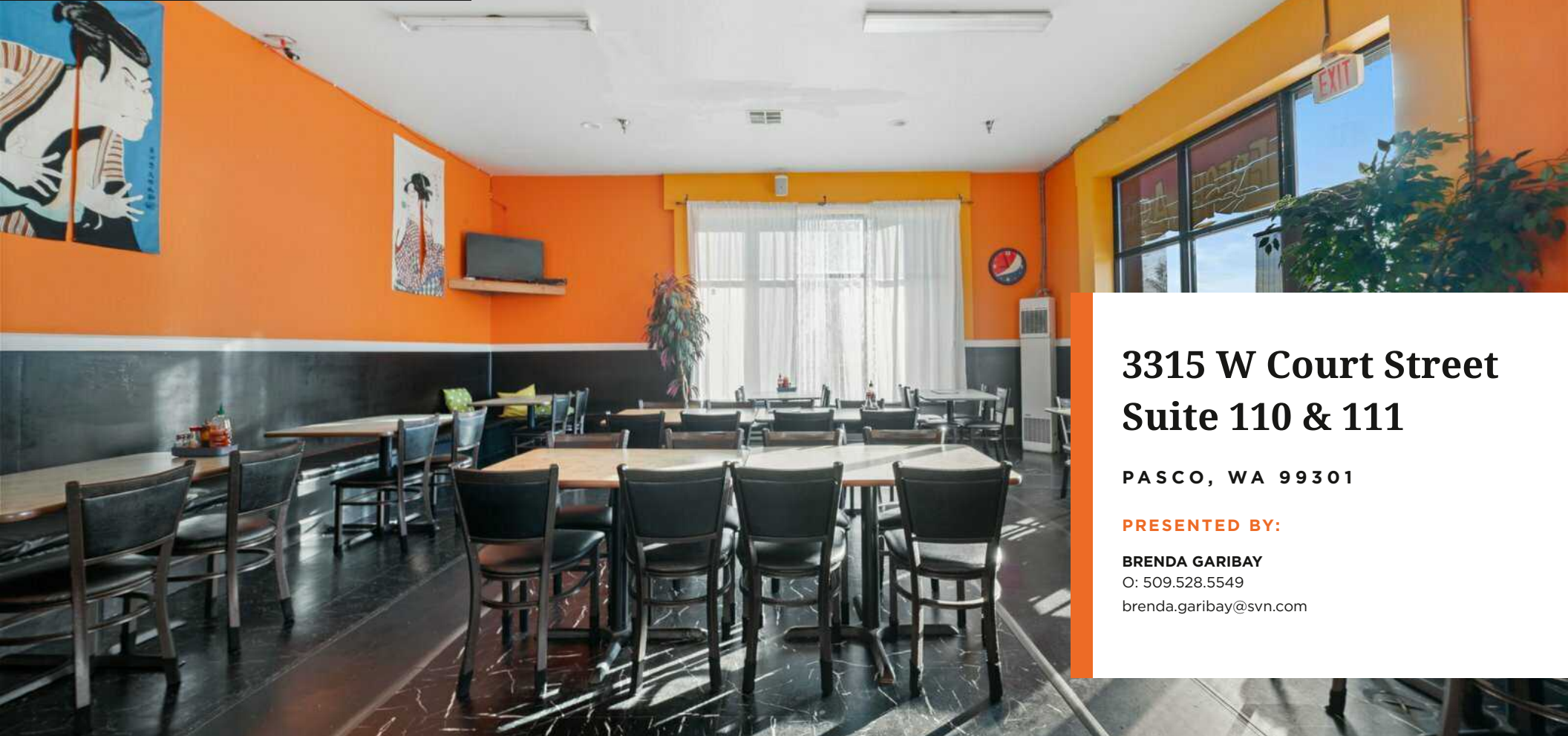




# Offering Memorandum



**3315 W Court Street  
Suite 110 & 111**

**PASCO, WA 99301**

**PRESENTED BY:**

**BRENDA GARIBAY**

O: 509.528.5549

[brenda.garibay@svn.com](mailto:brenda.garibay@svn.com)

# BUSINESS SALE SUMMARY

**3315 W COURT STREET  
SUITE 110 & 111**

PASCO, WA 99301

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$95,000
<b>SUITE SIZE:</b>	1,903 SF
<b>CURRENT LEASE EXPIRATION DATE</b>	August 31, 2026
<b>LEASE RATE:</b>	\$2,575 + NNN
<b>INVENTORY:</b>	\$5,000

