

LEASE

2204 W Nob Hill Blvd Ste B

2204 W NOB HILL BLVD STE B

Yakima, WA 98902

PRESENTED BY:

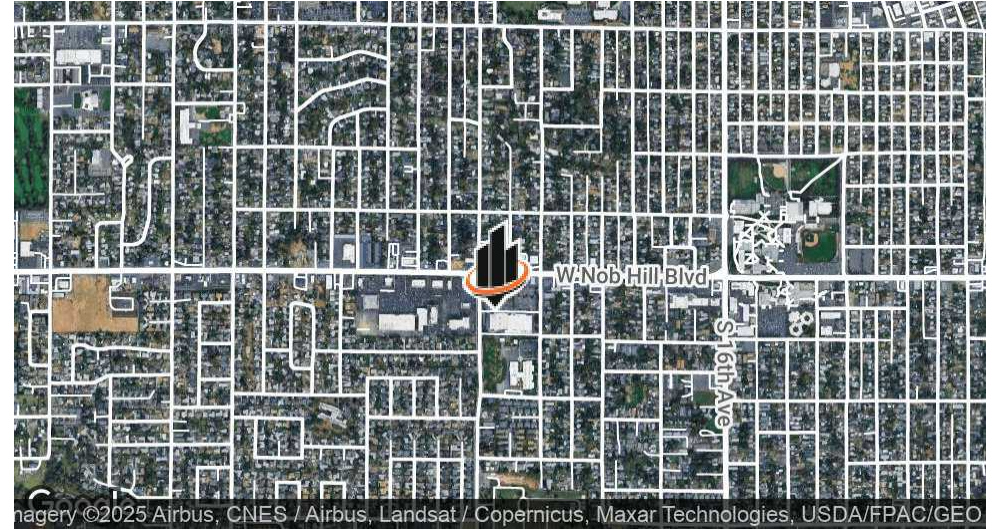
KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	22,169
LOT SIZE:	22,169 SF
OPERATING EXPENSES 2025:	\$2.34 SF

LOCATION DESCRIPTION

Strategically positioned at the intersection of West Nob Hill Blvd. and 24th Avenue, this prime location offers retail and street retail tenants exceptional visibility and access to a diverse consumer base. The surrounding area is characterized by a mix of retail, dining, and entertainment options, making it a dynamic and sought-after destination for businesses. With its proximity to the Yakima Valley Mall and major retail chains like Target, Walmart, and Macy's, the location presents an enticing opportunity for tenants to establish a strong presence in this vibrant trade area. The bustling surroundings and high traffic flow make this area an ideal choice for retail businesses looking to thrive in Yakima's thriving market.

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PROPERTY DESCRIPTION



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Discover an exceptional leasing opportunity at this 22,169 SF property, located at 2204 W Nob Hill Blvd Ste B, Yakima, WA. Boasting a prime location within a grocery-anchored center, the property offers over 130' of frontage, ensuring excellent visibility for tenants. Equipped with 600 amp 3-phase power and a convenient dock high roll-up door, it provides the versatility and functionality that businesses demand. Recent updates include a new roof in 2022, ensuring a reliable and modern facility for tenants. With its impressive features and strategic positioning, this property presents an ideal canvas for businesses looking to thrive in a prominent and well-equipped commercial space.

HIGHLIGHTS

- 22,169 SF
- Grocery Anchored Center
- Over 130' of Frontage
- 600 amp 3-Phase Power
- 48" Loading Dock
- New Roof in 2022
- High Traffic Location

