

LEASE

1710 East Gregory Avenue

1710 EAST GREGORY AVENUE

Sunnyside, WA 98944

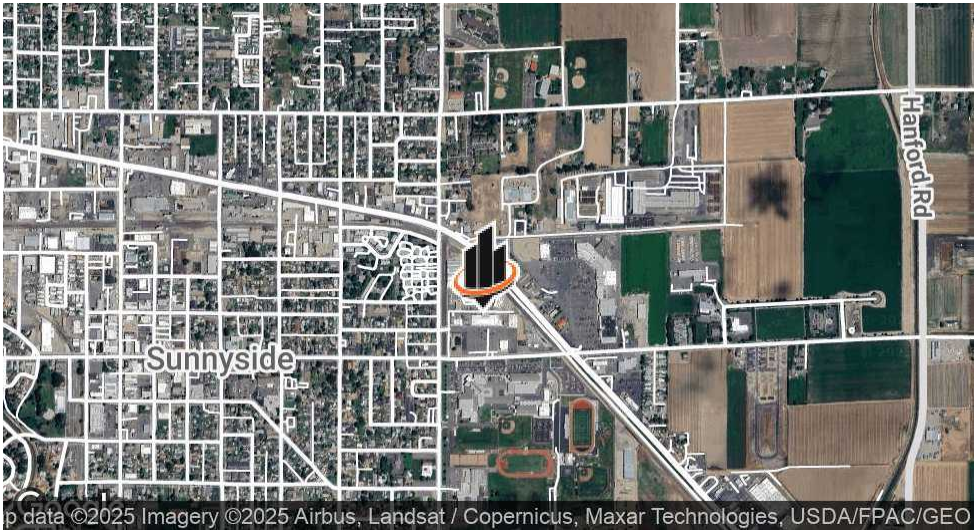
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/yr (NNN)
AVAILABLE SF:	13,056 SF
BUILDING SIZE:	13,056 SF

PROPERTY DESCRIPTION

Introducing a prime commercial space for lease at 1710 East Gregory Avenue, Sunnyside, WA, 98944. This modern property boasts a spacious interior, ideal for a range of businesses. Featuring ample natural light, high ceilings, and customizable layout options, this property offers flexibility and versatility. With convenient parking and easy access, it's the perfect location for attracting customers and clients alike. Whether for retail, office, or service use, this property provides an exceptional opportunity to establish or expand your business in a thriving area. Don't miss out on the chance to make this space your own.

PROPERTY HIGHLIGHTS

- 13,056 SF
- Outdoor covered storage
- 1 GL Door
- Multi Stall Restrooms
- Ample Parking

