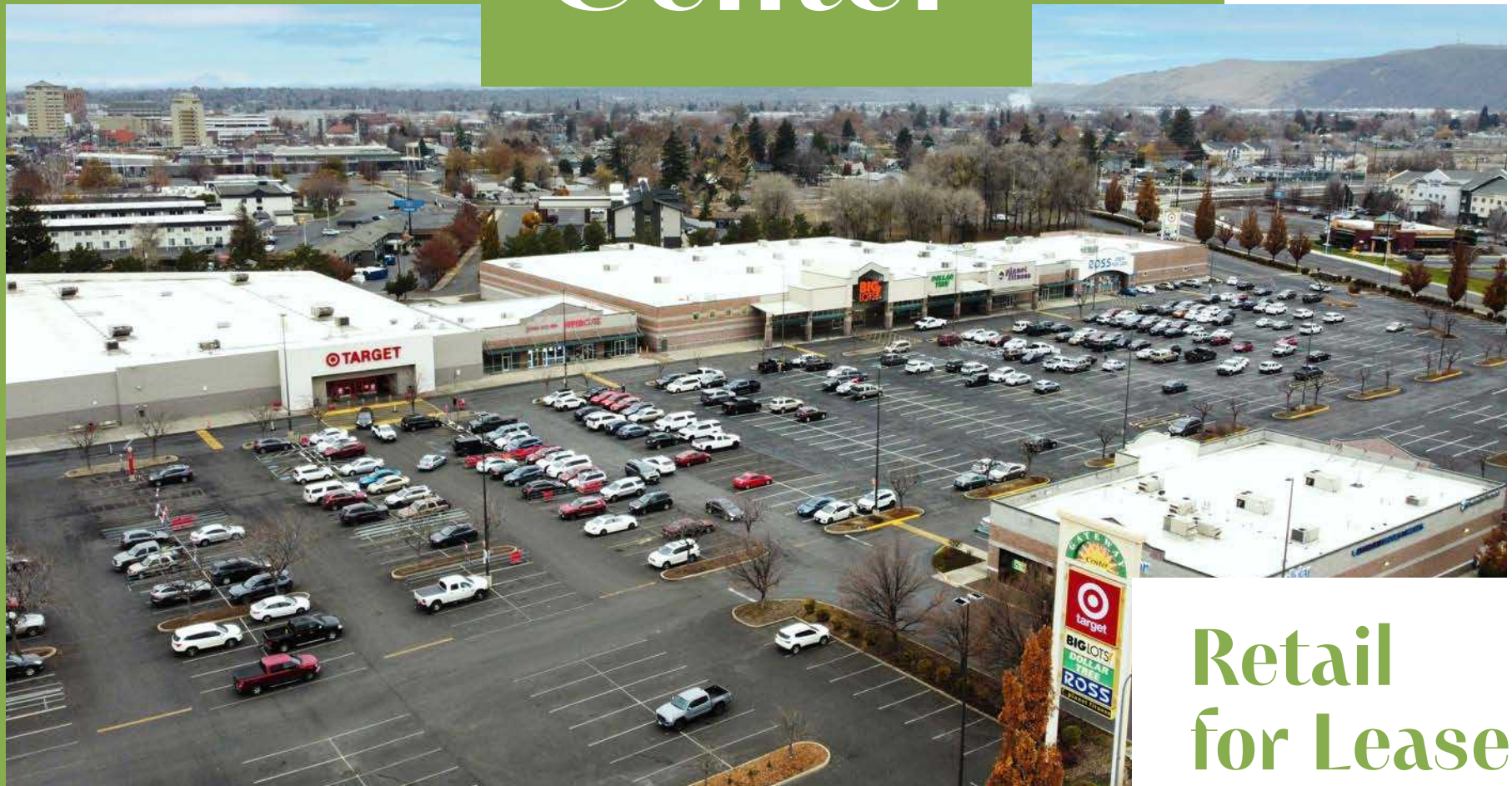


120 N FAIR AVE, YAKIMA WA 98901

Yakima Gateway Center



Retail
for Lease

CBRE

Quick Facts



120 N Fair Ave
Yakima WA 98901



8,507 SF of availability



Super regional trade area
with premier highway visibility



Anchored by only Target
in trade area



Property Site Plan

Suite	Size (SF)
120-124	2,210
110-101	1,850
6-109	1,200
6-101	3,247



The Location



Drive Times

