

FOR LEASE

2500 Yakima Valley Hwy
Sunnyside, WA 98944



SUNNYSIDE CARL'S JR.

Tim Weber | Don Whittles | Blake Weber | Ned Whalen

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

AVAILABLE

FOR LEASE

LAND: 39,951 SF BUILDING: 2,912 SF

CALL FOR DETAILS

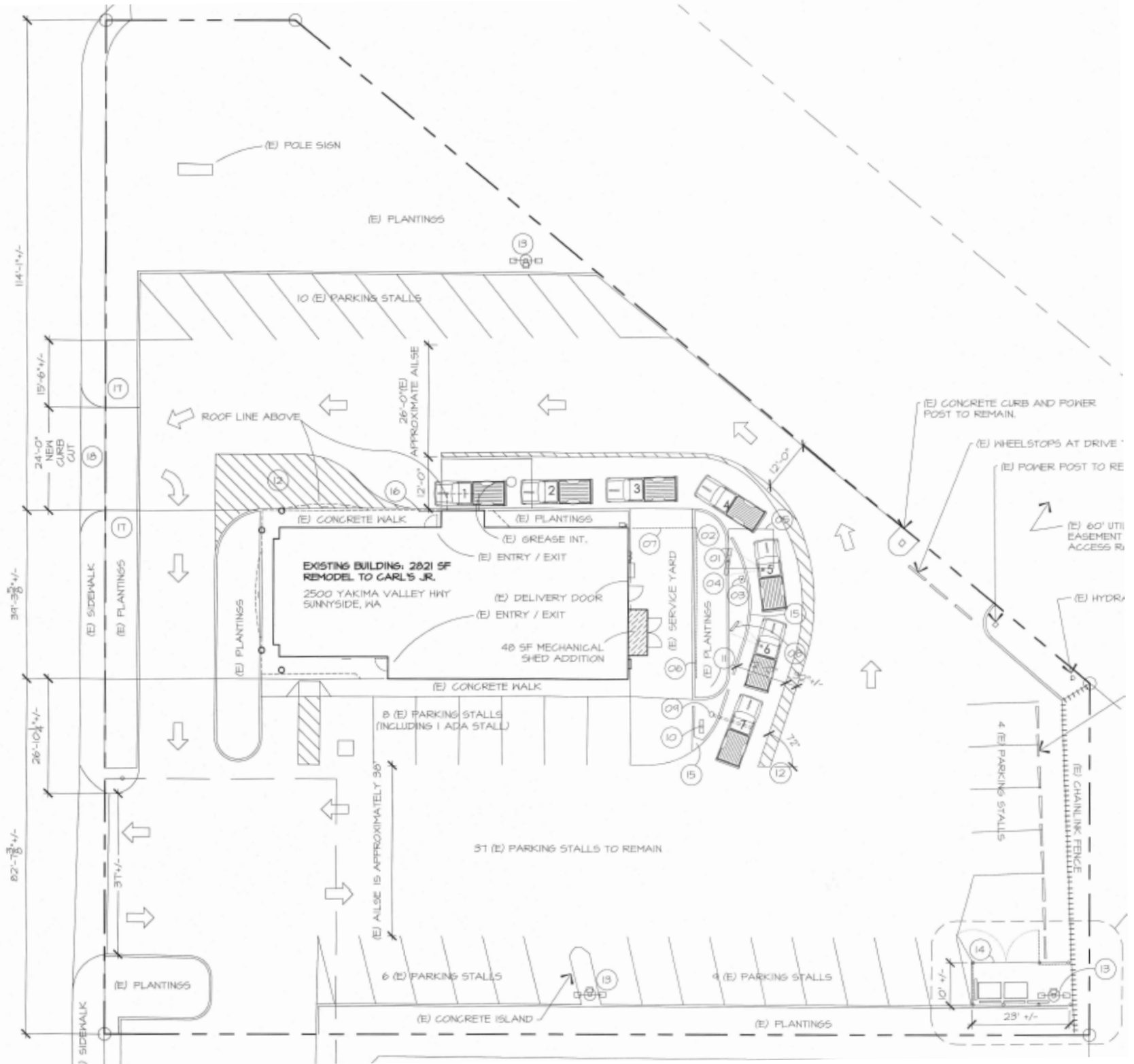


NEARBY TENANTS

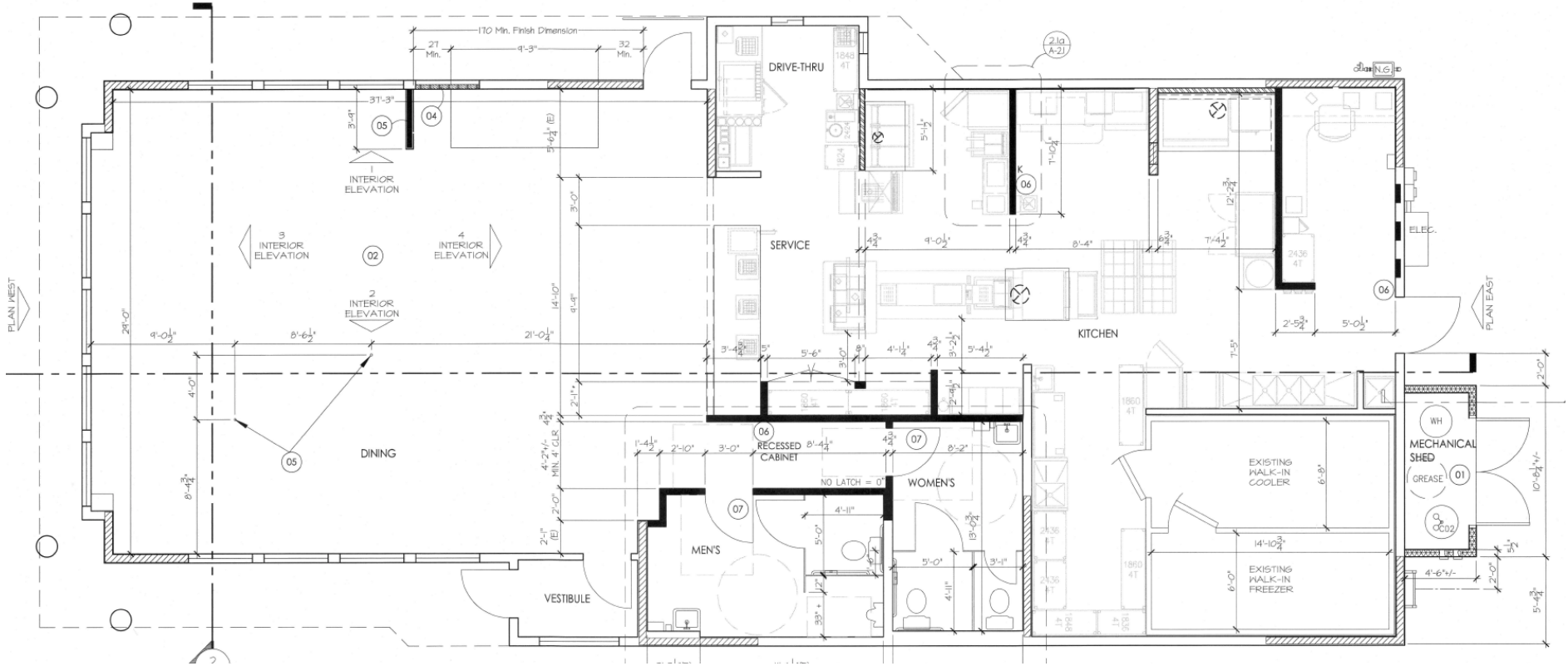


SITE PLAN

YAKIMA VALLEY HIGHWAY



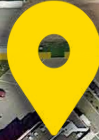
