

5025 ROAD 68, PASCO, WA 99301

SUITE H

RETAIL PROPERTY FOR LEASE
1,043 SF

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2 PROPERTY SUMMARY

5025 ROAD 68, PASCO, WA 99301
RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Located along the Road 68 commercial corridor in West Pasco, this multi-tenant retail property offers convenient access to Interstate 182 and surrounding shopping centers. 5025 Road 68 is home to a variety of established businesses, including Crumbl Cookies, Nikko Japanese Restaurant, Love Curry Indian Cuisine, and Jimmy John's. Nearby national and regional retailers include Walmart, Lowe's, Yoke's Fresh Market, and numerous restaurants and service businesses. The location provides great visibility and convenient access for customers throughout the Tri-Cities area.

PROPERTY HIGHLIGHTS

- Located along the Road 68 commercial corridor in West Pasco
- Convenient access to Interstate 182
- Ample on-site parking
- Established multi-tenant retail property
- Nearby large retailers include Walmart, Lowe's, Yoke's Fresh Market
- Surrounded by restaurants, retail, and service businesses
- Convenient access to surrounding residential neighborhoods

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3 LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,043 SF	Lease Rate:	$24 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Small Retail Suite off Road 68	Available	1,043 SF	NNN	$24.00 SF/yr	Suite H offers 1,043 sf of open retail space featuring polished concrete floors and a glass-front entry. The open layout offers flexibility for a variety of business uses. Located along the Road 68 commercial corridor, near established retailers, restaurants, and other businesses, with convenient access to Interstate 182. 2026 NNN Estimate: $6.55/sf

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4 ADDITIONAL PHOTOS













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5 RETAILER MAP



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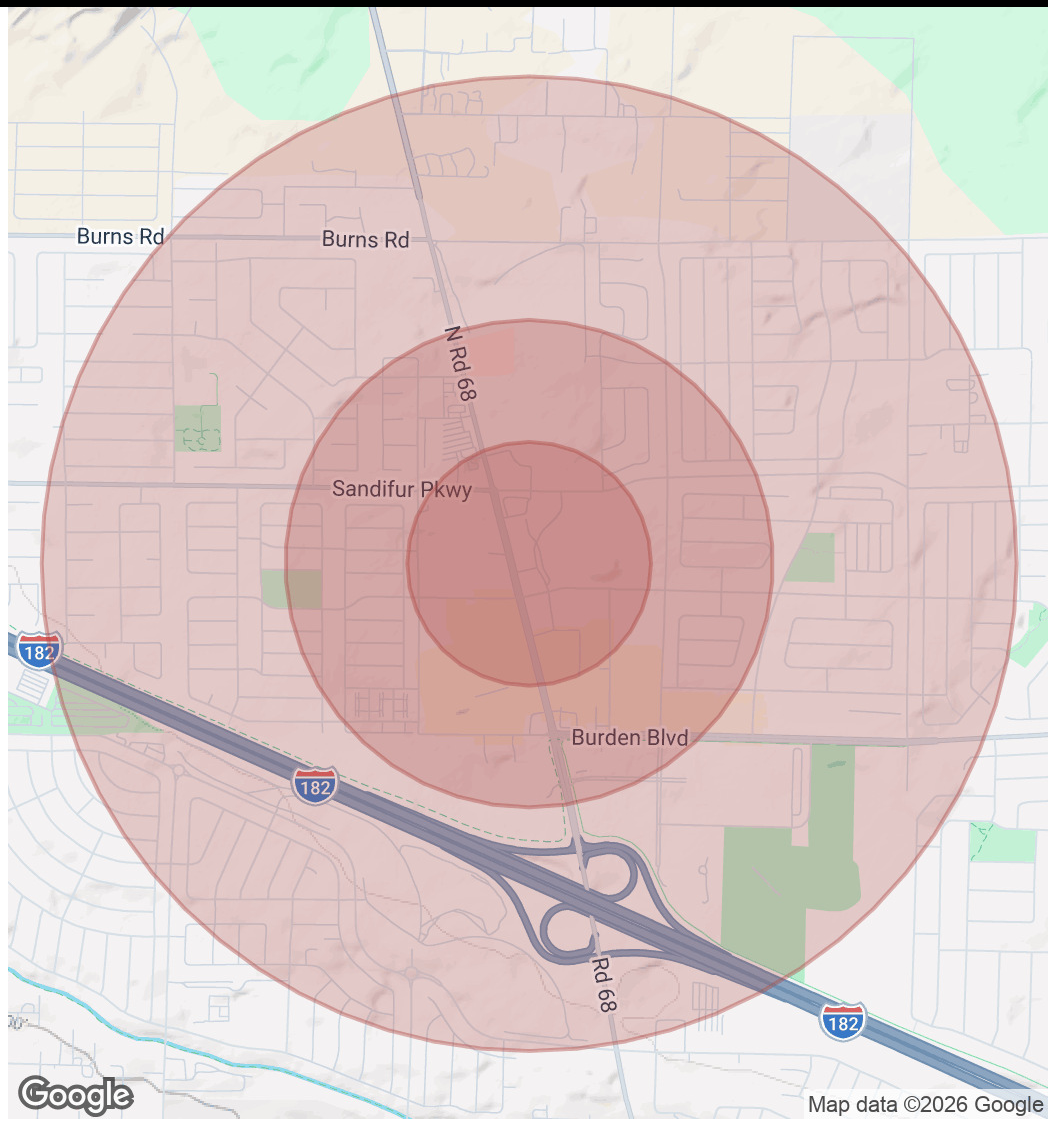
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6 DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	788	3,503	13,031
Average Age	28.7	28.4	28.5
Average Age (Male)	29.8	29.2	29.3
Average Age (Female)	28.7	28.3	28.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	210	986	3,865
# of Persons per HH	3.8	3.6	3.4
Average HH Income	$105,535	$103,961	$102,804
Average House Value	$343,610	$344,649	$360,072

2023 American Community Survey (ACS)



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