

# 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

*\*Contact listing broker for more information*

**SUITE 101:** ±1,850 SF - \$22.00/PSF/YR, NNN

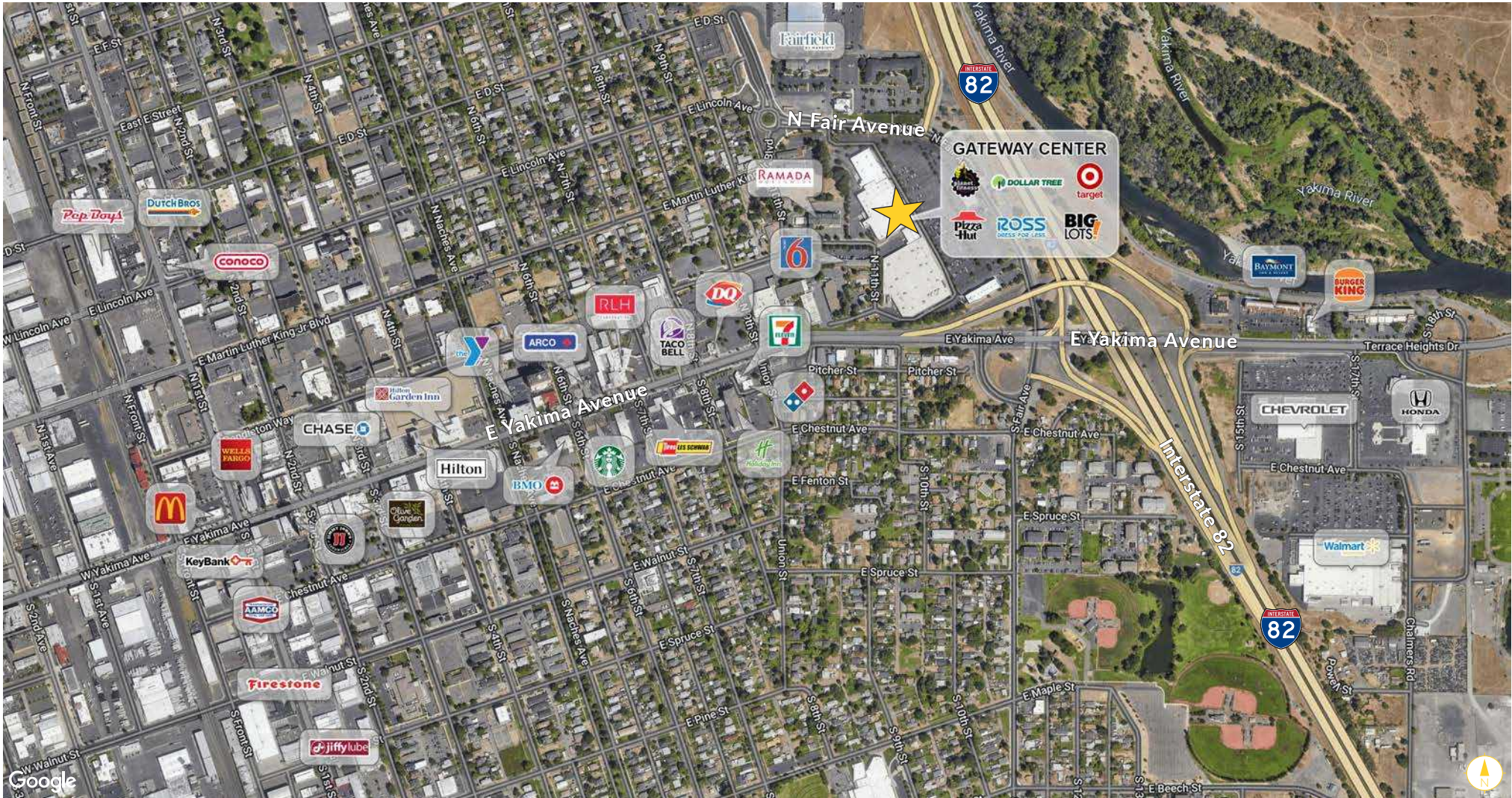
**SUITE 105:** ±1,610 SF - PENDING

**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:





## 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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HAGOOD**

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

### OFFICE LOCATIONS

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

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REALTOR