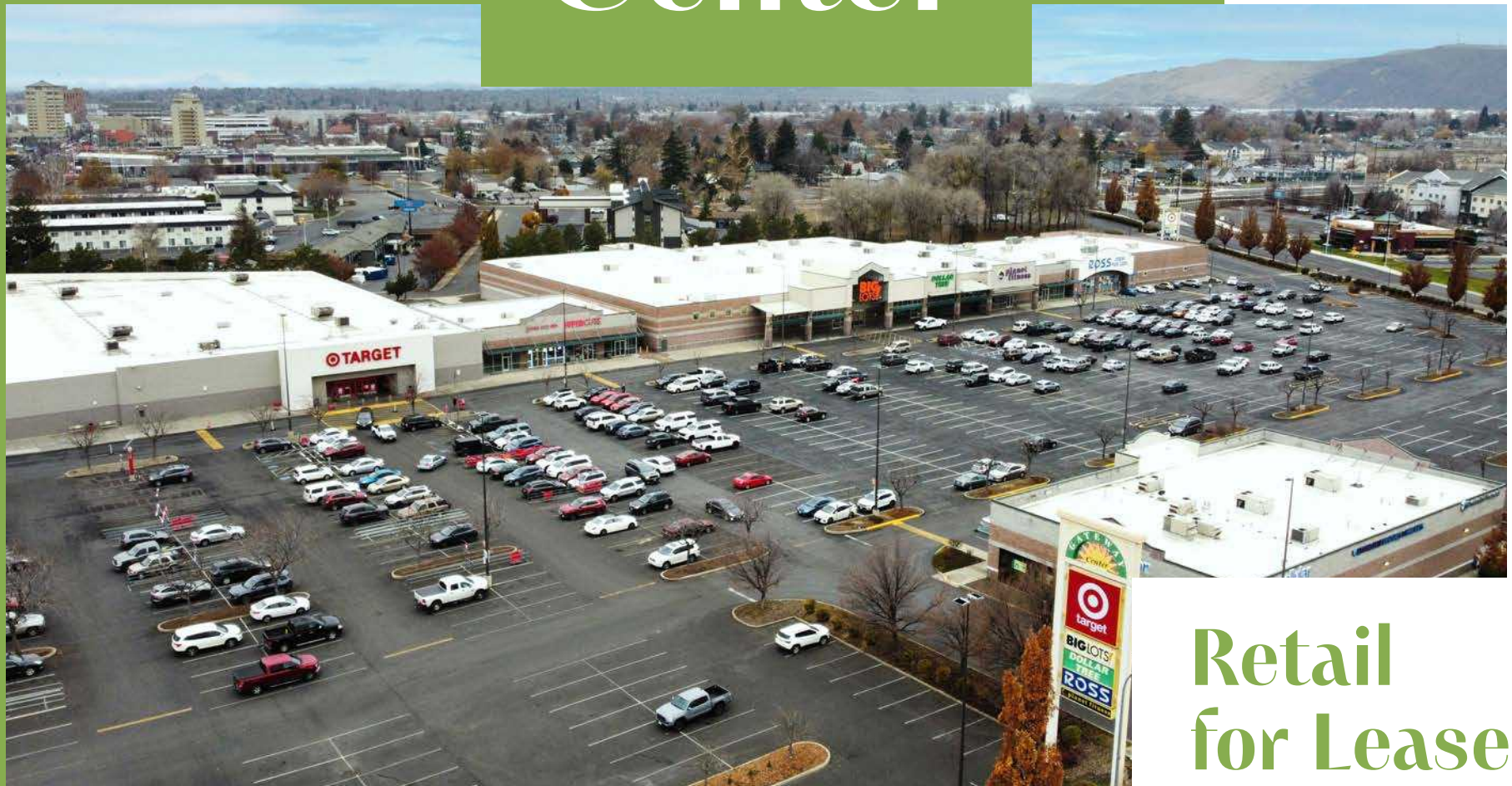


120 N FAIR AVE, YAKIMA WA 98901

# 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

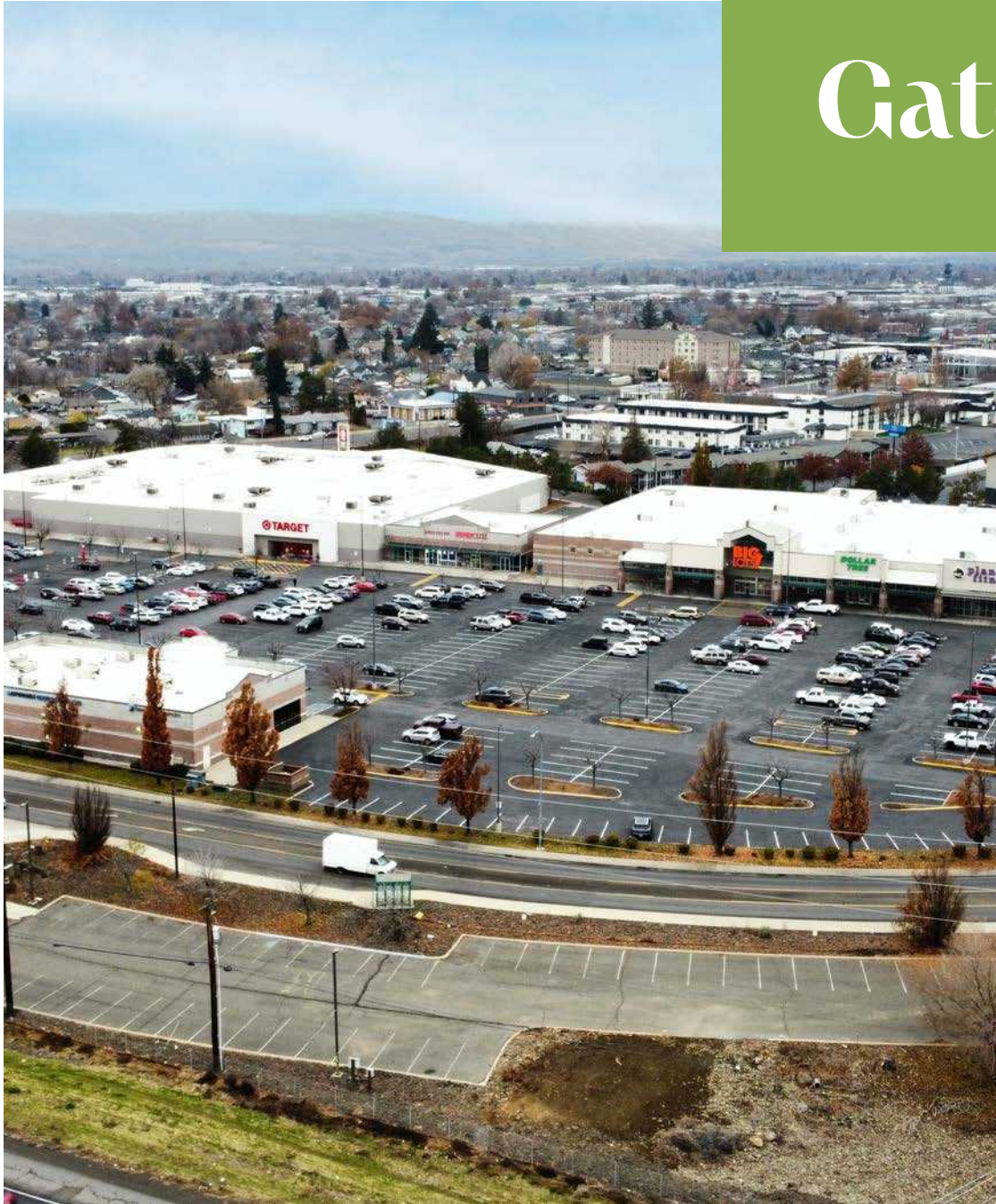
**30 minute drive** - Ellensburg

**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](mailto: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