FLOOR PLAN



LOCATION DETAILS



POPEYES
LOUISIANA KITCHEN



YAKIMA VALLEY HWY
4,100 CPD

TACO
BELL

TSC TRACTOR
SUPPLY CO

planet fitness

GROCERYOUTLET
bargain market

DUTCHBROS
Coffee

DOLLAR TREE



Located in the center of Sunnyside retail



Sunnyside Municipal Airport nearby



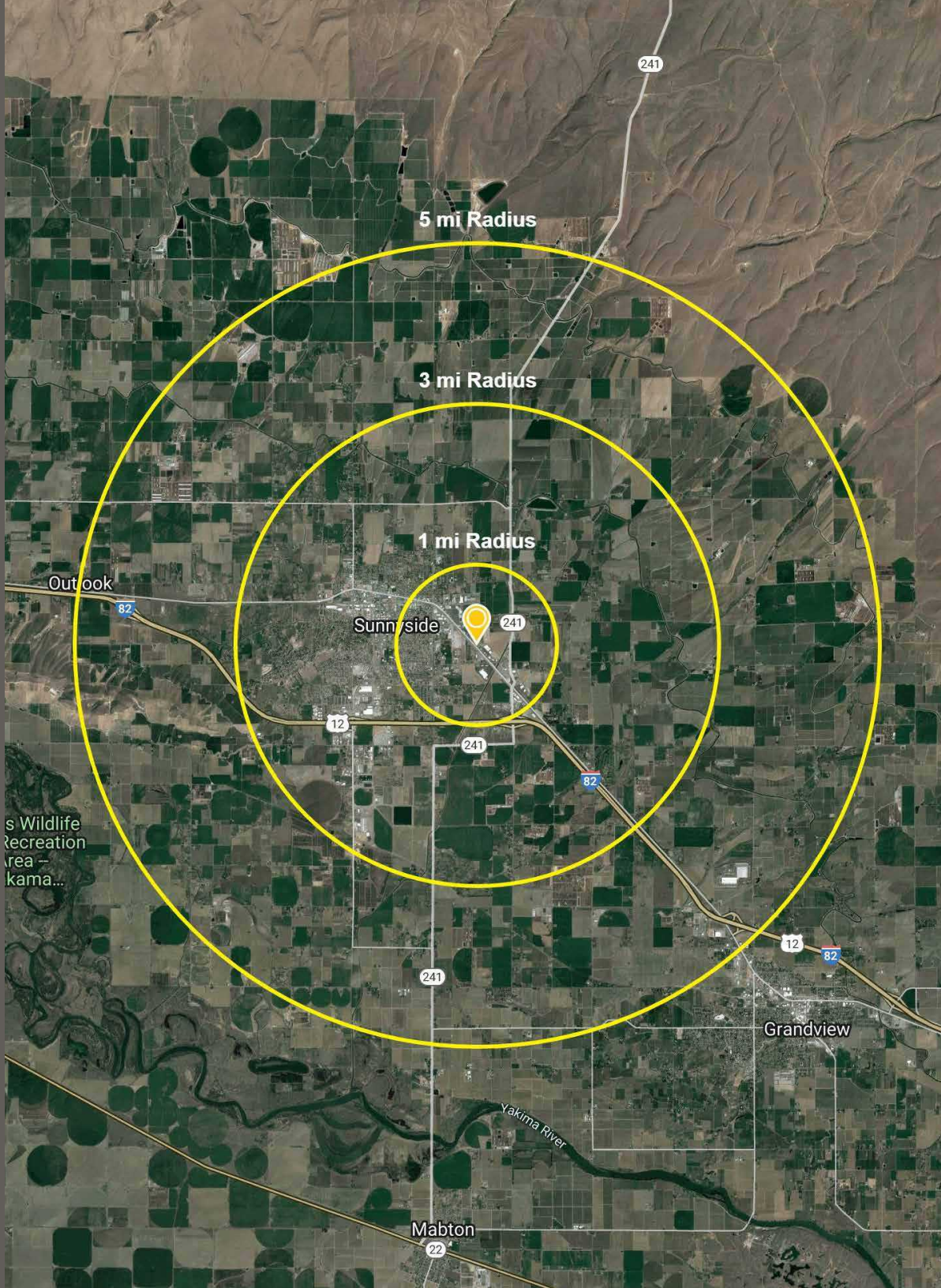
4,100 CPD Yakima Valley Hwy



Excellent visibility on Yakima Valley Hwy

DEMOGRAPHICS

DEMOGRAPHICS



POPULATION

| Mile 1 | Mile 3 | Mile 5 |
|--------|--------|--------|
| 5,370 | 20,689 | 24,858 |

AVERAGE HH INCOME

| Mile 1 | Mile 3 | Mile 5 |
|----------|----------|----------|
| \$57,235 | \$68,157 | \$70,930 |

DAYTIME POPULATION

| Mile 1 | Mile 3 | Mile 5 |
|--------|--------|--------|
| 4,561 | 12,998 | 15,717 |

TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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