

17,272 SF  
9.49% CAP RATE RETAIL



FOR SALE



## 215 N 4th Ave

Pasco, Washington 99301

### Property Description

Freestanding 17,272 sqft Rite-Aid store with 30 months remaining on the Absolute NNN Lease. Rite-Aid vacated the property September 2022 and continues to meet its obligations (as per the lease).

With 30 months remaining on the lease, this is a great opportunity for either an owner-user or investor.

Due to the high visibility, ample parking, and signage, this site is ideal for several uses, such as: retail, fitness facility, religious, office, and more.

### Property Highlights

- 17,272 SF
- Absolute NNN Lease - No landlord responsibilities for repairs or maintenance.
- 30 months remain on initial term (tenant continues to meet the terms of the lease post Sept. 2022 move out).
- Excellent access and visibility.
- Property consists of two parcels (112052314 and 112052468) zoned C-1.
- Freestanding building in great condition with a drive-through.
- For Sale: \$4,150,000 (\$240/SF)



<https://www.nai-psp.com>

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,647	114,292	204,947
Average Age	28.6	32.5	34.6
Average Age (Male)	30.2	32.4	33.9
Average Age (Female)	26.4	32.8	35.4

  

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,527	39,701	74,253
# of Persons per HH	3.6	2.9	2.8
Average HH Income	\$62,534	\$70,015	\$81,972
Average House Value	\$113,770	\$190,530	\$236,130

\* Demographic data derived from 2020 ACS - US Census

