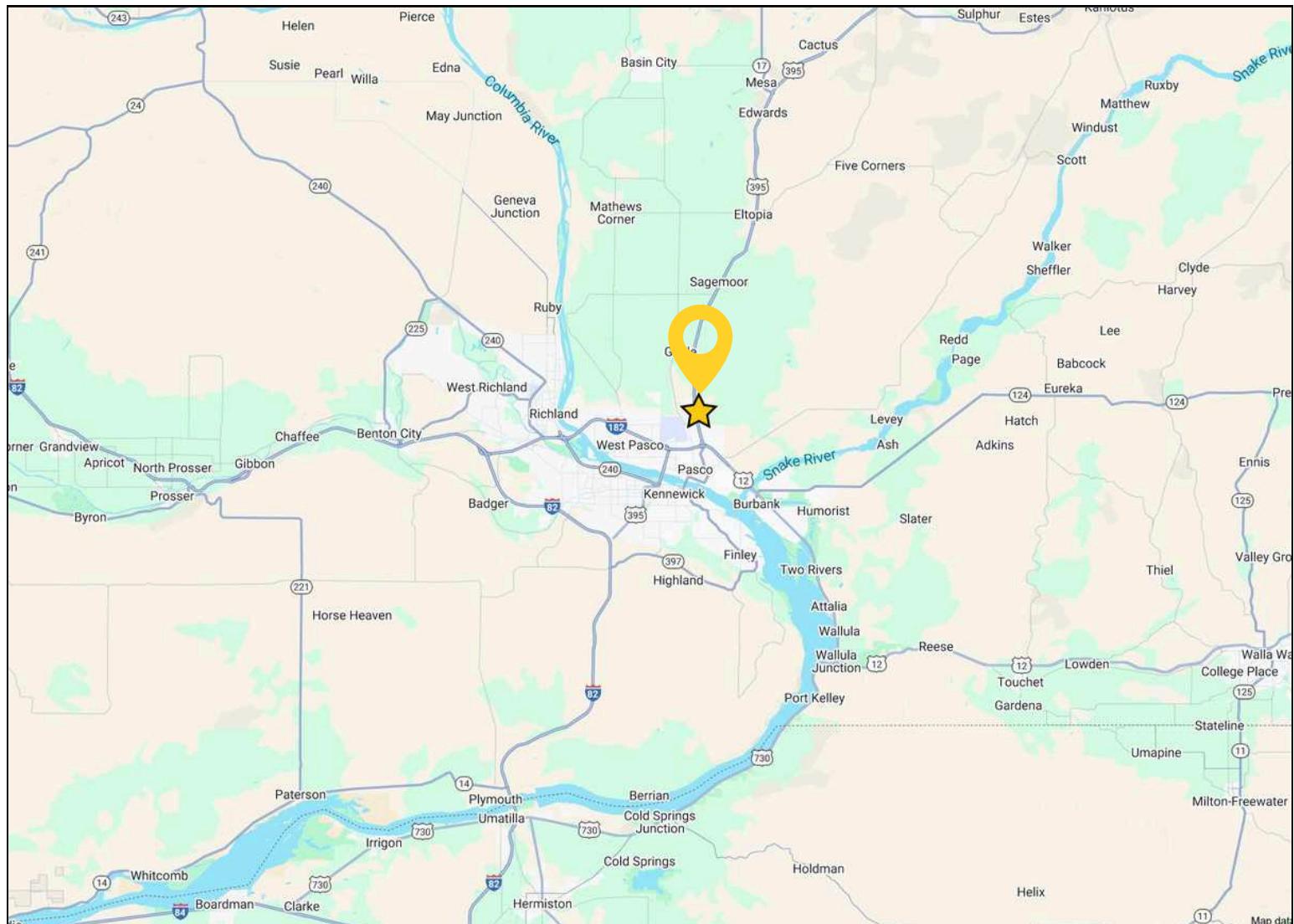
12 Acres of Light Industrial Land with easy access to the HWY 395. Adjacent to brand new Amazon Distribution Center and Reser's Fine Food. Across the Street from Pasco Food Processing Complex.



DEMOGRAPHICS



DEMOGRAPHICS	3 MI	5 MI	7 MI
EST POPULATION 2025	11,480	65,977	130,973
PROJ. POPULATION 2030	11,535	67,680	133,325
ADJ. DAYTIME POPULATION	10,012	38,632	74,008
2025 AVERAGE HHI	\$97,469	\$107,816	\$101,845
2025 MEDIAN HHI	\$72,885	\$81,429	\$79,638


[VIEW LOCATION](#)

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OFFICE LOCATIONS

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

7025 W GRANDRIDGE BLVD, SUITE B-2
KENNEWICK WA 99336