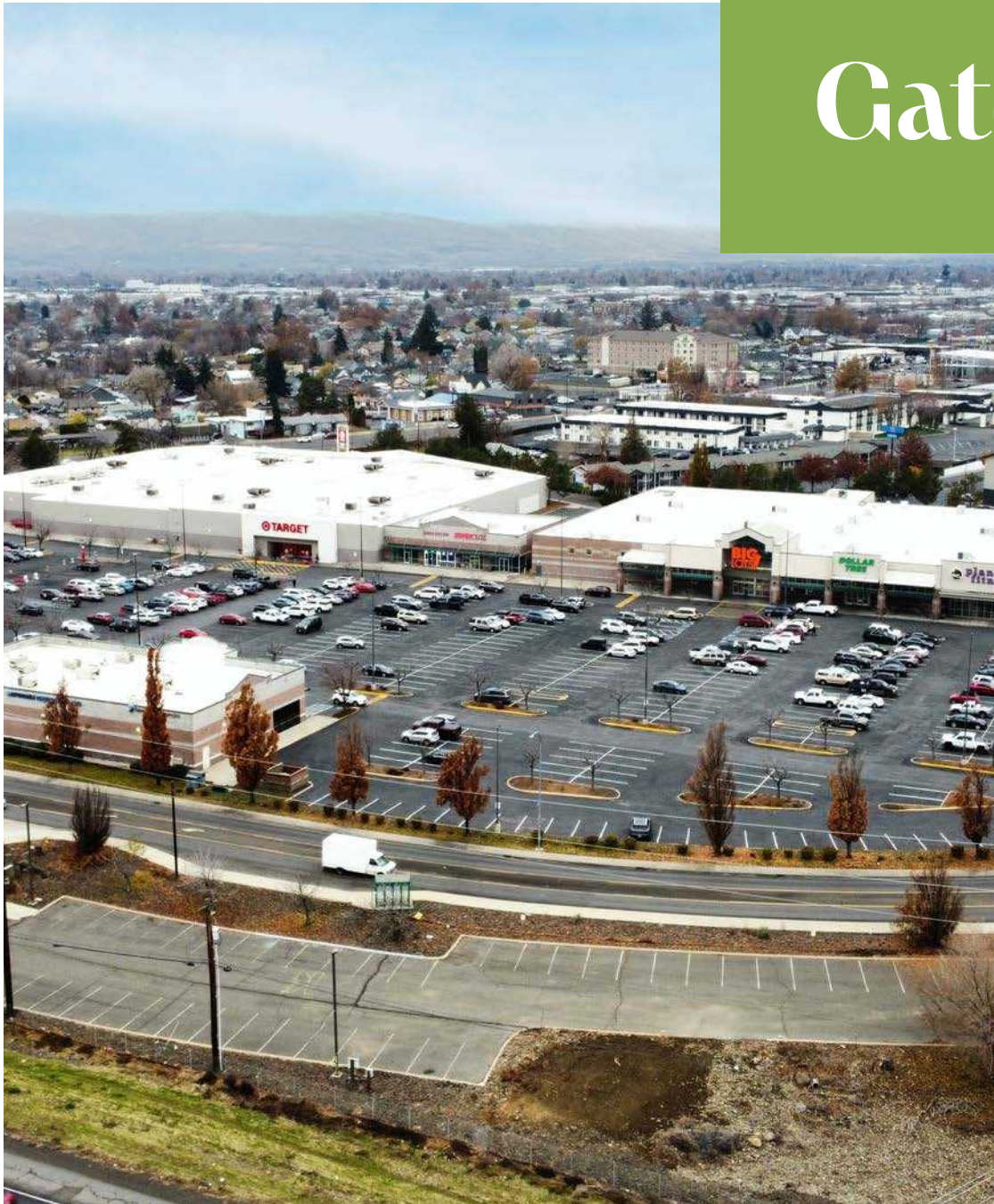
3 minute drive - Downtown Yakima

30 minute drive - Ellensburg

72 minute drive - Tri-Cities

Traffic Counts

Street	Cross Street/Location	AADT
I-82	E Yakima Ave NW	36,154 - CoStar, 2022
East Yakima Ave	East Yakima Ave SE	36,000 - CoStar, 2019



Yakima Gateway Center

Kyle Herting

Vice President

C +1 253 241 0876

Kyle.Herting@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2025