

# 611 W Columbia St

PASCO, WA 99301

**NAITri-Cities**





## 611 W Columbia St

PASCO, Washington 99301

### Property Overview

Located in highly visible Pasco commercial corridor, 611 W Columbia St presents an elegant investment profile for buyers seeking dependable income and minimal near-term capital expense.

The property has been substantially renovated and presents as a modern, professional-grade office asset with appealing curb presence and practical functionality.

Sale Price:	\$2,450,000
Building Size:	±8,100 SF
Lot Size:	±0.57 Acres

### For More Information

#### Todd Sternfeld

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#### Kenny Teasdale

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# K-12 Campus For Sale

## PROPERTY HIGHLIGHTS

## 611 W Columbia St

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### Property Highlights

- ±8,100 SF commercial building on ±22,615 SF of land
- Situated on four parcels at the corner of W Columbia St + S 5th Ave
- Tenant in year four of a 10-year true NNN lease
- Annual 3% rent escalations support steady revenue growth over time
- Two 5-year options
- Complete remodel from roof to flooring, creating a turnkey professional asset
- Private off-street parking for convenience and accessibility
- Energy-efficient LED lighting and HVAC system
- Fire sprinkler
- ADA Compliant

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# K-12 Campus For Sale

THE BUSINESS BEHIND THE SPACE

## NAITri-Cities

### ESD 123: ADVANCING CLIMATE SCIENCE EDUCATION

#### Innovative Professional Learning for K–12 Educators

ESD 123 is engaging K–12 teachers in groundbreaking, place-based professional learning experiences in collaboration with a variety of community partners. These programs focus on climate science, career connections, human impacts, and local resources, offering transformative learning opportunities for educators that translate into authentic, relevant instruction for their students.

#### Each project features:

- Integration of climate science as a central theme or instructional vehicle
- Deepening educator understanding of eliciting student ideas using strategies from ambitious science teaching
- Exploration of local, place-based phenomena to foster student engagement
- Exposure to regional educational and career opportunities within the ESD 123 service area
- Development and implementation of formative assessment tasks, including modeling, explanation, and arguing from evidence

In addition to professional learning initiatives, ESD 123 partners with local school districts to provide ECEAP (Early Childhood Education and Assistance Program) services at various center locations throughout the region.

### EXPANDING ECA THROUGH LOCAL PARTNERSHIPS

#### Pasco School District:

- Early Learning Center
- Lakeview –
- Rosalind Franklin Elementary
- Whittier Elementary School
- Virgie Robinson Elementary School

#### Sites Contracted by ESD 123:

- Carrusel Childcare Center, Benton City
- Fun to Learn Childcare, Pasco
- Midway Elementary School, Moses Lake
- Touchet Elementary School Touchet

College Place School District/David Elementary School

Columbia School District (Burbank)/Columbia Elementary

School Finley School District/Finley Elementary School

(Portable Building) Othello School District/Othello Early Childhood Center

Prosser School District/ Former Prosser High School Building

Walla Walla Public Schools/Walla Walla Center for Children and Families



# K-12 Campus For Sale

## INVESTMENT OVERVIEW



### Investment Overview

Price	\$2,450,000
Price per SF	\$302
Price per Unit	\$2,450,000
GRM	11.65
CAP Rate	7.29%
Total Return (yr 1)	\$178,640



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