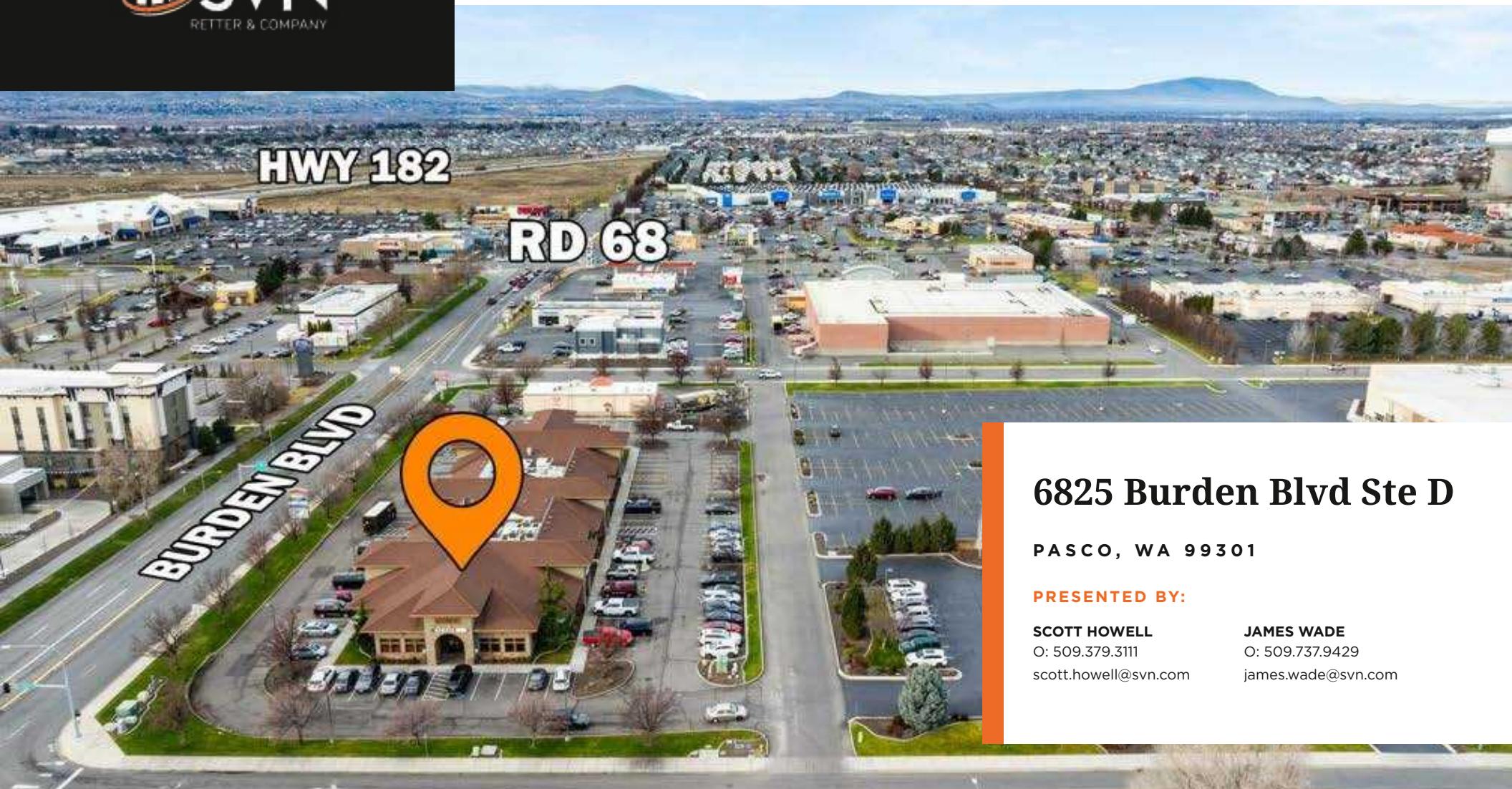




Offering Memorandum



6825 Burden Blvd Ste D

PASCO, WA 99301

PRESENTED BY:

SCOTT HOWELL
O: 509.379.3111
scott.howell@svn.com

JAMES WADE
O: 509.737.9429
james.wade@svn.com

MEET THE TEAM



Scott Howell

O: 509.379.3111
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James Wade

O: 509.737.9429
james.wade@svn.com

PROPERTY SUMMARY

6825 BURDEN BLVD STE D

PASCO, WA 99301

OFFERING SUMMARY

SALE PRICE:	\$2,625,000
BUILDING SIZE:	6,993 SF
AVAILABLE SF:	
LOT SIZE:	2.23 Acres
PRICE / SF:	\$375.38
CAP RATE:	6.7%

PROPERTY SUMMARY

Prime location on a signalized corner in growing West Pasco and just off Road 68 at a 6.7 CAP. Currently occupied and built out as stateof art physical therapy center with pool, exam rooms, private offices, ADA-complaint restrooms and comfortable reception area.Property provides great flexibility with multiple entries so can be subdivided easily. Ample parking and tremendous street frontage andsignage. Call LA to show



