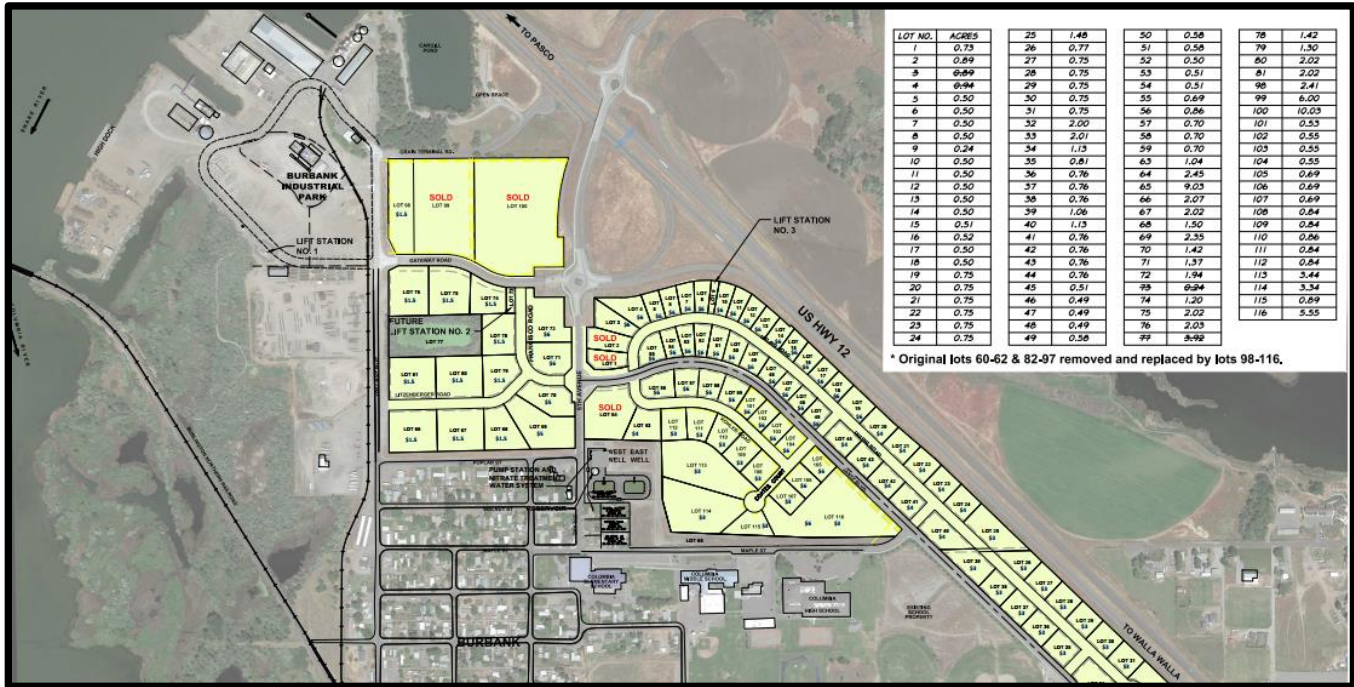


Burbank Business Park Burbank, Washington

The Burbank Business Park is 98 acres of mixed zoning (commercial and light industrial) near the confluence of the Columbia and Snake Rivers and 6 miles south of the City of Pasco and 35 miles west of the City of Walla Walla. The Burbank Business Park is adjacent to U.S. Highway 12 and minutes from Interstate 395. Burbank Business Park is considered to be part of the Tri-Cities Metropolitan Service Area (Pasco, Kennewick, and Richland) with a 2020 total population over 290,000. The Business Park has excellent truck access, potable and fire suppression water, municipal sewer, electrical, and natural gas services. The Business Park lots are available for sale, lease and/or build-to-suit and can be configured to meet your specific business needs.



