



511 S 3RD STREET

YAKIMA, WASHINGTON 98901

PRIME RETAIL OWNER/USER OR LEASE OPPORTUNITY
FOR SALE OR LEASE

DREW ULRICK, SIOR 509.606.5055 drew@tokcommercial.com



PRICE REDUCED!

511 S 3RD STREET

PRIME RETAIL OWNER/USER OR LEASE OPPORTUNITY



DETAILS

SALE INFORMATION

Size:	Price/SF:	Sale Price:
18,375 SF	\$51.70	\$950,000

LEASE INFORMATION

Space:	Size:	Rate:
Building	18,375 SF	\$7.00/SF/NNN

SUBMARKET	Yakima	ZONING	GC
BLDG. TYPE	Retail	LEASE TYPE	NNN
LOT SIZE	23,371 SF	EST NNN'S	\$2.40/SF
PARKING	Ample	AVAILABILITY	Immediately
YEAR BUILT	1965		



HIGHLIGHTS

- Located in the Yakima downtown core
- High traffic counts, ample parking and easy access
- Former Advanced Auto Parts
- High visibility pylon signage



CONTACT

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EXCEPTIONAL EXPOSURE ON MAIN YAKIMA CORRIDORS

TOK
COMMERCIAL



UPDATED: 11.6.2025

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1 MILE RADIUS



POPULATION
15,922



TOTAL RETAIL EXPENDITURE
\$206.87M



AVG. HOUSEHOLD INC.
\$57,092

3 MILE RADIUS



POPULATION
76,896



TOTAL RETAIL EXPENDITURE
\$1.2B



AVG. HOUSEHOLD INC.
\$77,312

5 MILE RADIUS



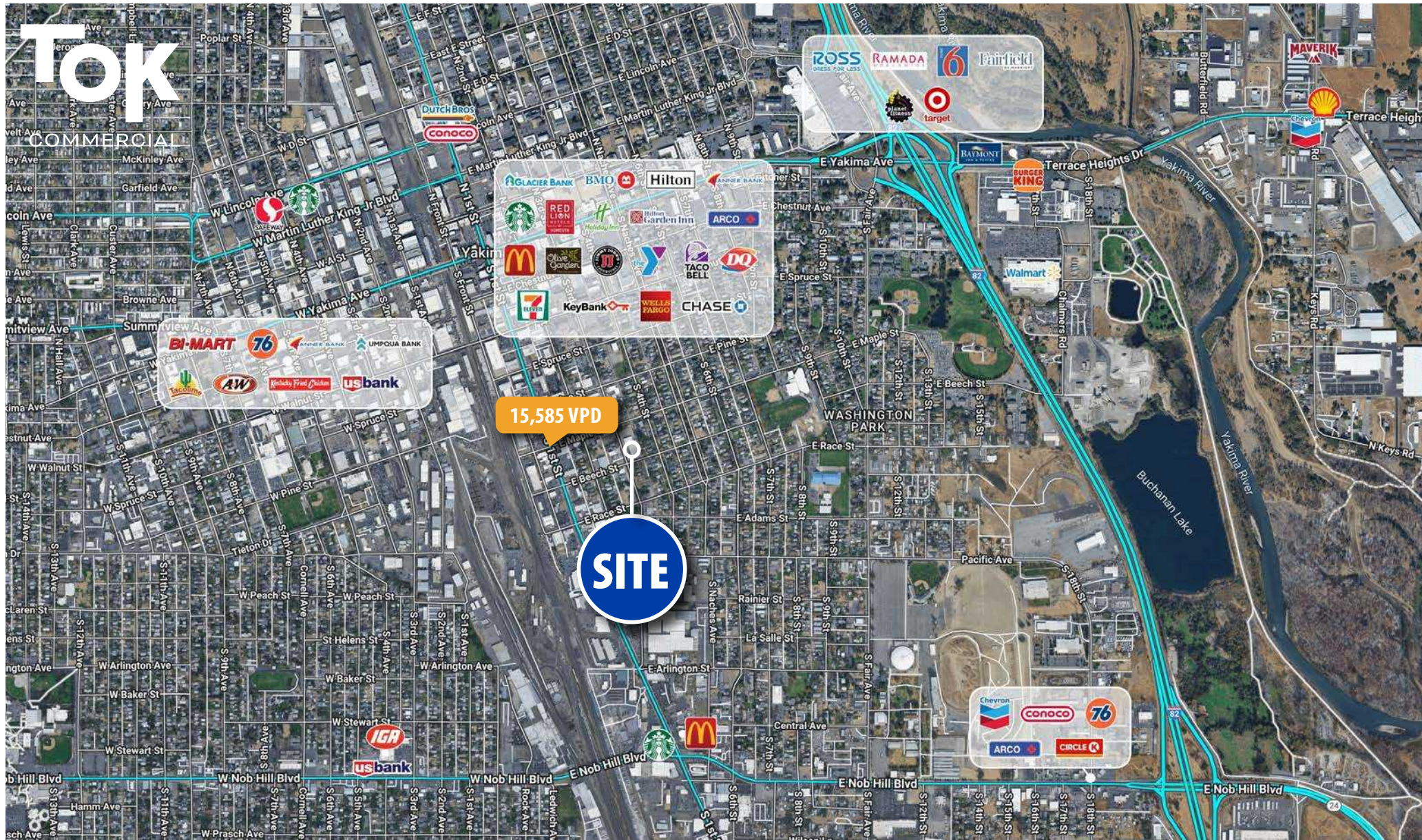
POPULATION
114,608



TOTAL RETAIL EXPENDITURE
\$1.96B



AVG. HOUSEHOLD INC.
\$87,961



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