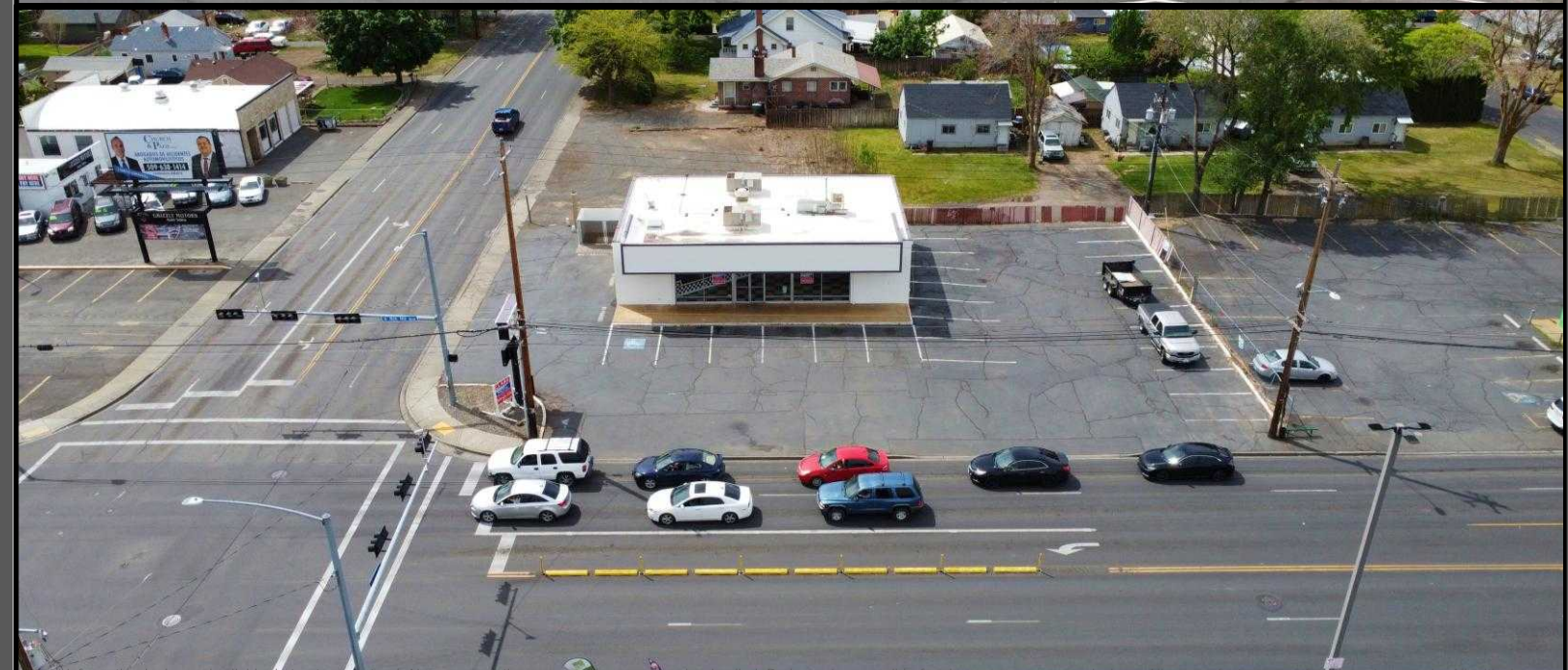


FOR LEASE Prime Retail or Convenience Store Corner For Lease
 302 W Nob Hill, Yakima, WA 98902

