



# Offering Memorandum

**HWY 182**

**RD 68**

**BURDEN BLVD**



**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

**HWY 182**

**RD 68**

**BURDEN BLVD**



**Scott Howell**

O: 509.379.3111

[scott.howell@svn.com](mailto:scott.howell@svn.com)



**James Wade**

O: 509.737.9429

[james.wade@svn.com](mailto:james.wade@svn.com)

## PROPERTY SUMMARY

### 6825 BURDEN BLVD STE D

PASCO, WA 99301

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,625,000
<b>BUILDING SIZE:</b>	6,993 SF
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	2.23 Acres
<b>PRICE / SF:</b>	\$375.38
<b>CAP RATE:</b>	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 lease is through the end of 2031 with annual escalations and built out as state of art physical therapy center with pool, exam rooms, private offices, ADA-complaint restrooms and comfortable reception area. 403 sqft of newly remodeled office is vacant. Ample parking and tremendous street frontage and signage. Call LA to show

# PROPERTY HIGHLIGHTS

- High Traffic Count
- 6.7 CAP
- Ample Parking



KEY FEATURE



KEY FEATURE



KEY FEATURE



PROPERTY PHOTOS



**182**

**RD 68**



# Location Information



# INCOME & EXPENSES



## INCOME SUMMARY

VACANCY COST	\$0
<b>GROSS INCOME</b>	<b>\$200,080</b>

## EXPENSES SUMMARY

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

# MEET THE TEAM

**HWY 182**

**RD 68**

**BURDEN BLVD**



**Scott Howell**

O: 509.379.3111  
scott.howell@svn.com



**James Wade**

O: 509.737.9429  
james.wade@svn.com



### 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  
509.783.8811



### JAMES WADE

Senior Advisor

james.wade@svn.com

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

SVN | Retter & Company  
329 N. Kellogg  
Kennewick, WA 99336  
509.783.8811