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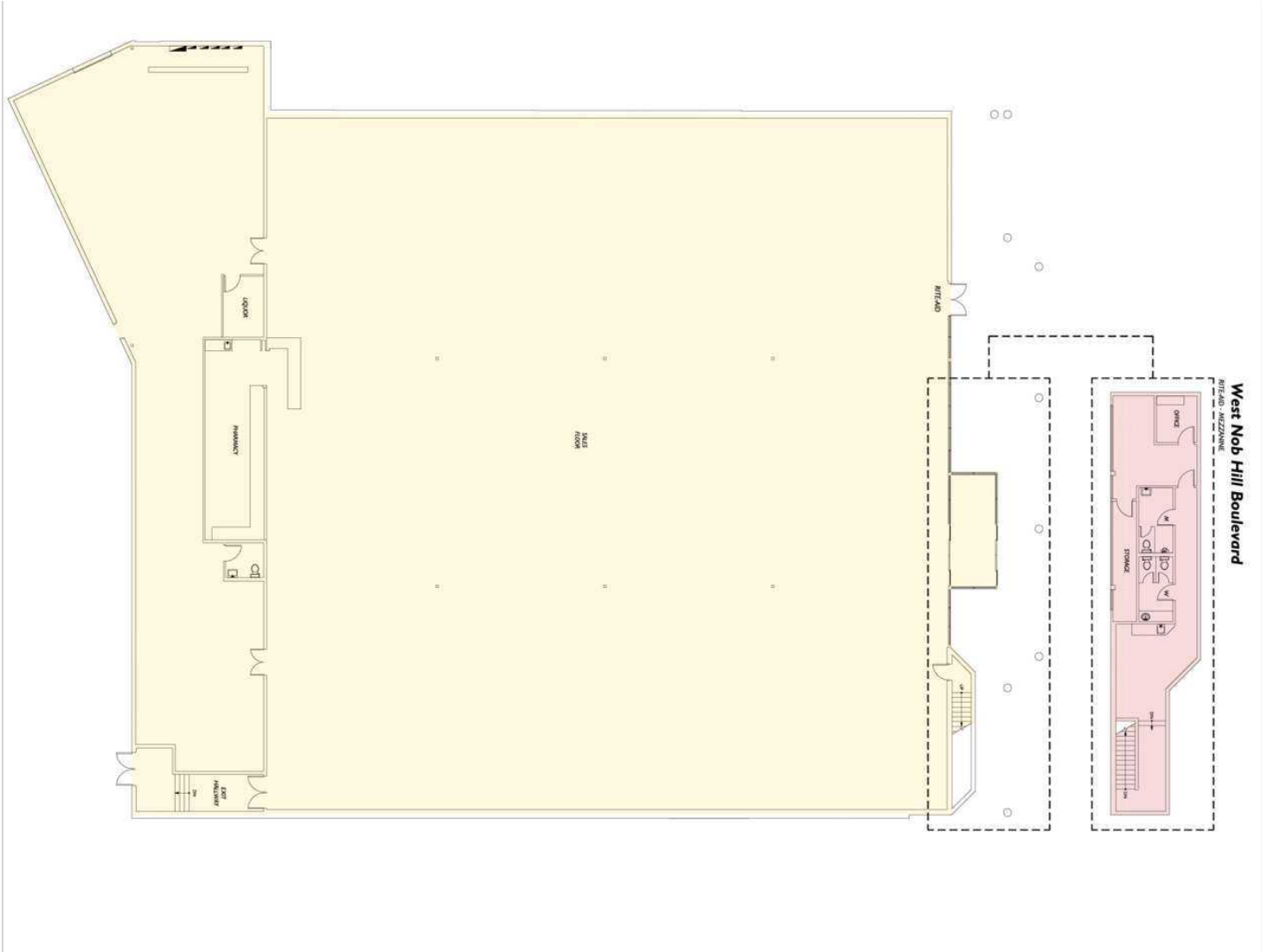
ADDITIONAL PHOTOS



