

1,320 SF AVAILABLE FOR LEASE

6627 & 6605
BURDEN BLVD

PASCO, WA

CBRE

PROPERTY OVERVIEW

1,320 SF available

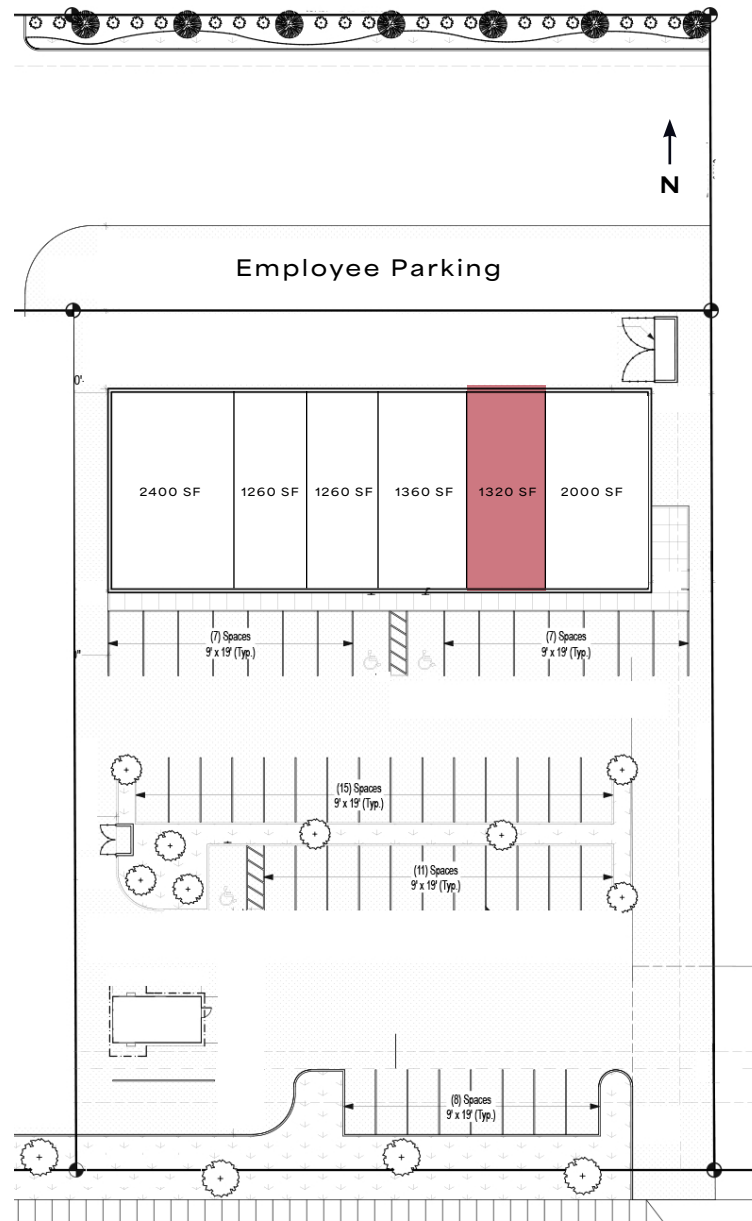
New to market retail in Pasco's fastest growing commercial corridor

Excellent visibility on heavily trafficked Burden Blvd

Great co-tenancy with Dairy Queen, Dutch Bros, Costa Vida, and Wingstop



SITE PLAN



PASCO MARKET OVERVIEW

TRAFFIC COUNT

STREET	CROSS STREET	AADT
Burden Blvd	N Rd 68	50,851 - ESRI 2024
Burden Blvd	Convention Pl	18,376 - ESRI 2016

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	12,865	52,685	138,859
2024 Avg. HH Income	\$115,269	\$139,109	\$109,789
2024 Daytime Employees	2,798	7,252	55,885

Source - Esri





6627 & 6605 BURDEN BLVD

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PASCO, WA

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