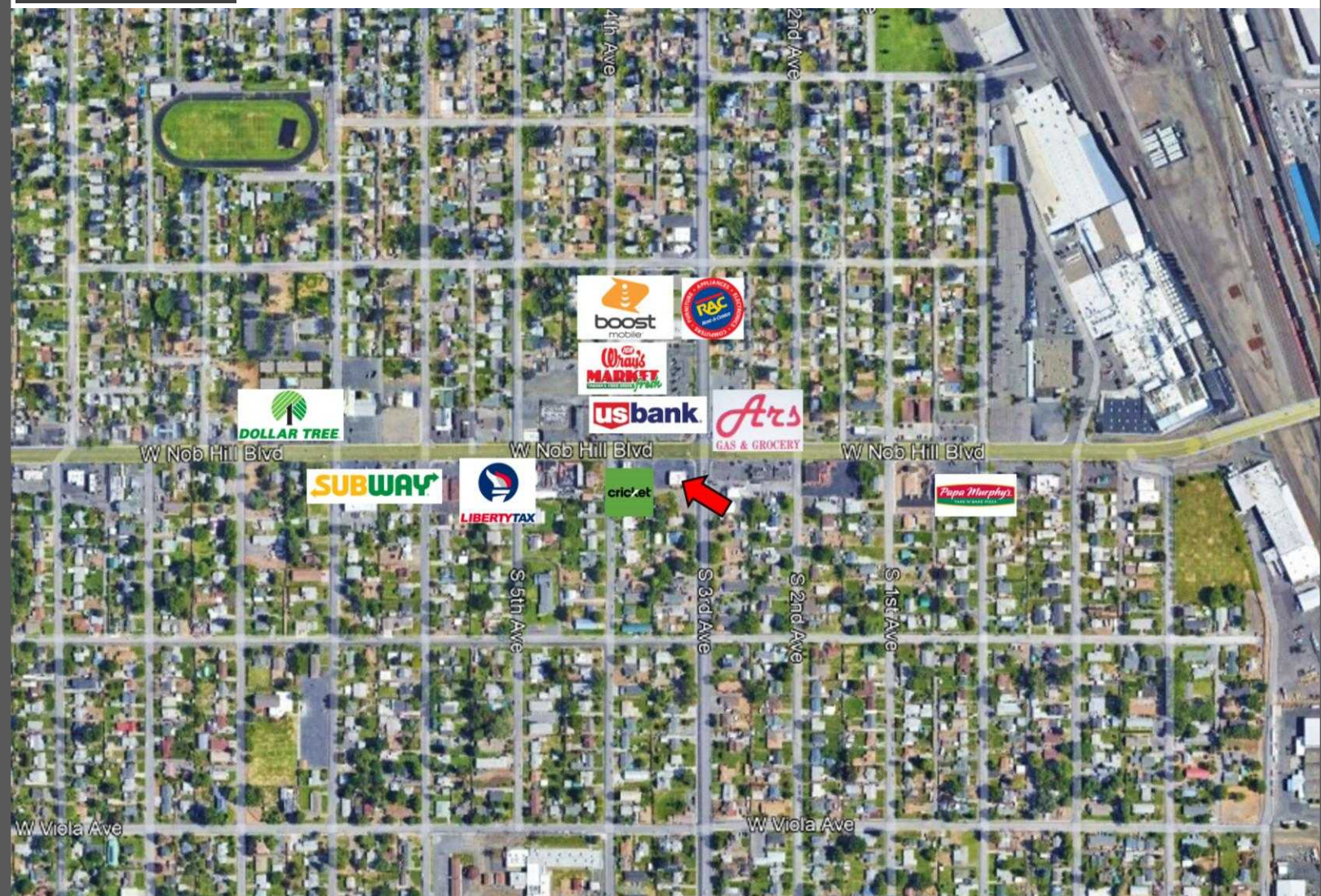
SPACE INFO		Highlights
Lease Price	\$4,750 Mo NNN	<ul style="list-style-type: none"> • Restaurant or convenience store location with excellent visibility. Just painted and had a new storefront installed. • 2400 SF of leasable space with hood currently installed. • Frontage: • 116' on South 3rd Ave • 135' on West Nob Hill Blvd (with 2 curb cuts)
Space Size	2,400 ± SF	
Insurance	\$ 3,158.00 / year	
Traffic Count	30,000 ± ADT	
Taxes	\$ 4,379.93/ year	



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DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population ('21)	77,970	113,553	157,936
Median HH Income	\$43,590	\$50,313	\$56,813
Pop. Growth '21-'26	+0.1%	+0.2%	+0.3%

Map



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