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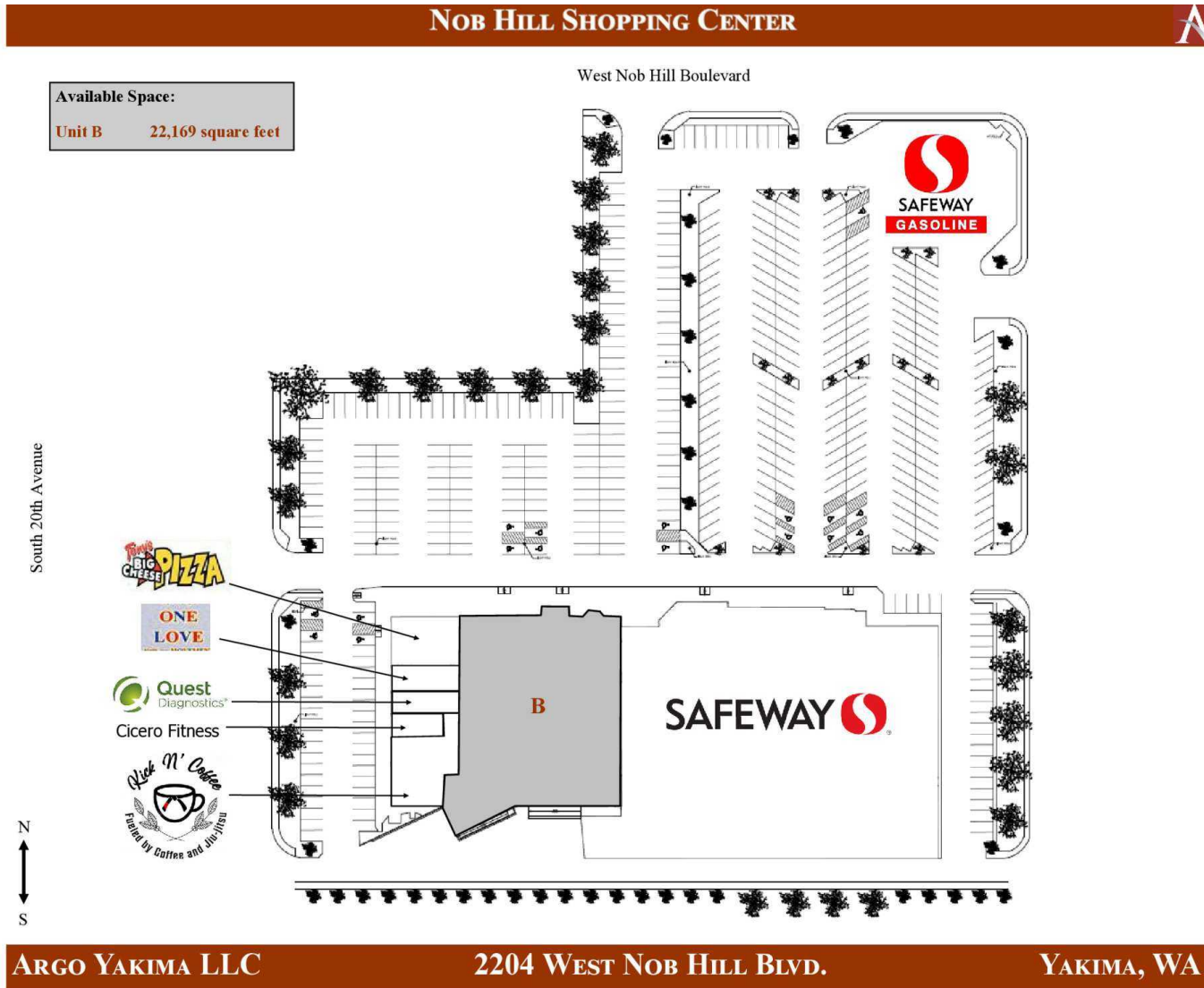
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FLOOR PLAN



