



LEASE

West Valley Commons

6411 WEST NOB HILL BLVD., SUITE 114

Yakima, WA 98908

PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
AVAILABLE SF:	1,025 SF
LOT SIZE:	1.16 Acres
BUILDING SIZE:	12,600 SF

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PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 6411 West Nob Hill Blvd. This prime commercial space offers 1,025 SF fronting the bustling Nob Hill Blvd, providing excellent visibility in a high-traffic location. Situated directly across from the Super Walmart retail center, and adjacent to The Lodges Apartment Complex, with 400+ units, this property benefits from significant consumer footfall. Enjoy the convenience of being just off the 64th Avenue and Nob Hill controlled intersection, in a thriving commercial center housing popular tenants such as Crave Coffee, D' Thai, Edward Jones, Warehouse West Grill, Hapo Credit Union, and Chalet Dental. Don't miss the chance to elevate your business in this vibrant, high-visibility location.

PROPERTY HIGHLIGHTS

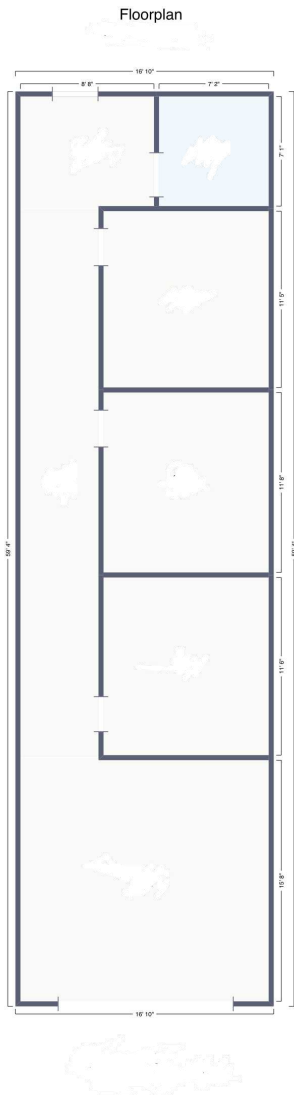
- 1,025 SF fronting busy Nob Hill Blvd.
- Directly across a Super Walmart retail center
- The Lodges Apartment Complex adjacent to property with 400+ units
- Great visibility just off the 64th Avenue and Nob Hill controlled intersection
- Center includes Crave Coffee, D' Thai, Edward Jones, Warehouse West Grill, Hapo Credit Union, Chalet Dental and more

ADDITIONAL PHOTOS



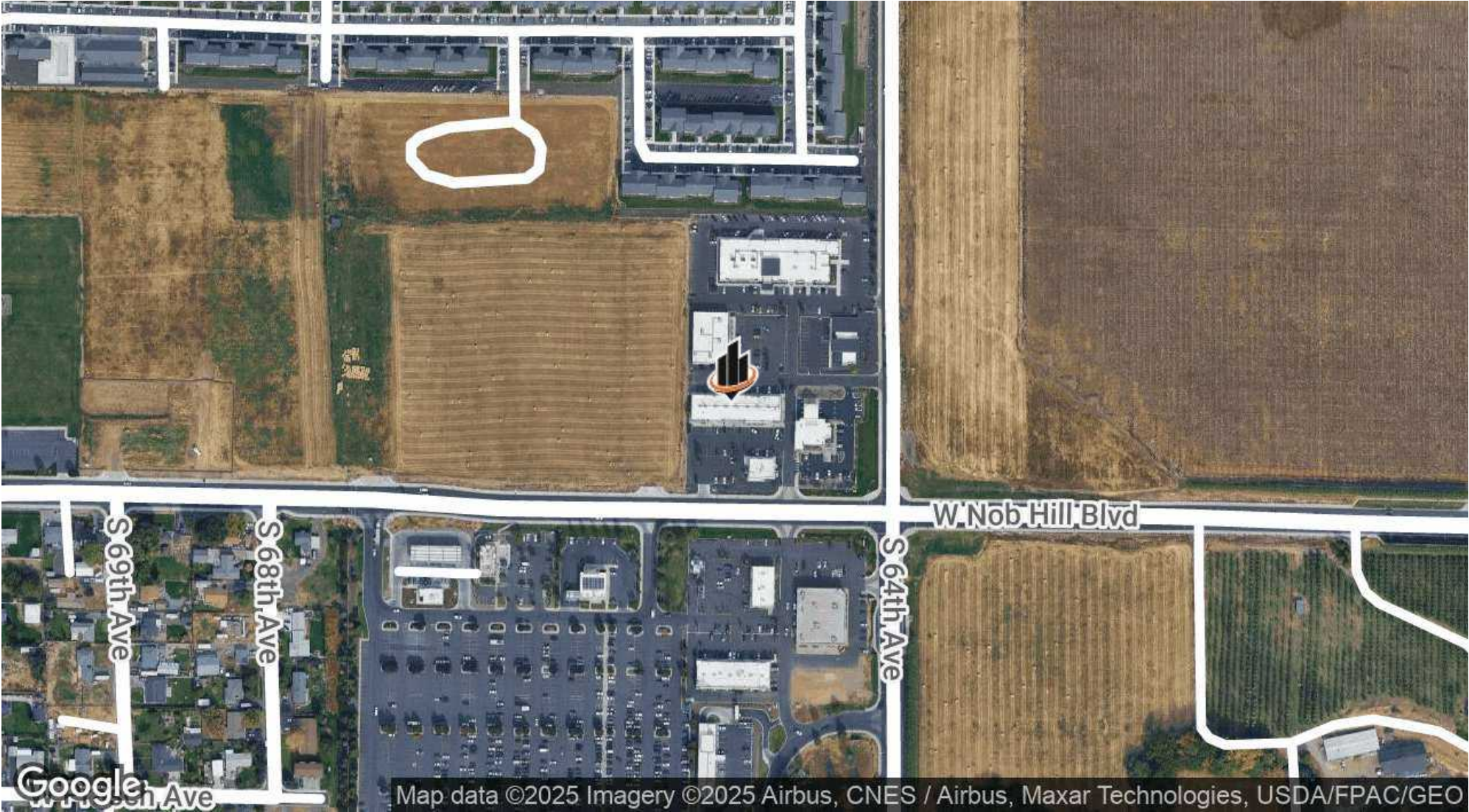
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LOCATION MAP