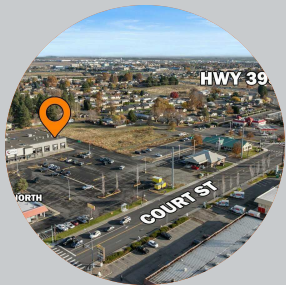
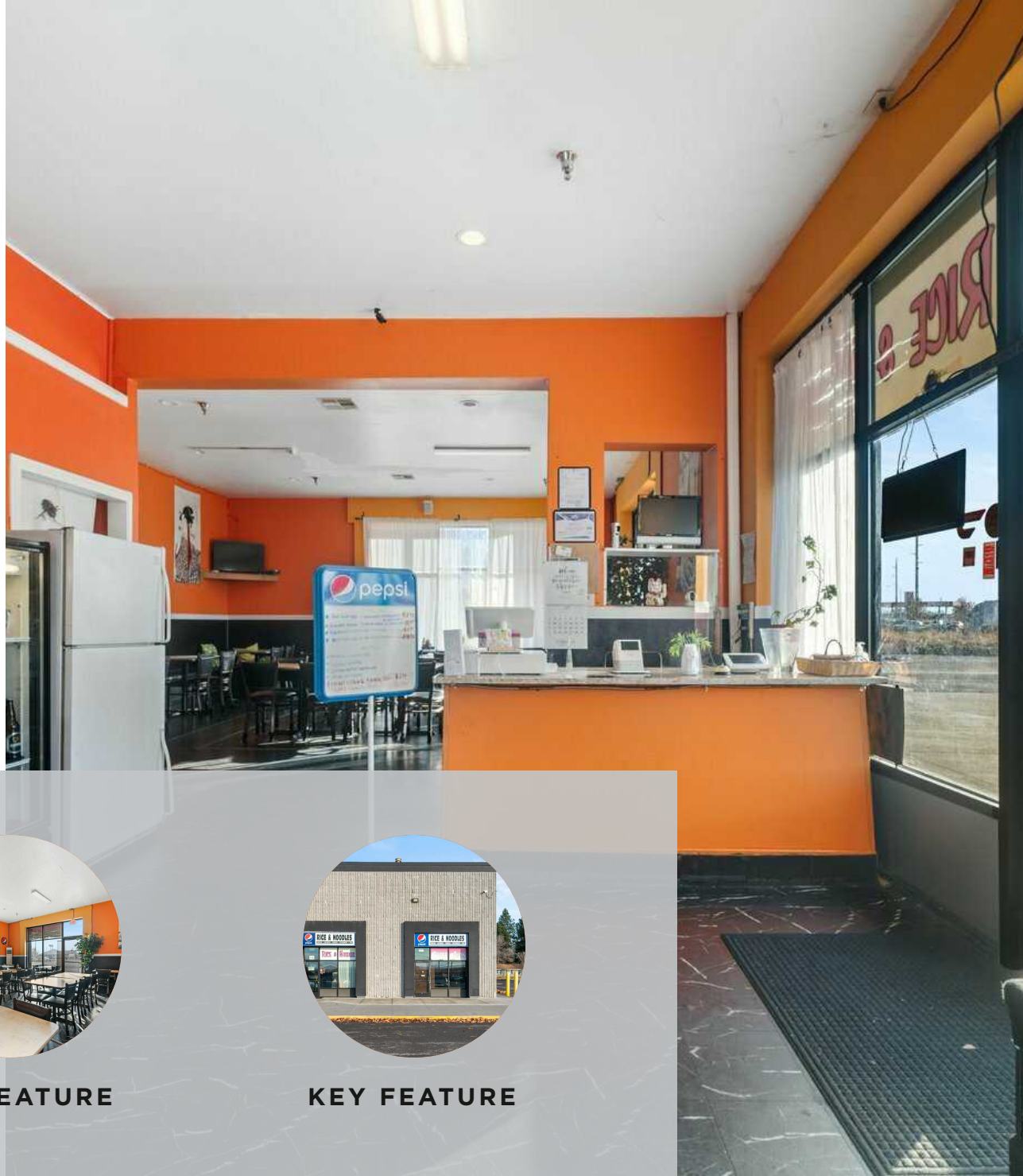


# BUSINESS OPPORTUNITY SUMMARY

Turnkey Restaurant Opportunity in Pasco, WA. Looking to own a beloved local dining spot? This is your chance! What's Included: Established business name with loyal customer base. Full set of equipment, fixtures, and furniture. Proven menu ready to serve. Lease assignment in a prime location. Situated right off busy Court Street, this restaurant enjoys great visibility and steady foot traffic. It's a favorite among locals and perfectly positioned for continued success. Move-in ready. Everything you need to start operating immediately!