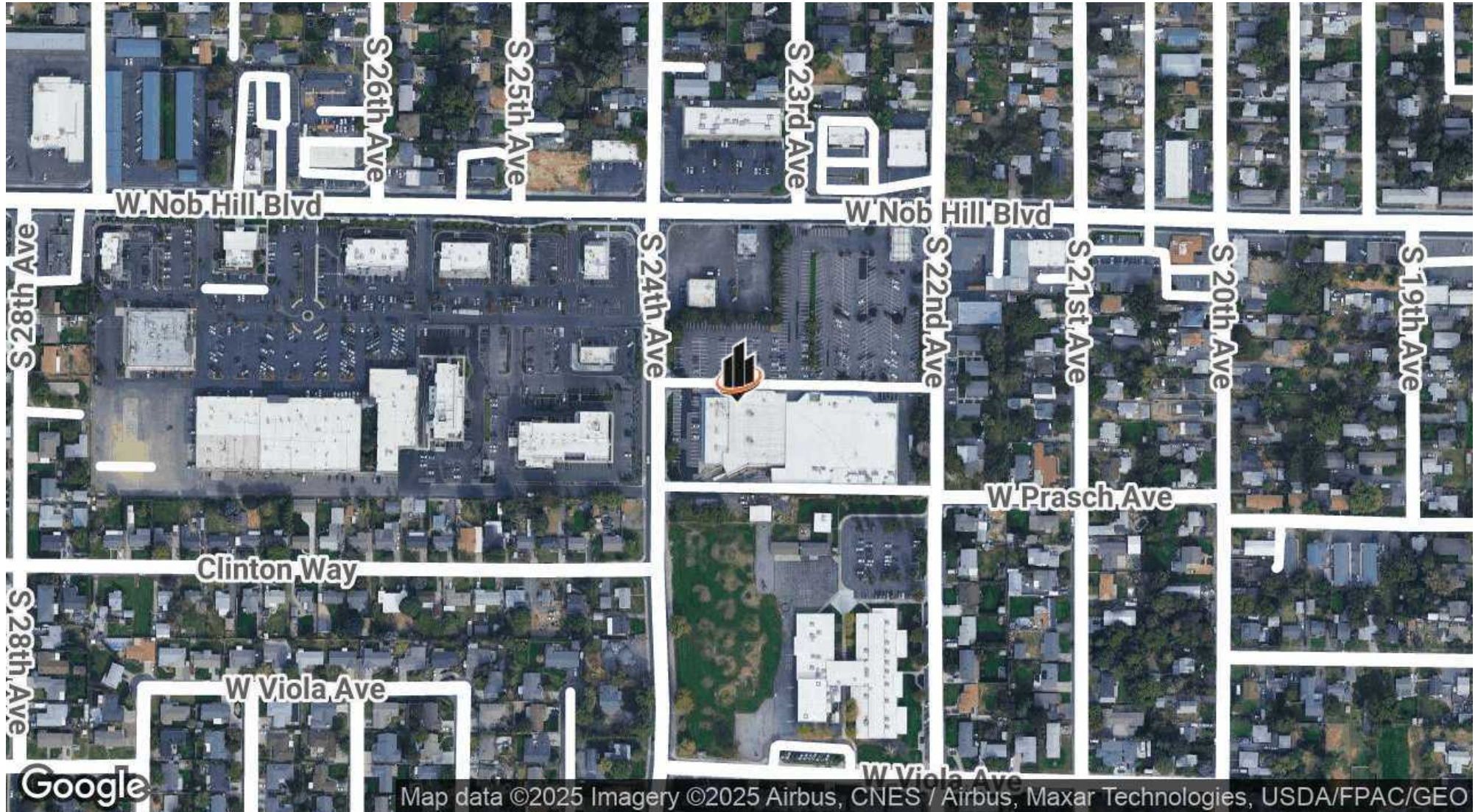
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SITE PLAN



