

FOR LEASE



GATEWAY CENTER

6 - 128 N Fair Avenue
Yakima, WA 98901

RETAIL SPACE FOR LEASE

SPACE RANGE |

±1,610 SF up to 3,233 SF

LEASE RATE |

\$20.00 - \$22.00 PSF

**VIEW
LOCATION**



LANCE BACON, MANAGING BROKER
509.430.6547 lance.bacon@kiemlehagood.com

ERIK NELSON, MANAGING BROKER
509.755.7514 erik.nelson@kiemlehagood.com

**KIEMLE
HAGOOD**

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AVAILABLE SPACE

SUITE 6-101 & 6-102:	±3,233 SF - \$22.00/PSF/YR, NNN
SUITE 6-103:	±1,776 SF - PENDING
SUITE 6-109:	±1,200 SF - \$22.00/PSF/YR, NNN
SUITE 6-113 SUBLEASE:	±1,160 SF - \$22.00/PSF/YR, NNN
<i>*Contact listing broker for more information</i>	
SUITE 101:	±1,850 SF - \$22.00/PSF/YR, NNN
SUITE 105:	±1,610 SF - PENDING
SUITE 124:	±2,165 SF - \$20.00/PSF/YR, NNN

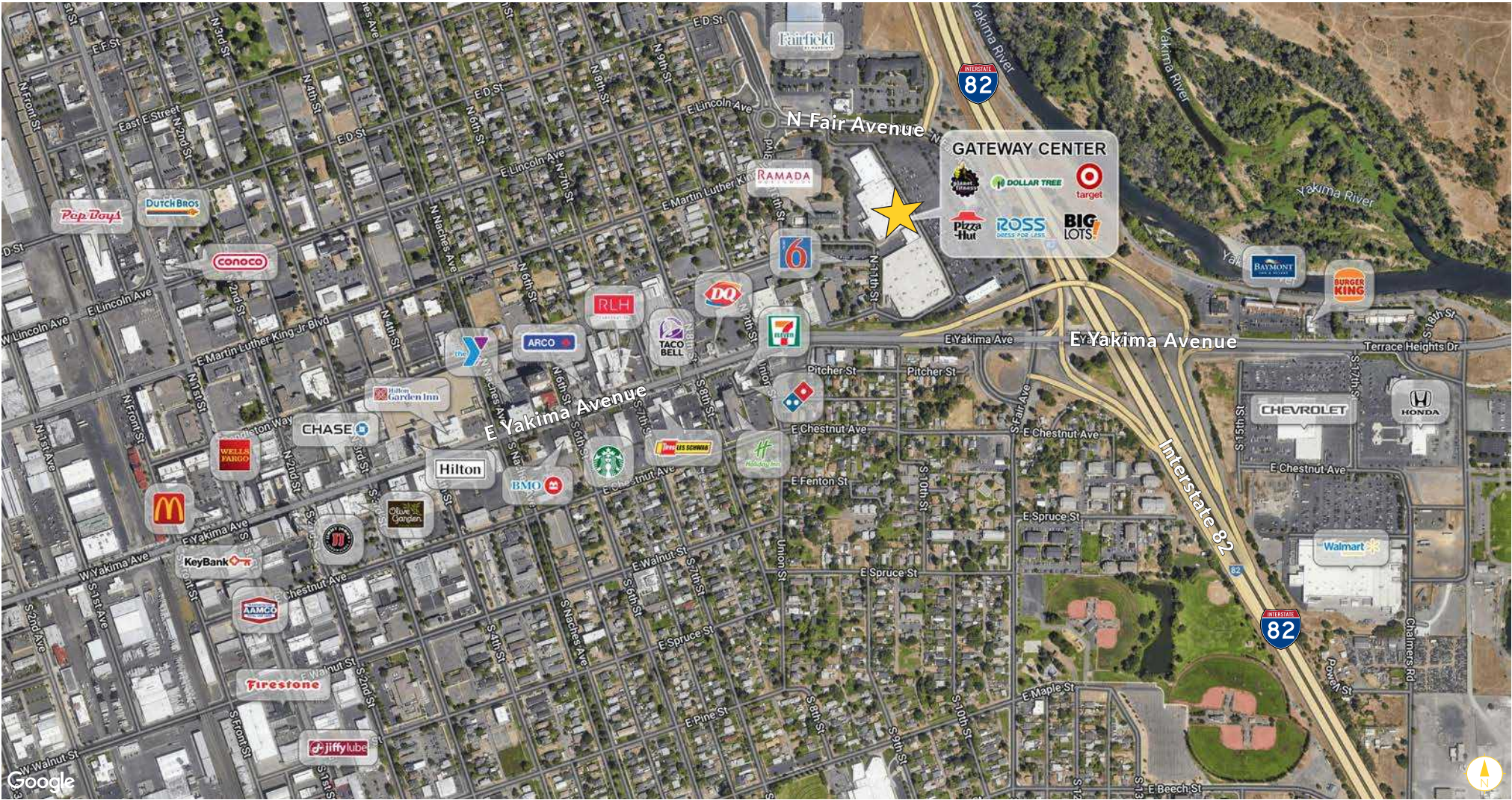
PROPERTY HIGHLIGHTS

- Excellent Visibility to Interstate 82
- Parking: 5.14/1,000
- Tenant's Include:



SURROUNDING AREA

6 - 128 N Fair Avenue
Yakima, WA 98901



DEMOGRAPHICS

	1MI	3MI	5MI
Estimated Population (2023)	12,718	68,233	111,398
Projected Population (2028)	12,914	67,663	111,157
Proj Annual Growth (23-28)	0.3 %	0.2 %	0.2 %
Average HHI (2023)	\$49,401	\$75,005	\$86,360
Median Age	29.5	30.4	31.9
Daytime Pop Demos	12,208	57,124	87,940

TRAFFIC COUNTS

Average Daily Traffic	
Interstate 82:	±47,126 ADT
East Yakima Avenue:	±35,652 ADT
North Fair Avenue:	±6,519 ADT



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601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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