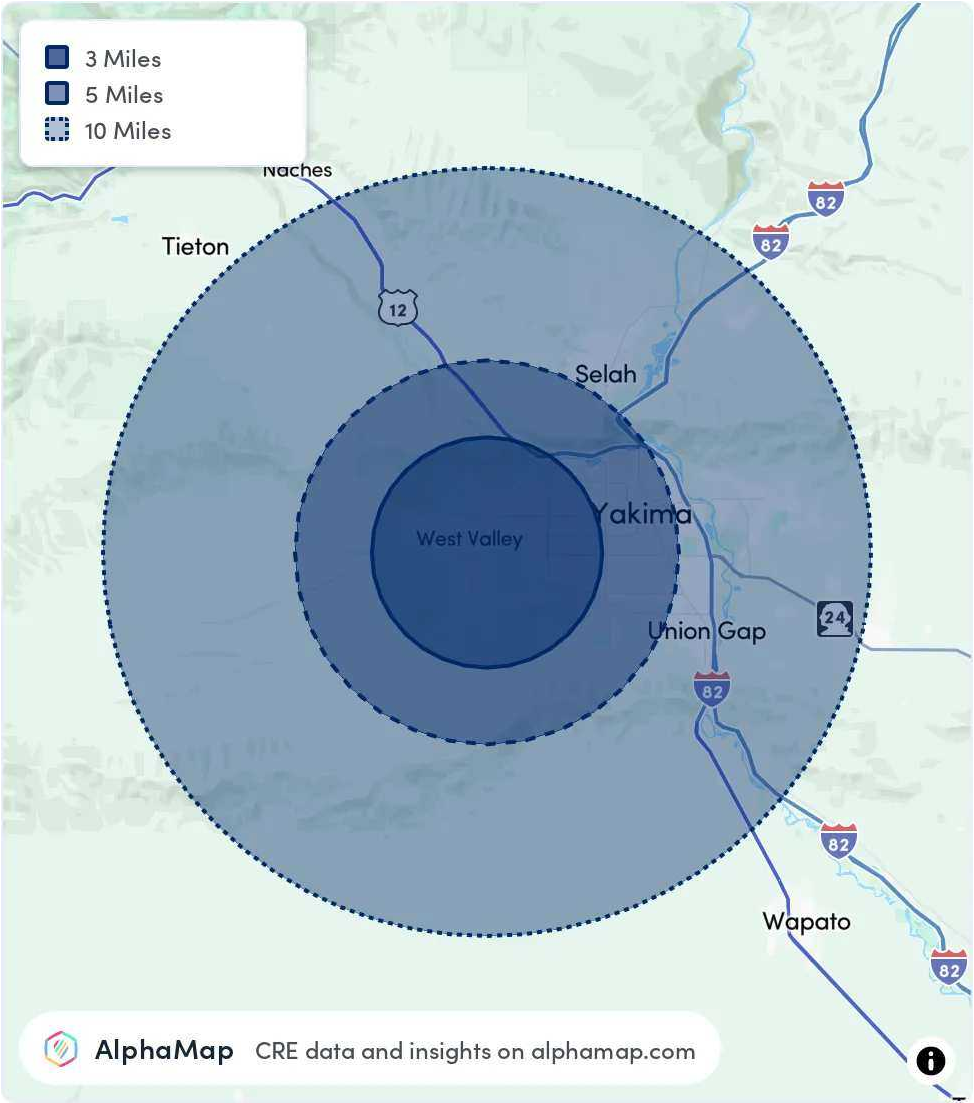
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,413	53,787	110,996
AVERAGE AGE	41	42	39
AVERAGE AGE (MALE)	39	40	38
AVERAGE AGE (FEMALE)	42	43	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,877	21,364	40,570
PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$85,258	\$94,260	\$80,368
AVERAGE HOUSE VALUE	\$348,933	\$375,474	\$323,946
PER CAPITA INCOME	\$35,524	\$37,704	\$29,765

Map and demographics data derived from AlphaMap



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