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LOCATION MAP



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AREA ANALYTICS

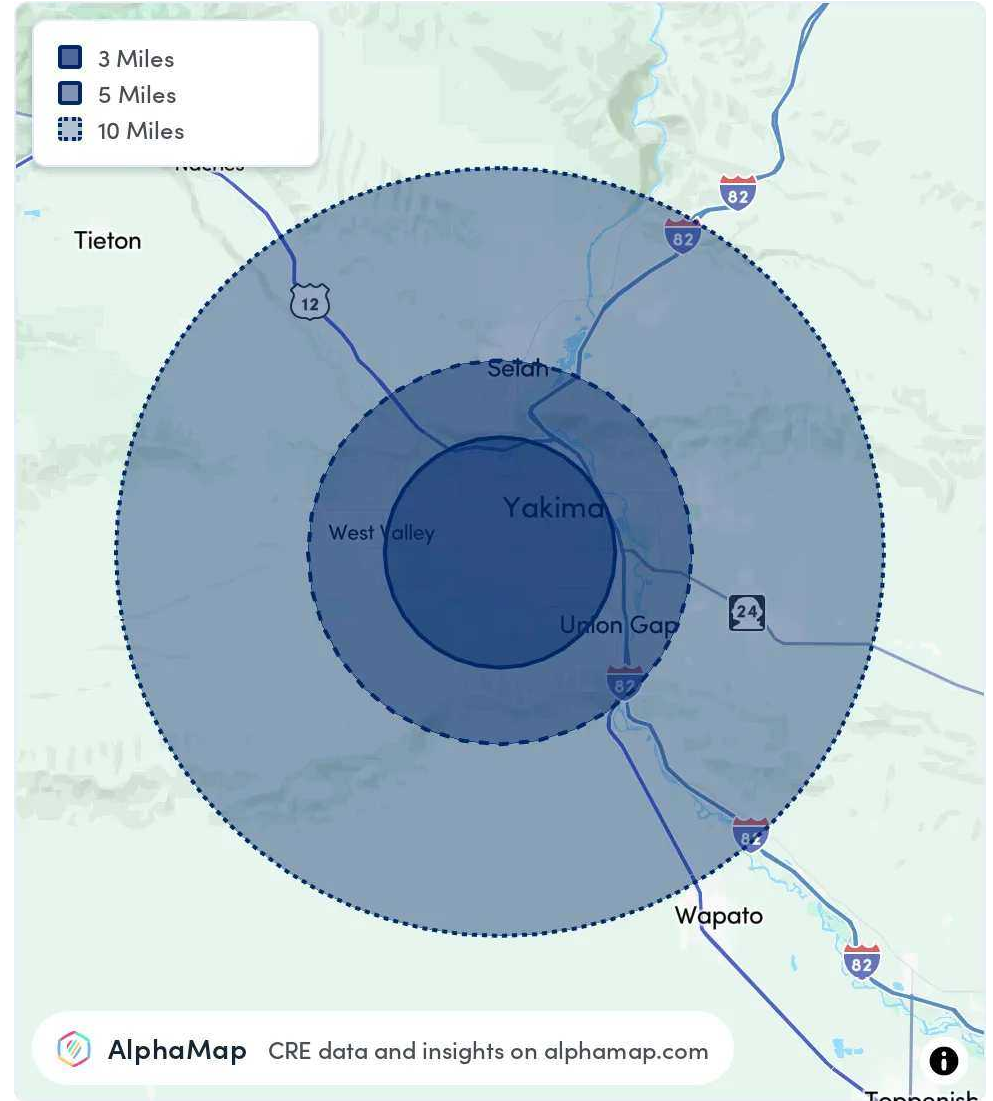
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,473	88,066	123,298
AVERAGE AGE	36	38	38
AVERAGE AGE (MALE)	35	37	37
AVERAGE AGE (FEMALE)	37	38	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,045	32,163	45,167
PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$84,138	\$71,344	\$77,811
AVERAGE HOUSE VALUE	\$258,673	\$288,807	\$317,287
PER CAPITA INCOME	\$29,013	\$26,423	\$28,818

Map and demographics data derived from AlphaMap



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