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AERIAL PHOTO

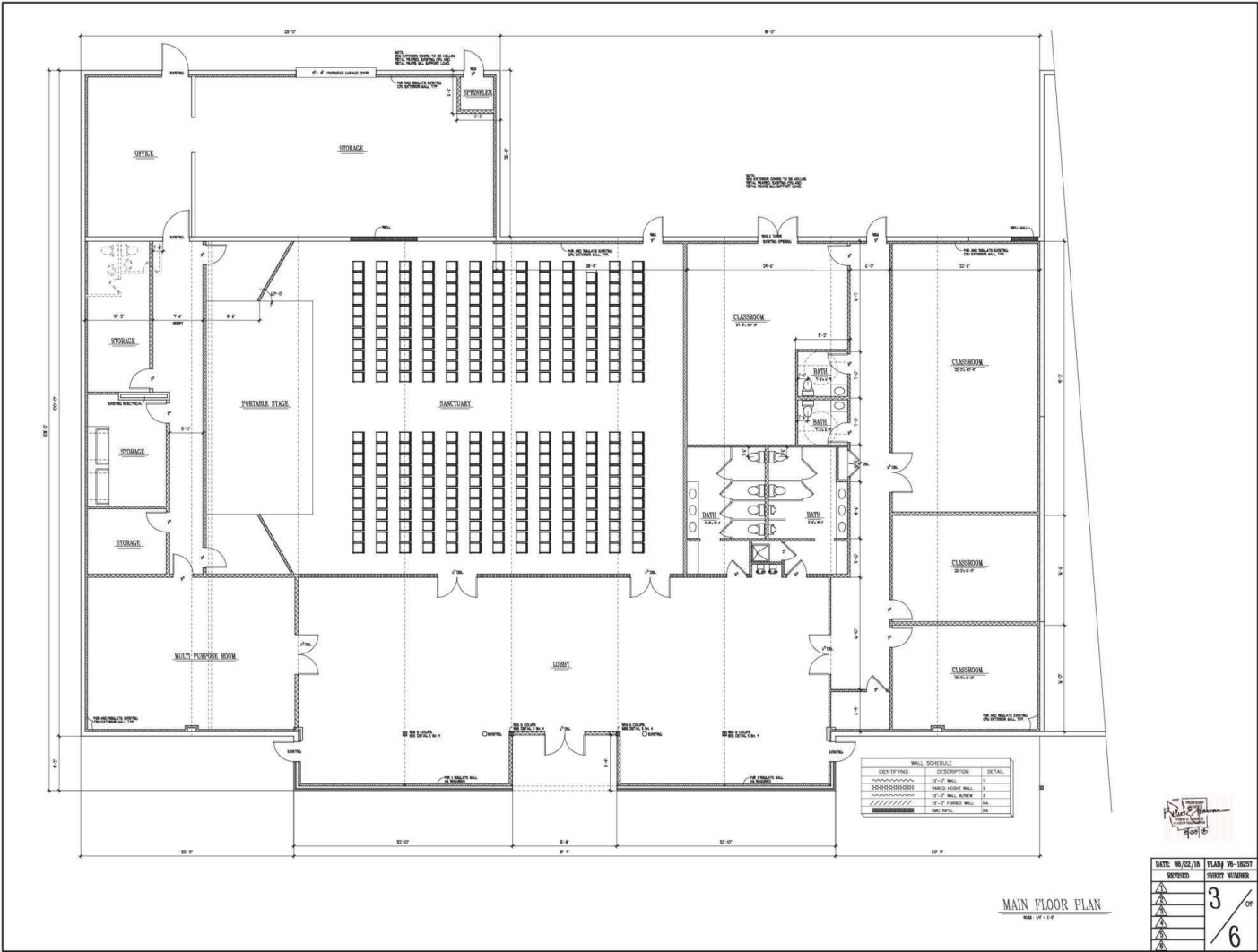


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SVN | CASCADES 3

FLOOR PLANS



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ADDITIONAL PHOTOS

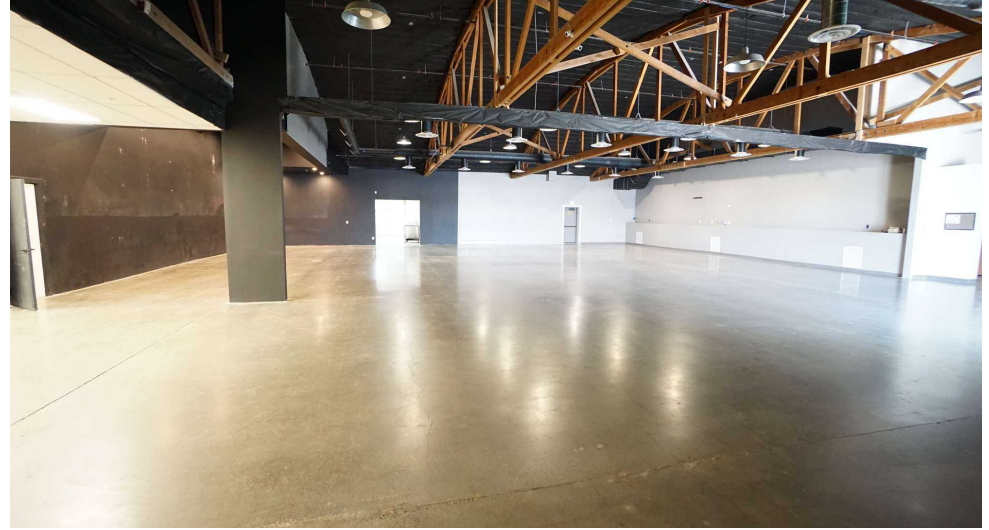


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SVN | CASCADES 5

