

**GROCERY ANCHORED  
RETAIL / OFFICE  
GROUND BREAKING  
OCTOBER 2017**

**FOR LEASE**

Road 68 & Sandifur  
Pasco, WA 99301



***Sandifur  
Crossing***

**Chad Carper**

509.755.7572

chad.carper@khco.com

601 W. Main Ave, Ste 400  
Spokane, WA 99201

**KIEMLE &  
HAGOOD  
COMPANY**

509.838.6541  
khco.com



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## LEASE PRICE:

Large Retail:

\$15/SF/NNN Vanilla Shell

Small Shop Retail:

\$30/SF/NNN Vanilla Shell

Pad Sites:

BTS/Ground Lease Available

## GROCERY ANCHORED

**BUILDING SIZE:**  $\pm 100,000$  SF Divisible to  $\pm 1,200$  SF

**LAND SIZE:**  $\pm 566,280$  SF (13 Acres)

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### Road 68 Restaurants and Retail

McDonald's  
Panda Express  
IHOP  
Starbucks  
Chase Bank  
GESA Credit Union  
Sonic  
Applebee's  
Taco Bell  
Walgreen's  
Super WalMart  
Lowe's

## Sandifur Crossing

a 12 acre Grocery-Anchored Shopping Center

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## NEARBY RETAIL

- Yokes Fresh Markets
- McDonalds
- Arbys
- GESA Credit Union
- Subway
- O'Reilly Auto Parts
- Walgreens
- The UPS Store
- Starbucks
- Les Schwab
- Walmart
- IHOP
- Lowes
- Panda Express
- Applebees
- Discount Tire Center
- Jack in the Box
- PETCO



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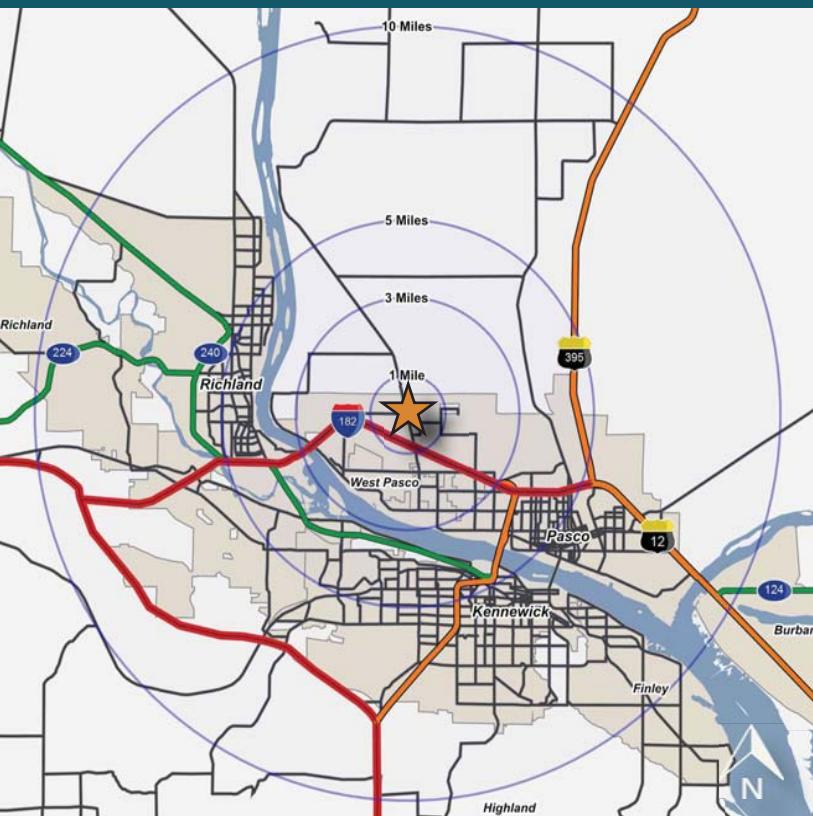
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# Sandifur Crossing

## DEMOGRAPHIC MAP



## DEMOGRAPHIC BREAKDOWN

	1 Mi	3 Mi	5 Mi	10 Mi
2017 Estimated Population	10,789	36,643	106,526	245,716
2022 Projected Population	11,374	38,543	114,068	265,766
Projected Annual Growth (17-22)	1.1%	1.0%	1.4%	1.6%
2017 Med Age	28.7	30.9	32.5	33.7
2017 Average HHI	\$75,395	\$85,930	\$74,542	\$80,367
2017 Median HHI	\$70,902	\$78,159	\$65,455	\$71,335
2017 Daytime Demographics	4,135	12,854	86,751	178,270

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