# HIGHLIGHTS

- Turnkey Restaurant Opportunity
- Beloved local dining spot
- Established business name with loyal customer base
- Full set of equipment, fixtures, and furniture
- Proven menu ready to serve
- Lease assignment in a prime location
- Situated right off busy Court Street
- Great visibility and steady foot traffic
- Move-in ready



KEY FEATURE



KEY FEATURE



KEY FEATURE

## PROPERTY PHOTOS



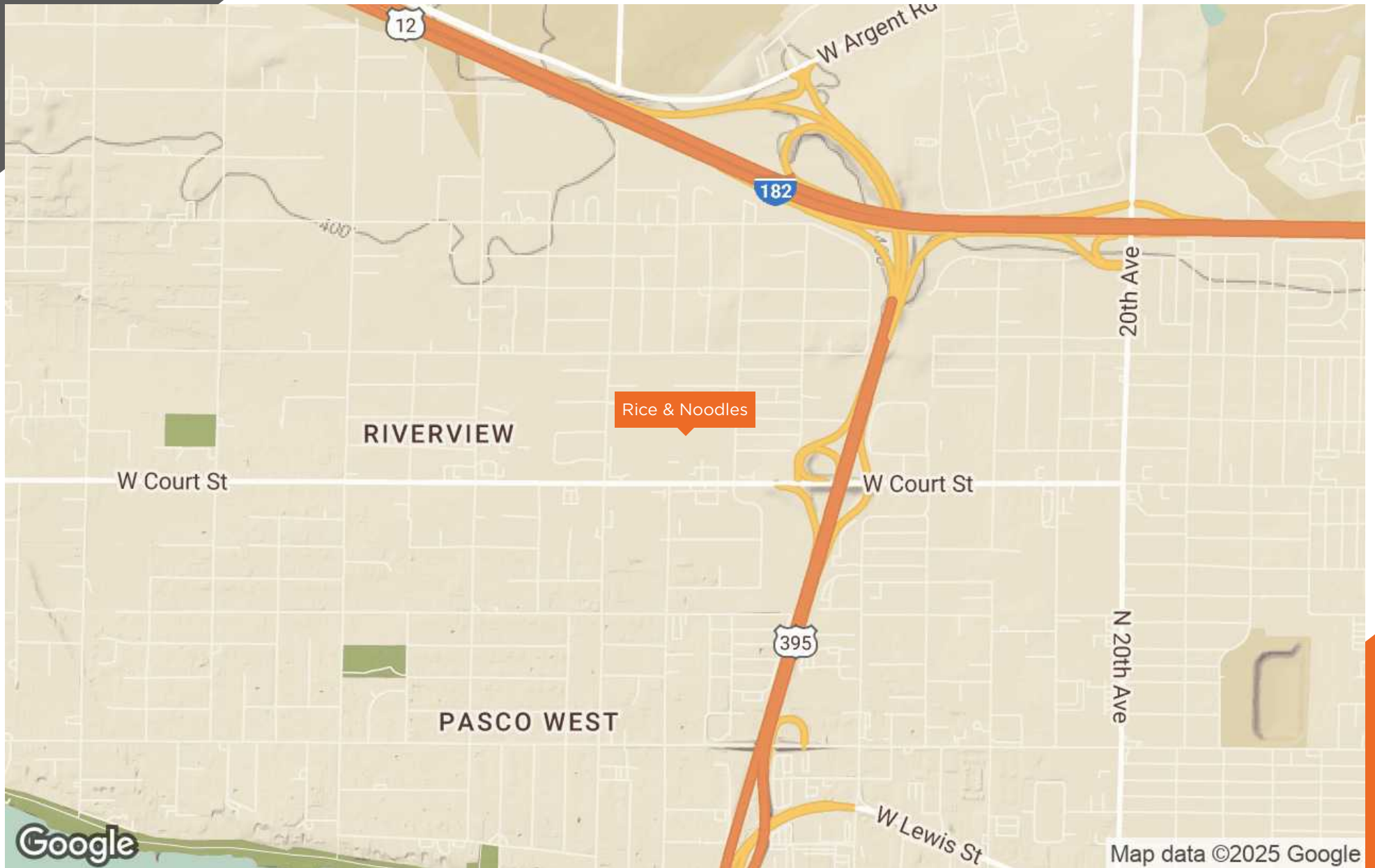
# FLOOR PLANS



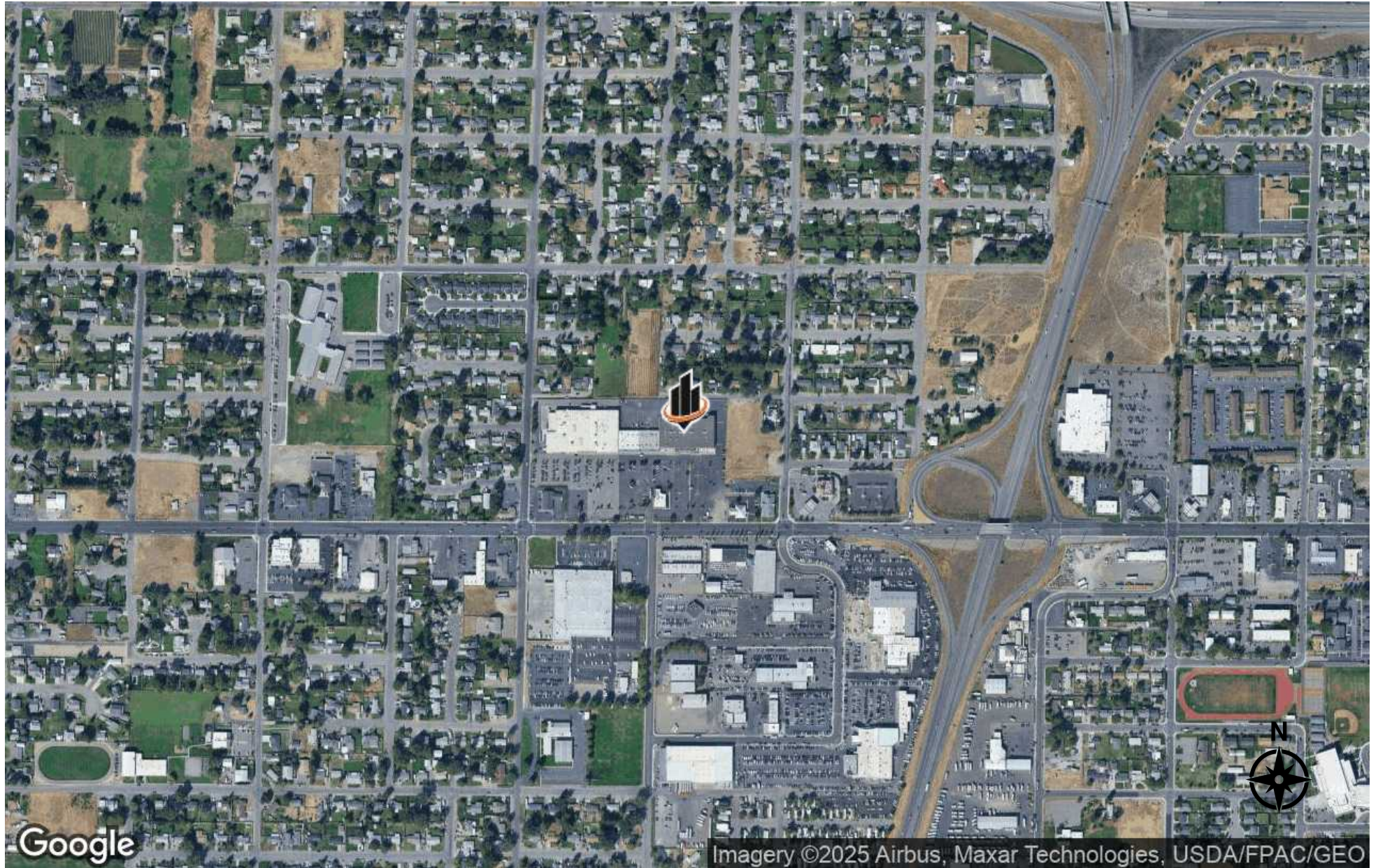
Measurements Are Approximate And Not Deemed Reliable - To Be Verified By Buyer



