FOR LEASE

GATEWAY CENTER

Prime Target-Anchored Shopping Center Retail Opportunity

6-128 N FAIR AVE | YAKIMA, WA

KIDDER.COM

Kidder Mathews

PROPERTY HIGHLIGHTS

- Excellent visibility and access from the freeway
- Strong traffic counts– 43,750 vehicles/day on I-82
- Located at the intersection of I-82 and Yakima Ave
- Ample surface parking at 6+/1000
- 2026 estimated NNN: $4.41/SF
- Contact Brokers for lease rates

JOIN CURRENT TENANTS

Join this busy center in the heart of Yakima, with strong co-tenancy: Target, AutoZone, Dollar Tree, Planet Fitness and many more.

SITE PLAN

Virtual Tours Available

CLICK TO VIEW

006-101 | 110-101 | 006-109 | 120-124

CALL FOR LEASE RATES

$4.41 2026 EST. NNN PSF

Current Tenants

Suite	Tenant	Area
TARGET	Target	
006-101	**Available (can divide)**	3,246 SF
006-103	The UPS Store	
006-107	Gateway Cleaners	
006-109	**Available**	1,200 SF
006-111	A+ Nails	
006-113	UBreakIFixIt	
006-115	Pizza Hut	
102-101	US Cellular	
102-102	Affordable Dentures	
102-104	OneMain Financial	
110-101	**Available**	1,850 SF
110-102	Smoke City	
110-103	Supercuts	
110-105	Cricket Wireless	
120-100	Auto Zone	
120-102	Dollar Tree	
120-104	Planet Fitness	
120-124	**Available**	2,210 SF
120-128	Ross Dress for Less	

AVAILABILITIES

3,246 SF

SUITE 006-101

006-101 VIRTUAL TOUR

1,200 SF

SUITE 006-109

006-109 VIRTUAL TOUR

1,850 SF

SUITE 110-101

110-101 VIRTUAL TOUR

2,210 SF

SUITE 120-124

120-124 VIRTUAL TOUR

DRIVE TIMES
38 MIN
ELLENSBURG
70 MIN
TRI-CITIES
INTERSTATE 82
Fairfield BY MARRIOTT
GATEWAY CENTER
43,750+ VPD
Yakima River
BAYMONT BY WYNDHAM
OXFORD SUITES
E YAKIMA AVE
E YAKIMA AVE
Walmart
S UNION ST
S FAIR AVE
KIWANIS PARK
INTERSTATE 82
N

DEMOGRAPHICS

POPULATION

	3 Miles	5 Miles	10 Miles
2020 CENSUS	68,053	110,613	157,210
2025 ESTIMATED	67,218	111,356	159,649
2030 PROJECTED	65,804	109,652	158,675
DAYTIME POPULATION AGES 16+	55,222	86,849	109,806

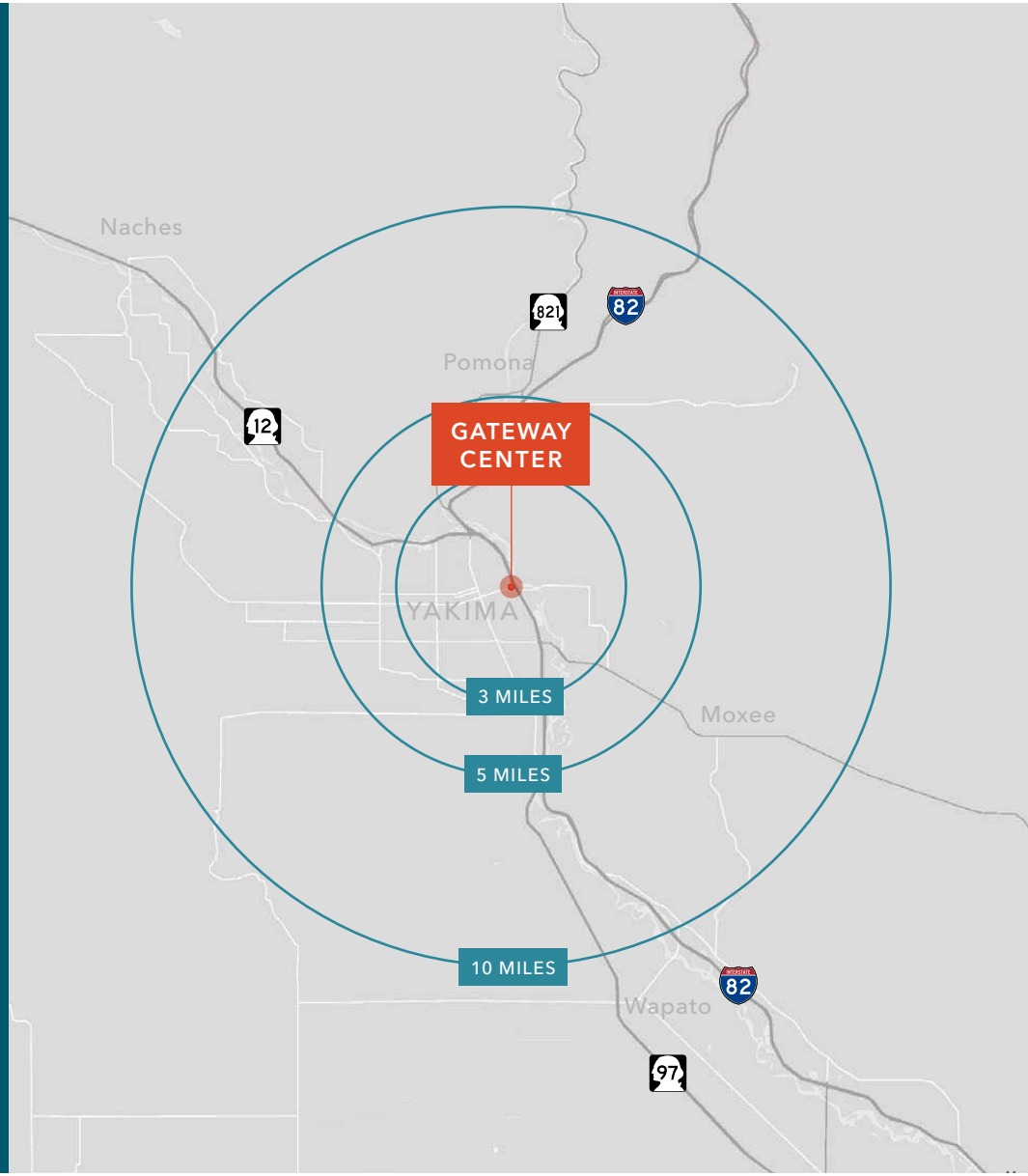
MEDIAN AGE & GENDER

	3 Miles	5 Miles	10 Miles
MEDIAN AGE	30.9	33.3	34.2
FEMALE	49.1%	49.7%	49.7%
MALE	50.9%	50.3%	50.3%

HOUSEHOLD INCOME

	3 Miles	5 Miles	10 Miles
2025 MEDIAN	$58,351	$68,183	$76,533
2030 MEDIAN PROJECTED	$58,092	$68,145	$76,711
2025 AVERAGE	$76,117	$88,895	$97,454
2030 AVERAGE PROJECTED	$76,025	$89,095	$97,826

Data Source: ©2026, Sites USA



GATEWAY CENTER

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