

# Downtown Yakima Retail –For Lease



**315 W Yakima Ave - 315 W Yakima Ave**

Former antique mall located within the CBD (Central Business District) zoning area, allowing for a variety of retail, showroom, office, or mixed-use commercial uses.

## Property Features

- Approximately 16,425 SF Total Building Area
- Main Level: Approx. 5,850 SF
- Basement: Approx. 5,850 SF +/-
- Mezzanine: Approx. 4,725 SF
- Bathrooms located on two levels
- Roll-up alley access door
- Flexible multi-level layout
- High visibility downtown location



## Lease Information

- Lease Rate: \$3.50 SF/YR + NNN
- Estimated Annual Base Rent: \$57,487.50 + NNN
- Estimated Monthly Base Rent: Approximately \$4,790.63 + NNN



Offered Exclusively by:

**Wilson Real Estate Management LLC**  
222 S 1st st Yakima WA 98901

**Contact: Roger Wilson**  
509-728-0654  
[Roger@wilsonrm.com](mailto:Roger@wilsonrm.com)