# REGIONAL MAP



# AERIAL MAP



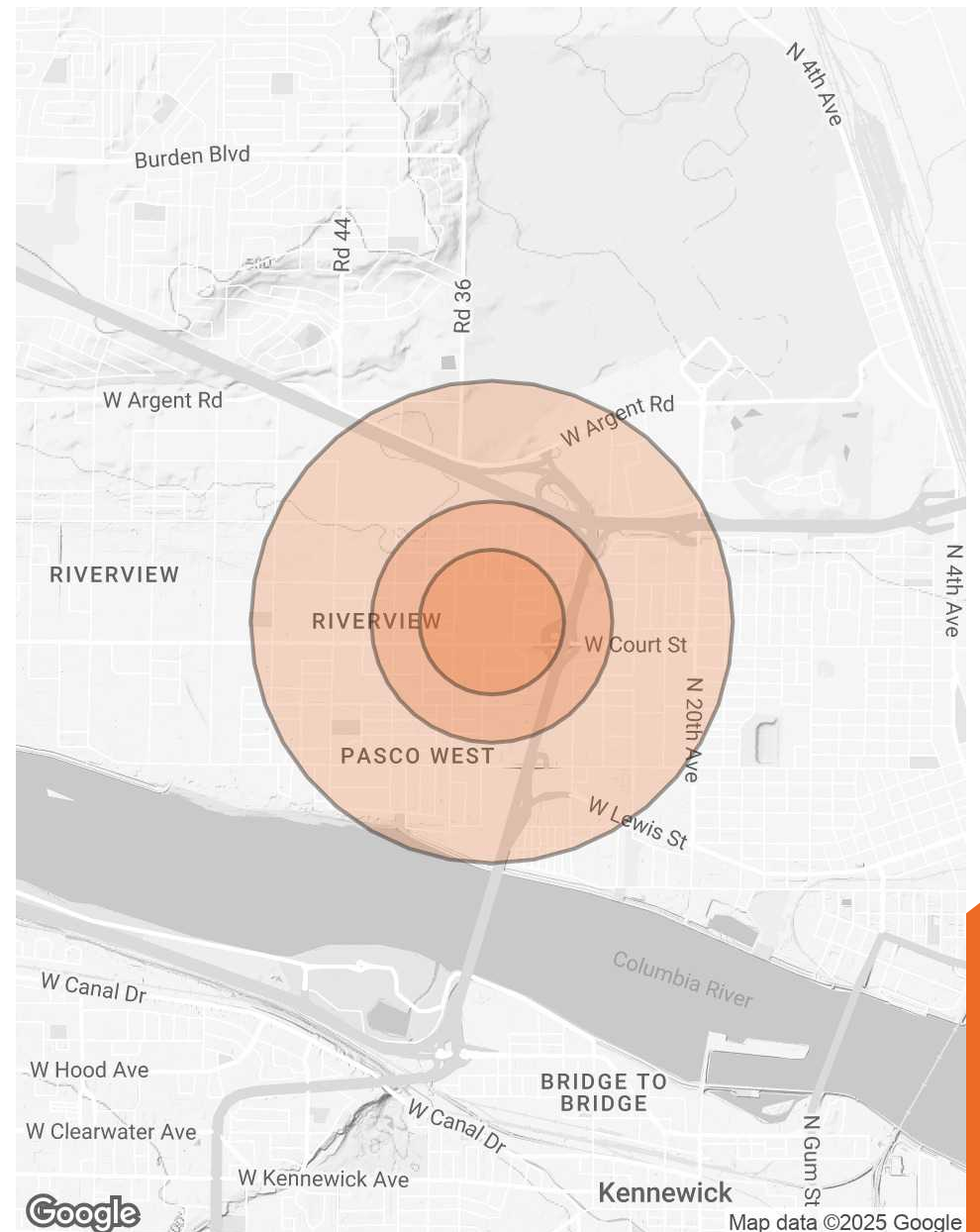
Google

Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	925	3,282	10,335
AVERAGE AGE	36	36	35
AVERAGE AGE (MALE)	36	35	34
AVERAGE AGE (FEMALE)	36	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	299	1,067	3,379
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$100,936	\$100,092	\$93,477
AVERAGE HOUSE VALUE	\$311,139	\$364,658	\$366,570

Demographics data derived from AlphaMap



# THE SVN BRAND

Founded in 1987

A globally recognized brand

Local **independent ownership** combined with a **global support** network

**225+** Offices across the globe (and expanding)

**Accelerated growth** through the collective strength of our network

Proactive **promotion of properties and fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration, and organized competition**

A franchise business model that supports entrepreneurial growth and autonomy

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**7+7** Core Services & Specialty Practice Areas

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Comprehensive **training & support**

Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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