ADDITIONAL PHOTOS

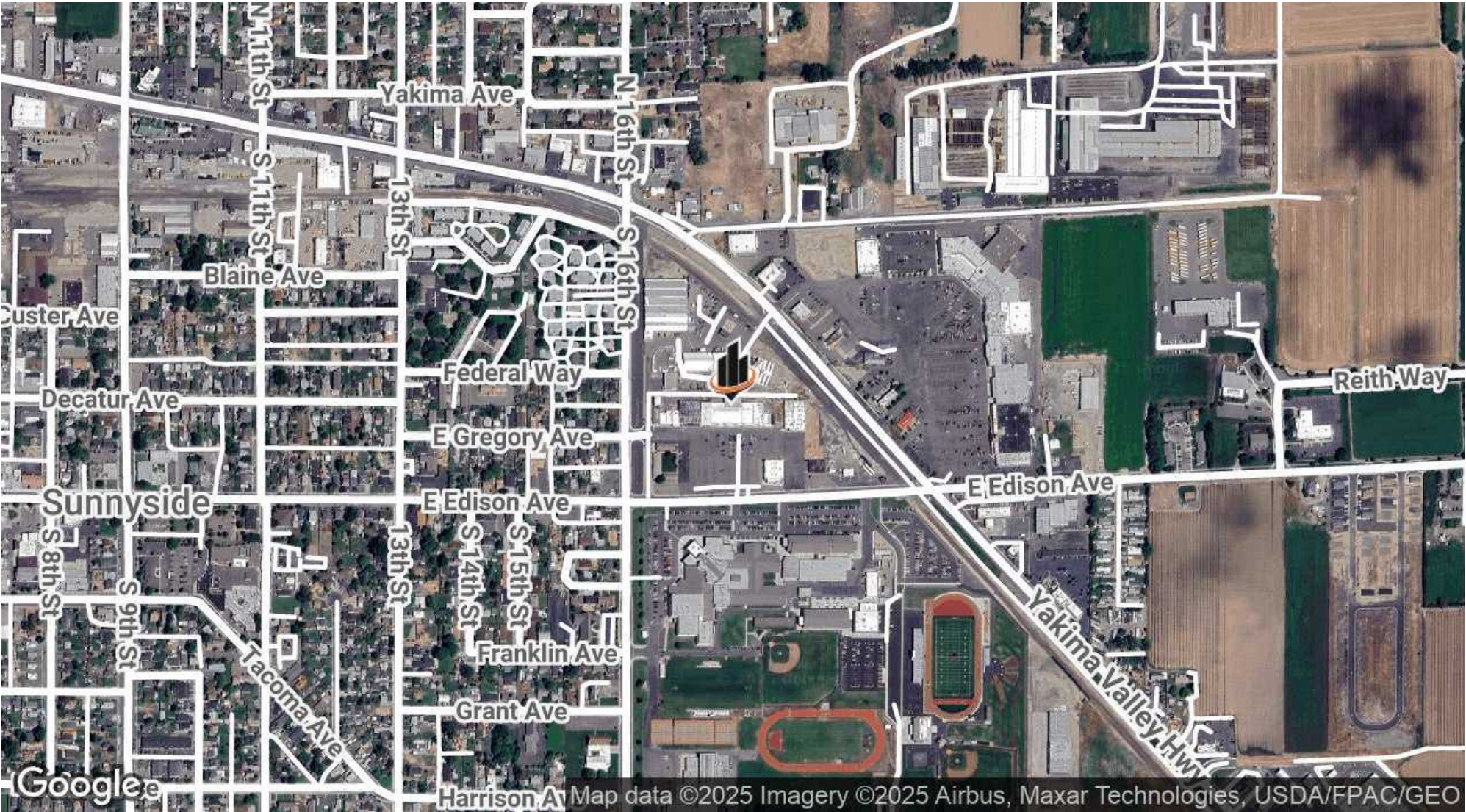


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SVN | CASCADES 6

LOCATION MAP



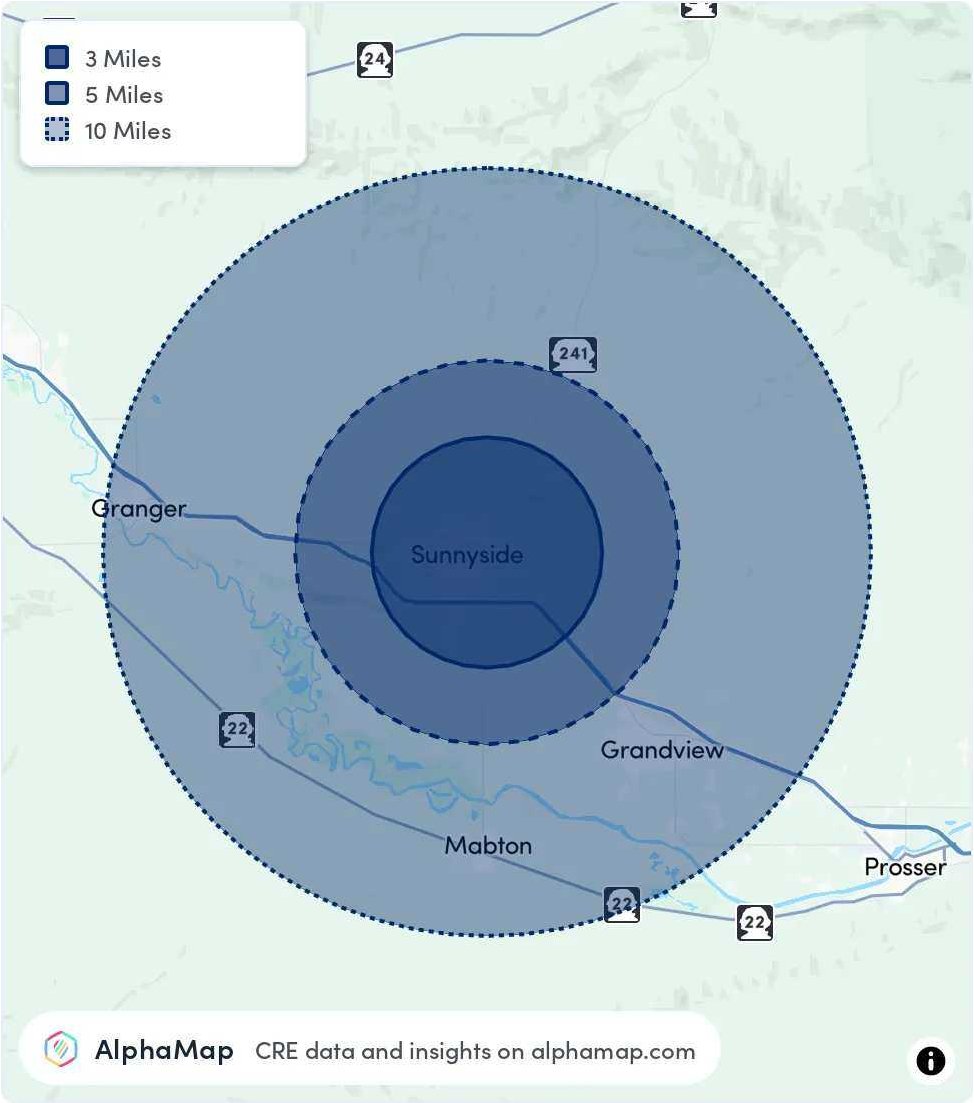
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,593	20,626	24,672
AVERAGE AGE	32	33	33
AVERAGE AGE (MALE)	31	32	33
AVERAGE AGE (FEMALE)	33	34	34

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,455	5,880	7,058
PERSONS PER HH	3.5	3.5	3.5
AVERAGE HH INCOME	\$67,057	\$71,447	\$71,959
AVERAGE HOUSE VALUE	\$252,830	\$272,887	\$286,278
PER CAPITA INCOME	\$19,159	\$20,413	\$20,559

Map and demographics data derived from AlphaMap



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