PROPERTY HIGHLIGHTS

- High Traffic Count
- 6.7 CAP
- Ample Parking

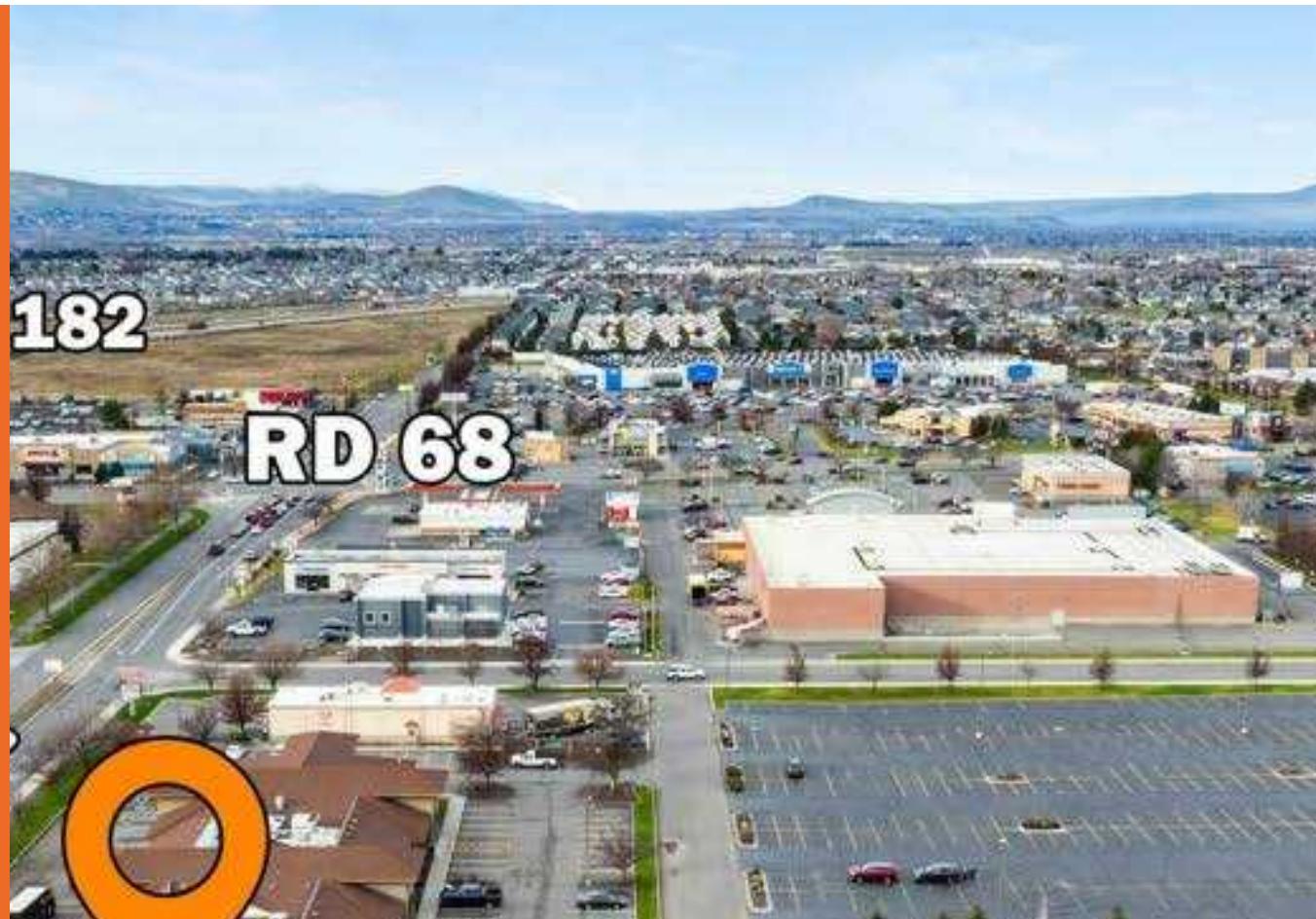


KEY FEATURE

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Location Information

INCOME & EXPENSES



INCOME SUMMARY

VACANCY COST	\$0
GROSS INCOME	\$200,080

EXPENSES SUMMARY

BANK FEES	\$279
COMMON AREA FEES	(\$237)
INSURANCE	\$513
OFFICE EXPENSES	\$646
PROFESSIONAL FEES	\$1,796
PROPERTY TAX	\$22,066
OPERATING EXPENSES	\$25,063
NET OPERATING INCOME	\$175,017

MEET THE TEAM



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SCOTT HOWELL

Senior Advisor

scott.howell@svn.com

Direct: **509.379.3111** | Cell: **509.379.3111**

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

SVN | Retter & Company

329 N. Kellogg
Kennewick, WA 99336
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JAMES WADE

Senior Advisor

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Direct: **509.737.9429** | Cell: **509.521.3724**

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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