- Acreage:** 90+ Lots varying in size from ½ to 20 acre parcels
- Zoning:** Commercial & Light Industrial
- Utilities:**
 - Electrical: Pacific Power & Columbia REA – On-Site
 - Water & Sewer: Port of Walla Walla – On-Site
 - Natural Gas: Cascade Natural Gas – On-Site
 - Telephone: Century Link Communications – On-Site
- Transportation:**
 - Highway: U.S Highway 12 – Adjacent
 - Airport: Tri-City Regional Airport - 6 miles

The Community

Burbank is in unincorporated Walla Walla County and is located at the confluence of the Snake and Columbia Rivers. The population in Burbank is approximately 3,300. The City of Pasco is located immediately northwest of the Burbank community, across the Snake River Bridge. Burbank is considered to be part of the Tri-Cities Metropolitan Service Area (Pasco, Kennewick, and Richland) with a total population over 290,000. The Tri-Cities Metropolitan Service Area would be considered a prime user group for retail stores within the Burbank Business Park. The Tri-Cities Metropolitan Service Area has experienced tremendous residential growth over the last 10 years and is one of the fastest growing Metropolitan Service Area in the nation.

Allowable Uses

❖ Hotels/Motels	❖ Commercial Greenhouses	❖ Computer and Office Equipment
❖ Auto Service Station/Convenience Market	❖ Animal Hospital	❖ Dairy Products Processing
❖ Automotive Dealers	❖ Automotive Repair and Services	❖ Electronic and Other Electric Equipment
❖ Automobile Leasing/Rental	❖ Automotive Parking	❖ Food and Kindred Products
❖ Building Material, Hardware, & Garden Supply	❖ Business Services	❖ Leather and Leather Goods
❖ Eating and Drinking Establishments	❖ Catering Establishments	❖ Lumber and Wood Products, Except Furniture
❖ Food Stores	❖ Clinic	❖ Printing and Publishing
❖ General Merchandise Stores	❖ Day Care Center	❖ Rubber and Miscellaneous Plastics
❖ Heavy Equipment Sales and Rental	❖ Finance, Insurance, Real Estate	❖ Storage/Packing Agricultural Produce
❖ Home Furniture, Furnishings, Equipment Stores	❖ Hospitals	❖ Textile Mill Products
❖ Horticultural Nurseries, Retail	❖ Laboratories, Research and Testing	❖ Winery Type I
❖ Irrigation Equipment, Sales Service & Storage	❖ Offices	❖ Theaters
❖ Produce Stand	❖ Orphanage/Charitable Institutions	❖ Art Galleries
❖ Produce Market	❖ Personal Services	❖ Assembly Halls
❖ Retail, Miscellaneous	❖ Repair Shops and related services	❖ Libraries
❖ Durable Goods	❖ Warehousing and Storage	❖ Museums
❖ Non-Durable Goods	❖ Apparel and Other Textile Products	

Daily Vehicle Trips (WSDOT)

2020	US Highway 12 and the Burbank Interchange is 26,000 AADT (Annual Average Daily Traffic)
2030 Projected	US Highway 12 and the Burbank Interchange is 32,000 AADT (Annual Average Daily Traffic)

Economic Data - 10-mile radius of the Burbank Business Park

Demographics	Total 2020	Total 2025		
Population	156,500	172		
Average Household Income	\$ 78,174	\$ 86,488		
Total Households	52,443	56,571		
Total Families	38,405	41,789		
	2020		2025	
Expenditures	\$ Per Household	Total \$000's	\$ Per Household	Total \$000's
Total - Food & Beverage	\$ 8,681	\$ 455,260	\$ 9,280	\$ 525,033
Food at Home	\$ 4,587	\$ 240,581	\$ 4,844	\$ 274,070
Food Away from Home	\$ 3,523	\$ 184,801	\$ 3,811	\$ 215,636
Alcoholic Beverages	\$ 569	\$ 29,879	\$ 624	\$ 35,327

Additional Economic Data - 10-mile radius of the Burbank Business Park

[Demographic Report](#)

[Consumer Expenditure Report](#)

[Wage Report](#)

[Labor Force Report](#)

For more information, contact Pat Reay or Paul Gerola at the Port of Walla Walla at 509-525-3100 or by email at pr@portwallawalla.com or pg@portwallawalla.com.