17,272 SF

9.49% CAP RATE RETAIL







FOR SALE



215 N 4th Ave

Pasco, Washington 99301

Property Description

Freestanding 17,727 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)



Derek Doke, CCIM

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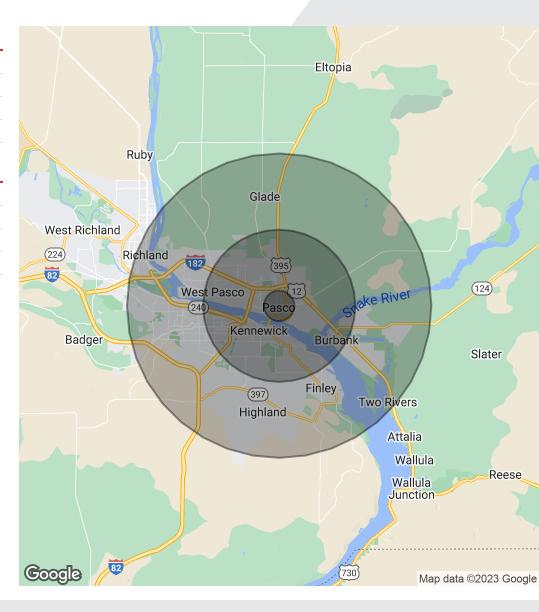




POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,647	114,292	204,947
Average Age	28.6	32.5	34.6
Average Age (Male)	30.2	32.4	33.9
Average Age (Female)	26.4	32.8	35.4
HOUSEHOLDS & INCOME	4 8 4 11 12	E NAIL EC	40 1411 50
11000E110EB0 & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,527	39,701	74,253
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^{*} Demographic data derived from 2020 ACS - US Census

FOR SALE





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